



**City Council
Electronic Meeting**

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

**Monday, July 10, 2023
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-9** (1) *adopt the **minutes** of the Regular Council meeting held on June 26, 2023; and*
- CNCL-29** (2) *receive for information the Metro Vancouver **'Board in Brief'** dated June 30, 2023.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

- CNCL-40** Caty Liu, Chair, Richmond Public Library Board and Susan Walters, Chief Librarian, to present the Richmond Public Library Board 2022 Annual Report.

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 12.

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Wharves Regulation Bylaw No. 10182
- 2023 UBCM Community Excellence Awards Program
- Land use applications for first reading (to be further considered at the Public Hearing on September 5, 2023):
 - 12120 No. 5 Road – Rezone from “Agriculture (AG1)” Zone To “Light Industrial (IL)” Zone (1243059 BC LTD. – applicant)
- Bylaw No. 8856 Amendments, Construction Signage Changes

Council Agenda – Monday, July 10, 2023

Pg. # ITEM

5. *Motion to adopt Items No. 6 through No. 10 by general consent.*

☐

Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-65 (1) the **Parks, Recreation and Cultural Services Committee** meeting held on June 27, 2023;
- CNCL-70 (2) the **General Purposes Committee** meeting held on July 4, 2023; and
- CNCL-73 (3) the **Planning Committee** meeting held on July 5, 2023;
- be received for information.*

☐

Consent
Agenda
Item

7. **WHARVES REGULATION BYLAW NO. 10182**
(File Ref. No. 06-2345-00) (REDMS No. 6407177)

CNCL-77

See Page CNCL-77 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That Wharves Regulation Bylaw No. 10182 be introduced and given first, second and third reading;*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10286, be introduced and given first, second, and third reading;*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10285, be introduced and given first, second, and third reading;*
- (4) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10306, be introduced and given first, second, and third reading; and*
- (5) *That staff report back to Council in one year to provide a status update regarding the implementation and enforcement results following adoption of the Wharves Regulation Bylaw No. 10182.*

☐

Council Agenda – Monday, July 10, 2023

Pg. # ITEM

Consent
Agenda
Item

8. **2023 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM**
(File Ref. No. 01-0005-01) (REDMS No. 7244893)

CNCL-115

See Page CNCL-115 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the City of Richmond's submissions to the Union of BC Municipalities (UBCM) Community Excellence Awards program be endorsed, including:

- (1) Excellence in Governance: Flood Protection Public Engagement Campaign;*
- (2) Excellence in Service Delivery: MyBusiness Online Business Licence System; and*
- (3) Excellence in Asset Management: Ageing Infrastructure Analysis.*



Consent
Agenda
Item

9. **APPLICATION BY 1243059 BC LTD. FOR REZONING AT 12120 NO. 5 ROAD FROM "AGRICULTURE (AG1)" ZONE TO "LIGHT INDUSTRIAL (IL)" ZONE**
(File Ref. No RZ 21-941597) (REDMS No. 7234065)

CNCL-119

See Page CNCL-119 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, for the rezoning of 12120 No. 5 Road from "Agriculture (AG1)" zone to "Light Industrial (IL)" zone, be introduced and given first reading.



Council Agenda – Monday, July 10, 2023

Pg. # ITEM

Consent
Agenda
Item

10. **BYLAW NO. 8856 AMENDMENTS, CONSTRUCTION SIGNAGE CHANGES**

(File Ref. No. 08-4375-01) (REDMS No. 7238703)

CNCL-149

See Page CNCL-149 for full report

PLANNING COMMITTEE RECOMMENDATION

That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474, specifying the proposed new requirements for construction signage and addressing permitted hours of work and notification of site issues, as outlined in the report titled "Bylaw No. 8856 Amendments, Construction Signage Changes", dated June 5, 2023 from the Director, Building Approvals be introduced and given first, second and third readings.



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

COMMUNITY SERVICES DIVISION

Please Note: At the June 26, 2023 Regular Council meeting the following resolution was considered and carried with Cllrs. Au, Gillanders, McNulty and Wolfe opposed:

That a Bylaw be drafted to permit the implementation of a Pilot Project for the consumption of liquor in designated areas in a limited number of City of Richmond parks as detailed in the report "Pilot Project For the Consumption of Alcohol in Public Parks," dated May 25, 2023, from the Directors of Parks Services and Community Bylaws with locations in the park as modified by the memo from the Manager of Parks Programs dated June 23, 2023, and with Minoru Park and McLean Neighbourhood Park removed from the Pilot Project for the Consumption of Alcohol in Public Parks.

Council Agenda – Monday, July 10, 2023

Pg. # ITEM

11. **LIQUOR CONSUMPTION IN PARKS PILOT PROGRAM BYLAW NO. 10483**

(File Ref. No. 11-7200-20-01) (REDMS No. 7282001)

CNCL-156

See Page CNCL-156 for full report

STAFF RECOMMENDATION

- (1) *That Liquor Consumption in Parks Pilot Program Bylaw No. 10483 be introduced and given first, second and third reading;*
- (2) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10482, be introduced and given first, second and third reading;*
- (3) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10481, be introduced and given first, second and third reading; and*
- (4) *That staff report back to Council upon completion of the pilot program to provide a status update regarding the implementation of the Liquor Consumption in Parks Pilot Program.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-172

Bylaw Enforcement Officer Bylaw No. 9742, Amendment **Bylaw No. 10462**
Opposed at 1st/2nd/3rd Readings – None.



Council Agenda – Monday, July 10, 2023

Pg. #	ITEM	
CNCL-173	Inter-Municipal Business Licence Agreement Bylaw No. 10134, Amendment Bylaw No. 10468 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-184	Inter-Municipal Business Licence No. 10159, Amendment Bylaw No. 10471 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-185	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10370 (4880 Garry Street, RZ 21-936277) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-187	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10380 (9271 Kilby Street, RZ 21-934410) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>

DEVELOPMENT PERMIT PANEL

12. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans		
CNCL-189	(1)	<i>That the minutes of the Development Permit Panel meeting held on June 28, 2023, and the Chair's report for the Development Permit Panel meetings held on June 28, 2023, be received for information; and</i>
CNCL-192	(2)	<i>That the recommendation of the Panel to authorize the issuance of Development Permit (DP 22-015851) for portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road be endorsed, and the Permit so issued.</i>
		<input type="checkbox"/>

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

☐

- CNCL-276 (1) De Whalen, Kathryn McCreary, Christoph Reiners, and Shaelyn Arnould representing the Poverty Reduction Coalition to discuss non-market rental housing

14. *Motion to rise and report.*

☐

ADJOURNMENT

☐



Regular Council

Monday, June 26, 2023

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R23/12-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on June 12, 2023, be adopted as circulated;*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on June 19, 2023, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated June 2, 2023, be received for information.*

CARRIED



Regular Council
Monday, June 26, 2023

COMMITTEE OF THE WHOLE

- R23/12-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 22 – 2022 Annual Report and 2022 Annual Report Highlights

Ken McLennan, Richmond resident, referenced his submission (attached to and forming part of these Minutes as Schedule 1), and spoke on the lack of transparency regarding financials related to the City's Annual Report and the Richmond Olympic Oval Report.

Item No. 20 – 480 Bus Route

James Yu, Richmond resident, spoke on the importance of reinstating the 480 express bus route to UBC, noting that lengthy run times and overcrowding on other routes contributes to the decreased use of public transit by students. Mr. Yu then stated that it is important to invite TransLink staff to provide comments before the school year starts.

- R23/12-3 4. It was moved and seconded
That Committee rise and report (7:11 p.m.).

CARRIED

CONSENT AGENDA

- R23/12-4 5. It was moved and seconded
That Items No. 6 through No. 10, No. 13, and No. 15 to No. 20 be adopted by general consent.

CARRIED



**Regular Council
Monday, June 26, 2023**

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on June 13, 2023;*
- (2) the General Purposes Committee meeting held on June 19, 2023;*
- (3) the Planning Committee meeting held on June 20, 2023; and*
- (4) the Public Works and Transportation Committee meeting held on June 21, 2023;*

be received for information.

ADOPTED ON CONSENT

**7. PROPOSED AMENDMENT TO BYLAW ENFORCEMENT OFFICER
BYLAW NO. 9742**

(File Ref. No. 12-8060-20-010462) (REDMS No. 7193898, 7198574)

That Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10462 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

8. EXPANDING THE INTER-MUNICIPAL TNS BUSINESS LICENCE

(File Ref. No. 12-8060-20-010468; 12-8060-20-010471; XR:12-8275-10) (REDMS No. 7208159, 7236345, 7236434)

- (1) That Inter-Municipal Business Licence Agreement Bylaw No. 10134, Amendment Bylaw No. 10468, to expand the participating municipalities for ride-hailing services, be introduced and given first, second and third readings; and*
- (2) That Inter-Municipal Business Licence Bylaw No. 10159, Amendment Bylaw No. 10471, with minor housekeeping revisions, be introduced and given first, second and third readings.*

ADOPTED ON CONSENT



**Regular Council
Monday, June 26, 2023**

**9. SEASONAL PATIO & EXTENSION OF SERVICE HOURS -
EMPEROR'S KITCHEN LTD. DBA: GRILL PARTY - 120 – 8511
ALEXANDRA RD., RICHMOND, BC**

(File Ref. No. 12-8275-30-001) (REDMS No. 7225804, 7225768)

- (1) *That the application from Emperor's Kitchen Ltd. doing business as: Grill Party, for an amendment to Food Primary Liquor Licence No. 305936 requesting:*
- (a) *An addition of a Seasonal Patio area to permit liquor and food service between April 1 and October 31 each year with 20 seats;*
 - (b) *Total person capacity to remain the same at 98 occupants; and*
 - (c) *An increase to hours of liquor service currently set at Monday to Sunday, 9:00AM to Midnight, be supported for change to Monday to Sunday, 9:00 AM to 2:00 AM, be supported; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A (Attachment 1), advising that Council recommends the approval of the licence amendments for the reasons that these amendments have been determined, following public consultation, to be acceptable to the neighbouring community.*

ADOPTED ON CONSENT

**10. RICHMOND ACCESSIBILITY ADVISORY COMMITTEE 2023
WORK PROGRAM**

(File Ref. No. 01-0100-30-RACC1-01) (REDMS No. No. 722503, 7148136)

That the proposed work plan for the Richmond Accessibility Advisory Committee as outlined in the staff report titled "Richmond Accessibility Advisory Committee 2023 Work Program," dated May 19, 2023, from the Director, Community Social Development, be approved.

ADOPTED ON CONSENT



**Regular Council
Monday, June 26, 2023**

11. **APPLICATION BY BENITO KHO AND VERNEY KHO FOR REZONING AT 7520 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO “SINGLE DETACHED (RS2/E)” ZONE**

(File Ref. No. 12-8060-20-010472, RZ 2021-945951) (REDMS No3218459,7246432,7227004)

See Page 8 for action on this item.

12. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY SIAN GROUP INVESTMENTS INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED(RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)”ZONE**

(File Ref. No. 12-8060-20-010163) (REDMS No. 6426161, 3218459,6427581, 7215969)

See Page 9 for action on this item.

13. **PROPOSED UPDATES TO THE RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE CHARTER**

(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 7237540, 7241408, 7237985, 7237622)

- (1) *That the proposed updates to the Richmond Community Services Advisory Committee Charter as outlined in the staff report titled “Proposed Updates to the Richmond Community Services Advisory Committee Charter”, dated May 17, 2023, from the Director, Community Social Development, be endorsed; and*
- (2) *That the Richmond Community Services Advisory Committee Charter be renamed the Richmond Community Services Advisory Committee Terms of Reference.*

ADOPTED ON CONSENT



Regular Council
Monday, June 26, 2023

14. RESPONSE TO METRO VANCOUVER'S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE TOWNSHIP OF LANGLEY

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7245335)

See Page 9 for action on this item.

15. KITTIWAKE DRIVE - TRAFFIC CALMING PILOT PROJECT UPDATE

(File Ref. No. 10-6450-09-01) (REDMS No. 7233657)

That Option 3 to implement a pilot project for the temporary installation of two asphalt speed cushions on Kittiwake Drive for a trial period of six months, as described in the staff report titled "Kittiwake Drive - Traffic Calming Pilot Project Update" dated May 19, 2023 from the Director, Transportation, be endorsed.

ADOPTED ON CONSENT

16. 2022 ANNUAL WATER QUALITY REPORT

(File Ref. No. 10-6175-03-03) (REDMS No. 7233576)

- (1) That the annual report titled "2022 Annual Water Quality Report" dated May 17, 2023, from the Director of Public Works Operations, be endorsed; and*
- (2) That the annual report titled "2022 Annual Water Quality Report" dated May 17, 2023, be made available to the community on the City's website and through various communication tools including social media channels and as part of community outreach initiatives.*

ADOPTED ON CONSENT



**Regular Council
Monday, June 26, 2023**

17. DRAINAGE CANAL BANK FAILURE REPAIRS – 12506 VICKERS WAY

(File Ref. No. 10-6340-20-P.2022CD00096; 10-6340-01; XR: 06-2400-20-BSLO1) (REDMS No. 7237488)

That funding of \$1,000,000 from the Drainage Improvement Reserve Fund for the drainage canal bank failure repairs at 12506 Vickers Way, be approved and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly, as detailed in the report titled "Drainage Canal Bank Failure Repairs - 12506 Vickers Way" dated May 23, 2023, from the Director, Engineering.

ADOPTED ON CONSENT

18. CIRCULAR PROCUREMENT POLICY IMPLEMENTATION AND PROGRESS UPDATE

(File Ref. No. 01-0095-20-3104; 02-0745-00; 10-6125-07-04) (REDMS No. 7181733 v.16)

That results of the implementation of circular economy criteria into projects and procurement activities, as noted in the staff report titled "Circular Procurement Policy Implementation and Progress Update," dated May 8, 2023, from the Director, Sustainability and District Energy, be posted online to inform the public.

ADOPTED ON CONSENT

19. DIKE MASTER PLAN - PHASE 4 REPORT

(File Ref. No. 10-6045-09-01) (REDMS No. 7182372)

That the "Dike Master Plan – Phase 4 Final Report," as attached in the staff report titled "Dike Master Plan – Phase 4 Report," dated May 23, 2023, from the Director, Engineering, be endorsed for capital project and development planning purposes.

ADOPTED ON CONSENT

20. 480 BUS ROUTE

(File Ref. No. 01-0154-01)

(1) That the City of Richmond write a letter to TransLink outlining concerns with respect to the 480 bus route; and



Regular Council
Monday, June 26, 2023

- (2) *That a TransLink representative be invited to a future Council meeting as soon as possible, preferably in July, to provide a brief update on the 480 bus route.*

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

11. **APPLICATION BY BENITO KHO AND VERNEY KHO FOR
REZONING AT 7520 ASH STREET FROM “SINGLE DETACHED
(RS1/F)” ZONE TO “SINGLE DETACHED (RS2/E)” ZONE**
(File Ref. No. 12-8060-20-010472, RZ 2021-945951) (REDMS No. 3218459,7246432,7227004)

R23/12-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10472, for the rezoning of 7520 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

The question on the motion was not called as discussion took place on retention of trees, higher density and more affordable housing units.

The question on the motion then called and it was **CARRIED** with Cllr. Wolfe opposed.



Regular Council
Monday, June 26, 2023

12. **REVISED REZONING CONSIDERATIONS FOR THE APPLICATION BY SIAN GROUP INVESTMENTS INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED(RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)”ZONE**

(File Ref. No. 12-8060-20-010163) (REDMS No. 6426161, 3218459,6427581, 7215969)

R23/12-6

It was moved and seconded

- (1) *That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street, be rescinded and the associated Rezoning Considerations be revised to reflect changes to tree retention and replacement, as per Attachment D to this report; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be granted third reading.*

The question on the motion was not called as discussion took place on (i) the delay on this project due to change in ownership, (ii) declining tree health, and (iii) secondary suites.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

14. **RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE TOWNSHIP OF LANGLEY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7245335)

R23/12-7

It was moved and seconded

That staff be directed to communicate to the Metro Vancouver Regional District Board the City of Richmond’s opposition and comments, as outlined in the staff report titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the Township of Langley”, dated May 30, 2023 from the Director, Policy Planning.



Regular Council
Monday, June 26, 2023

The question on the motion was not called as discussion took place on (i) keeping agricultural land for farming, (ii) industrial intensification, (iii) removal of the land from the Agricultural Land Reserve in March 2020, and (iv) benefits of this project and best interests of the region.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Au, Heed, Hobbs, Loo and McNulty opposed.

R23/12-8

It was moved and seconded

That staff be directed to communicate to the Metro Vancouver Regional District Board the City of Richmond's approval, as proposed by the Township of Langley.

CARRIED

Opposed: Cllrs. Day
Gillanders
Wolfe

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

21. PILOT PROJECT FOR THE CONSUMPTION OF ALCOHOL IN PUBLIC PARKS

(File Ref. No. 12-8060-02-71) (REDMS No. 7239187, 7273285, 7238902)

R23/12-9

It was moved and seconded

That a Bylaw be drafted to permit the implementation of a Pilot Project for the consumption of liquor in designated areas in a limited number of City of Richmond parks as detailed in the report "Pilot Project For the Consumption of Alcohol in Public Parks," dated May 25, 2023, from the Directors of Parks Services and Community Bylaws with locations in the park as modified by the memo from the Manager of Parks Programs dated June 23, 2023.



Regular Council
Monday, June 26, 2023

The question on the motion was not called as discussion took place on (i) conducting the pilot program to test the program, (ii) no requests from the public have been received for this program, (iii) drinking and driving, (iv) negative effects of alcohol, (v) impacts on the community associations, and (vi) potential for additional beer gardens.

In reply to queries from Council, staff advised that (i) various communications tools such as LetsTalk Richmond, the Parks general email address, signage at the site, will be used to obtain feedback and concerns, (ii) most parks also have caretakers onsite who can provide feedback as well, (iii) a variety of law enforcement databases will record qualitative and quantitative information, (iv) McLean Neighbourhood Park has had some maintenance done, and (v) the closest public washroom to McLean Neighbourhood Park is at Hamilton Community Centre and the closest washroom to Minoru Park is adjacent to the lawn bowling green parking lot.

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

R23/12-10

It was moved and seconded

That Minoru Park be removed from the list of recommended parks for the Pilot Project for the Consumption of Alcohol in Public Parks.

CARRIED

Opposed: Cllrs. Au
McNulty

R23/12-11

It was moved and seconded

That McLean Neighbourhood Park be removed from the list of recommended parks for the Pilot Project for the Consumption of Alcohol in Public Parks.

CARRIED

Opposed: Cllrs. Au
McNulty



Regular Council
Monday, June 26, 2023

The question on the main motion, as amended, which reads as follows:

That a Bylaw be drafted to permit the implementation of a Pilot Project for the consumption of liquor in designated areas in a limited number of City of Richmond parks as detailed in the report "Pilot Project For the Consumption of Alcohol in Public Parks," dated May 25, 2023, from the Directors of Parks Services and Community Bylaws with locations in the park as modified by the memo from the Manager of Parks Programs dated June 23, 2023, and with Minoru Park and McLean Neighbourhood Park removed from the Pilot Project for the Consumption of Alcohol in Public Parks.

was then called and it was **CARRIED** with Cllrs. Au, Gillanders, McNulty, and Wolfe opposed.

FINANCE AND CORPORATE SERVICES DIVISION

22. **2022 ANNUAL REPORT AND 2022 ANNUAL REPORT HIGHLIGHTS**
(File Ref. No. 01-0375-01) (REDMS No. 7234563)

R23/12-12

It was moved and seconded

That the reports titled "2022 Annual Report" and "2022 Annual Report – Highlights" be approved.

The question on the motion was not called as in reply to queries from Council, staff advised that the Richmond Public Library is consolidated with the City and the Richmond Olympic Oval Corporation is a separate corporation and they present their own annual report.

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

23. **2022 COUNCIL REMUNERATION AND EXPENSES**
(File Ref. No. 03-1200-03) (REDMS No. 7255646)

R23/12-13

It was moved and seconded

That the report titled 2022 Council Remuneration and Expenses be received for information.

CARRIED



Regular Council
Monday, June 26, 2023

24. 2022 STATEMENT OF FINANCIAL INFORMATION
(File Ref. No. 03-1200-03) (REDMS No. 7245390)

R23/12-14

It was moved and seconded

That the 2022 Statement of Financial Information be approved.

CARRIED

BYLAWS FOR ADOPTION

R23/12-15

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9586

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10432

Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10444

Growing Communities Reserve Fund Establishment Bylaw No. 10466

CARRIED

DEVELOPMENT PERMIT PANEL

R23/12-16

25. It was moved and seconded

(1) *That the minutes of the Development Permit Panel held on June 14, 2023 and the Chair's report for the Development Permit Panel meetings held on March 11, 2020 and June 14, 2023, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of:*

(a) *Development Permit (DP 17-766824) for the property at 8100 No. 5 Road, and*

(b) *Development Permit (DP 21-935984) for the property at 12551 No. 1 Road,*

be endorsed, and the Permits so issued.

CARRIED



Regular Council
Monday, June 26, 2023

ADJOURNMENT

R23/12-17

It was moved and seconded
That the meeting adjourn (8:50 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Monday, June 26, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

6740 Dunsany Pl
Richmond, BC
V7C 4N8

**Schedule 1 to the Minutes of the
Regular meeting of Richmond City
Council held on Monday, June 26, 2023.**

June 26, 2023

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

Mayor Brodie and Councillors Au, Day, Gillanders, Heed, Hobbs, Loo, McNulty and Wolfe

Subject: City of Richmond 2022 Annual Report - Public Review Concerns

Once again, I find it necessary to appear before you with repeated concerns and a quest for improved financial performance reporting transparency by City staff and KPMG enabling a more thorough understanding of the City's financial affairs by you and Richmond taxpayers.

Of the thirty candidates who ran for mayor and council in the last election, five said "yes" to the question, "Do you think Richmond City Council is sufficiently open and transparent in how they make decisions?" Elected councillors Au, Day, Gillanders, Heed, Wolfe and 16 unsuccessful candidates said "no".

This is a request of city staff to provide you and members of the public with greater detail and respect in the City's financial performance disclosure details. This affects your ability to conduct informed due diligence assessments and impacts the ability of City residents to trust government. The importance of financial reporting clarity is noted in the KPMG LLP Independent Auditor's Report included in the City's 2022 Annual Report stating - "Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements." Keep in mind, the statement of Mr. George Duncan in his March 2, 2017 Report to Committee, "Critics of the Oval contend that it is a financial burden for Richmond taxpayers. This incorrect observation is not borne out, however by the Oval's stellar financial performance and fails to recognize that ROOC board directors are respected members of the community who would potentially put their professional and/or personal reputations at risk if they were to fail to ensure that the ROOC is operated in a responsible and effective manner." Why is it an incorrect observation? What qualifications are necessary for use of the term "stellar financial performance"? What embellishments do financially, - independent of government welfare, fitness and sports organizations qualify for?

Neither the City's Annual Reports nor Richmond Olympic Oval Corporation's (ROOC) Annual Reports disclose the cost to taxpayers for the City's gift of relief from annual property tax and

relief from fair market rent obligations to ROOC for use of the Richmond Olympic Oval facility. The City used taxpayer resources to provide this benefit to ROOC at taxpayer expense. No record of this taxpayer expense has been located. No record of the value of tax and rent relief provided by the City to ROOC appears in the Revenue - Contribution from City of Richmond declaration, despite taxpayers providing it.

The Oval facility located at 6111 River Rd and adjoining Fields at 6091 has a combined assessed value of \$350,044,000 worthy of a \$2,731,828 benefit to the City and taxpayers in 2023. The City did not and never has benefitted from ROOC generated property tax revenue. On May 23, 2013, BCBusiness reported, "Olympic Oval Reports Record Profits in 2012", and "With a steady increase in visitor numbers and ability to turn an increasingly good profit, the Richmond Olympic Oval is costing Richmond taxpayers little and becoming an asset for the city." ROOC Annual Reports have continued to report either a profit or surplus. Who released these claims to BCBusiness?

Consider the combined 2023 assessed value (\$295,077,000) for Costco, Superstore and Walmart tax purposes as evidence of a benefit for the City and taxpayers. The cost of affording tax relief to ROOC by the City resulted in higher tax obligations for all remaining taxable Class 6 Business/Other members to recover the tax relief cost afforded to ROOC. The loss of fair market rent revenues to the City from ROOC are an unreported expense for taxpayers. The transfer of Oval parking, lease and investment income to ROOC from the City are lost to City taxpayers as a benefit for non-Oval projects and no credit for this taxpayer expense is apparent.

The City posted estimates of Richmond Oval property tax relief intended for 2021, 22 and 23 in the Richmond News October 15, 2020 edition. The last reported tax relief (Municipal portion only) afforded to ROOC for the Oval was in the City's 2020 Annual Report. The Richmond Oval tax relief amount was not disclosed since. Transparency? Property tax was not reported in the ROOC Annual Reports as an expense. Tax was never paid. Note the relief amounts declared for the Oval were for the Municipal tax portion only. See Attachment 1 for detail. The total 2017 tax relief afforded to ROOC by the City, including the non-Municipal portion totalled \$2,924,125. This did not appear in the Annual Report.

What amount of the GOT federal portion (\$2,106,035) afforded to the City for ROOC was recovered, from the reported \$10,396,266 ROOC salaries and benefits expense by the federal government in 2022/GST related revenues for the same period?

The Richmond Public Library Board reported four lines of six in Revenue for amounts less than \$100,000. ROOC reported zero lines of Revenue below \$1,500,000 each with ample room to provide greater specific financial performance reporting clarity. The value of tax and rent relief did not appear in the ROOC Report. What prevents greater clarity? Transparency?

Evidence of the City's ability to establish and disclose fair market rent and tax obligation benefits from City owned property is in the Attachment. ROOC includes lease revenue in the Revenue - Other category. The City or ROOC determined the terms. The City has never

disclosed the annual cost to taxpayers of providing rent relief to ROOC for the Oval. Transparency? The City agreed to lease 6380 No. 3 Rd to the Richmond Society For Community Living and provide rent relief for each of ten years. The value of relief is \$808,500 per year for the property valued at \$16,654,000 (BC Assessment). Using this property as a base of comparison, ROOC is receiving relief of annual rent obligations for the Oval and Fields totalling \$16,993,549 at taxpayer expense. This revenue is not available to offset all Oval costs plus a contribution to the City for other purposes. ROOC has never declared rent as an expense.

My second concern involves the transition of current City owned properties, which generate significant rent and property tax benefits for the City into the Lulu Island Park. Beginning in 2024, all rent and tax revenues will vanish in perpetuity. Those responsible for acquiring these properties deserve medals for their past wisdom. In 2024, demolition of all improvements will commence at unknown cost and Lulu Island Park will rise at unknown cost. I am unaware of any disclosure defining the costs of this transition and the impact the loss of rent and tax revenues will have on remaining taxpayers.

The existing Garden City Lands Project continues to attract development costs with no expectations of future revenues following the \$59 m acquisition cost. Likewise, the Phoenix Seine Net Loft project has attracted a \$19.2 m reconstruction tab and additional \$16 m re-purposing budget with no likelihood of generating sufficient revenues to fund future staffing and maintenance.

These represent expensive legacy burdens for all residents of Richmond today and well into the future.

In the case of financial performance transparency improvements by staff to benefit Council and residents going forward, I urge Councillor Heed with his extensive background of experience and knowledge and with the support of Council to undertake liaison duties with ROOC. Disinformation and misinformation are undermining public trust in our democratic system. Do we need a forensic audit of ROOC's financial performance disclosure record? I hope Council with the necessary support of staff will consider my worrying concerns and undertake needed effort to manage the City's finances more carefully and with needed transparency. Please remember the election issue concerns.

Thank you.

Sincerely and respectfully,

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

Ken McLennan
Richmond resident

215 - \$12,887 + tax + all other costs for 3 years*

234 - \$ 8,439 + tax + all other costs for 2 years

237 - \$ 21,105 year 1 + tax + all other costs for each year

\$ 22,110 year 2

\$ 23,115 year 3

2022

#7080 River Rd 237 - \$22,110 + tax + all other costs for 2 years and 7 months

Note: # represents Lulu Island Park Development Property

* represents year 2 rent + tax + all other costs

Annual Rent Relief Provided by the City at Taxpayer Expense Record

(Published in the Richmond News)

2008 -- 2023

6111 River Rd (Richmond Olympic Oval) facility provided to City owned Richmond Olympic Oval Corporation (ROOC) for \$1 per year with no disclosure of rent relief cost to taxpayers by the City or ROOC compared to the above and following records.

2018

7300 Elmbridge Way - \$ 42,000 for each of 5 years

7300 Elmbridge Way - \$250,000 for each of 5 years

2020

10277 River Dr - \$172,200 for each of 10 years

2021

3368 Carscallen Rd - \$447,900 for each of 10 years

2022

8660 Ash St - \$ 51,840 for each of 10 years

6380 No. 3 Rd - \$808,500 for each of 10 years

2023

6899 Pearson Way - \$250,000 for each of 10 years

Property Tax Relief Provided To ROOC for the Oval (6111 River Rd) 2017 - 2023 Records

2017 – Estimated tax exemption \$1,595,053 (estimated Oct 21, 2016 - RN)

2017 - \$2,924,125 (\$1,398,430 constituted Municipal portion) Actual “This reduction does not impact residents as the Oval is classified under the business property tax class. Therefore, the reduction is shared by all the businesses within that class.” (Email Nov 15, 2017 5:24 PM)

“The property tax relief figures included in the City of Richmond’s annual reports reflect the Municipal portion only.” (Email February 26, 2018 3:51 PM)

“The Oval earned over \$400,000 of space leasing revenue in 2016 for space leased out to a food service provider, sports medicine providers, as well to CSI.” (Email February 26, 2018 3:51 PM)

“The City, being the beneficial owner of the Oval, is responsible for all property taxes resulting from the land and improvement at the Oval. Property taxes include municipal tax, school tax, and levies for other taxing agencies. If the City is required to pay taxes for the Oval, the municipal portion of the tax will offset and taxpayers will not be affected. The school tax and levies for other taxing agencies will, however, need to be paid to those agencies and the City would require to increase municipal taxes in order to meet those external obligations.” (C of R Letter March 9, 2018 File 03-0985-01/2018-Vol 01)

“Property tax exemptions impact the City’s finances by reducing the total assessed value of properties subject to taxation. This results in the City recovering the shortfall through tax increases to general taxpayers.” (Report to Committee Sept 10, 2018, File 03-0925-02-01/CL Vol. 02)

“This report supports Council’s Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.1 Maintain a strong and robust financial position.

5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.” (Staff Report April 1, 2022, -2-/FIN-6)

“In accordance with the Richmond Oval Agreement between the City of Richmond (“City”) and the Corporation, the funding that is received from the City on an annual basis is required for the Corporation to fulfill the operating objectives which include the Corporation providing facilities, programs and services for quality sport, fitness, recreational uses and wellness services for the Richmond community, neighbouring communities and the general public. Without the Oval and

the annual contribution from the City, these facilities, programs and services would have to be provided elsewhere.” (Richmond Olympic Oval Corporation – 1st Quarter 2023 Financial Information Report May 25, 2023 File 03-1200-09/2023-Vol 01)

For Metro Vancouver meetings on Friday, June 30, 2023

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:

media@metrovancover.org.

Metro Vancouver Regional District**E1.1 Regional Parks 2022 Annual Report****RECEIVED**

In 2022, Regional Parks continued efforts to expand park facilities to accommodate visitation growth and make access to regional parks more equitable. There were 14.3 million visits to regional parks and greenways in 2022, with records set at three locations. Staff completed the update of the *Regional Parks Plan*, which offers a strategic vision of a resilient network of regional parks and greenways that provides important climate, health and other benefits to visitors and regional residents.

In 2022, 39,389 people were able to take part in 525 programs, events and outreach activities and 4,655 volunteers and park partners contributed 15,398 hours to stewardship, education activities, and interpretive programs and events. Over 21 hectares of land was added to the regional parks system while staff advanced numerous planning, design, and asset management initiatives.

The Board received the report for information.

E1.2 Regional Park at Cape Roger Curtis - Park Planning, Municipal Rezoning, and OCP Amendment Update**RECEIVED**

The purchase of 24 parcels of land to establish a new regional park at Cape Roger Curtis on Bowen Island has been finalized. Metro Vancouver is taking steps to secure and maintain the land while the park planning, municipal rezoning, and Official Community Plan (OCP) amendment processes proceed.

Regional Parks staff are working closely with Bowen Island Municipality through the rezoning and OCP amendment process. Additional submittals, requested by the municipality, will be provided in early June for municipal advisory committee referrals and public engagement in advance of an anticipated second reading in September 2023.

The Board received the report for information.

E2.1 Air Quality Advisory Program and Preparedness for 2023**RECEIVED**

Metro Vancouver issues air quality advisories to help protect public health during periods of degraded air quality. The air quality advisory program covers the entire Lower Fraser Valley airshed, including Metro Vancouver and parts of the Fraser Valley Regional District, when air quality is degraded or is expected to become degraded. Metro Vancouver works closely with health authorities, and other partners each year to update messaging and public outreach materials with actions people can take to reduce their exposure to air contaminants.

New this year, ongoing air quality status updates will be posted on Metro Vancouver's website to increase awareness of the potential for an air quality advisory or as conditions change during an advisory. Wildfire smoke advisories in six of the last eight summers and elevated ground-level ozone due to extreme heat waves emphasize how climate change is presenting new challenges for air quality management. On May 15, 2023, the region experienced its earliest ground-level ozone advisory since the advisory program began 30 years ago.

The Board received the report for information.

E2.2 Manager's Report

APPROVED

At its June 8, 2023 meeting, the Climate Action Committee considered the Manager's Report, which contained information on the BC Electric Bike Rebate Program, which started on June 1, 2023 and which provides a rebate on eligible new e-bike purchases for income-qualified BC residents. Rebates range from \$350 to \$1,400 based on a person's income. Over 12,000 applications for rebates were received in the first day, and a waitlist was created to allow provincial staff to process applications properly and in order. The rebate program is one of many provincial active transportation funding initiatives; they have funded over 300 projects totalling more than \$40 million in grants since 2014.

The committee discussed the importance of e-bikes in terms of increasing mobility and in providing a lower-cost e-transportation option, particularly for lower income residents. There was a desire to see the program expanded, as well as ensure the infrastructure for active transportation is in place as e-bikes become even more popular.

The Board resolved to write a letter to the Minister of Transportation and Infrastructure requesting an expansion to the E-bike Rebate Program and enhanced, stable funding for safe active transportation infrastructure networks.

E3.1 Development Approval Process Review: Policy Implications

APPROVED

At its June 9, 2023 meeting, the Regional Planning Committee considered a report titled Development Approval Process Review: Policy Implications.

The Small Scale Multi-Unit Housing Initiative is one of the outcomes of the Province's Development Approval Process Review, and aims to explore legislative changes to encourage gentle density and enable more infill and "missing middle" housing supply by allowing up to four units to be built on lots in areas traditionally zoned for single-family detached homes. While the provision of middle-income housing, infill, and intensification in general is positive and aligned with *Metro 2050* policies that encourage housing choice and diversity, there are some concerns over the possible unintended consequences that may result. The report summarizes recommendations compiled based on comments relating to *Metro 2050* policy directions and discussions with member jurisdictions.

In response to the report and the anticipated provincial legislation, committee members discussed their desire to communicate to the Province the uniqueness of each local government in BC, and the

importance of ensuring that the legislation builds in appropriate flexibility, such that it can be successfully implemented in varied local contexts.

The Board endorsed the comments as set out in the report, and directed staff to forward comments to the Ministry of Housing staff for consideration when drafting the pending legislative changes for the Small Scale Multi-Unit Housing Initiative. The Board also added an additional comment that local governments with significant undeveloped land designated as General Urban in *Metro 2050* be excluded from the provincial Small Scale Multi-Unit Housing Initiative.

E3.2 Metro 2050 Implementation Guideline - Regional Context Statements

APPROVED

Metro 2050, the update to the regional growth strategy, was adopted by the MVRD Board on February 24, 2023. Section 446 of the Local Government Act stipulates that member jurisdictions must prepare and submit a Regional Context Statement within two years of the adoption of a regional growth strategy. In an effort to support the interpretation and implementation of *Metro 2050*, staff have updated the Implementation Guideline - Regional Context Statements with input from member jurisdiction planning staff.

The main changes in the updated implementation guideline are:

- shortening the document to focus on the RCS approval process
- including a Submission Requirements section for reference
- improve formatting to improve document readability
- creating a separate Regional Context Statement template for reference

The Board endorsed the implementation guideline as presented.

E4.1 2022 Statement of Financial Information

APPROVED

The Statement of Financial Information Report (SOFI), is produced annually as required under the provincial *Financial Information Act*, and consists of series of statements and schedules, three of which are an integral part of the 2022 annual audited financial statements which were approved by the Board on April 28, 2023. These schedules include payments of remuneration and expenses for elected officials and employees, and payments to suppliers for goods and services. The Board's approval of the SOFI schedules completes the 2022 financial reporting requirements.

The 2022 remuneration for elected officials was \$1.45 million, 5.7 per cent higher than the previous year, due to inflationary increases of 3.2 per cent, a 1.4 per cent increase in attendance at meetings, and international engagement starting up again. Expenses for elected officials and employees were \$3.1 million, up 31.8 per cent compared to prior year, as travel and training activities returned to pre-COVID levels. Total remuneration for employees in 2022 was \$194.5 million, 4.9 per cent higher than 2021. Contributing to this were increases for step and performance progression per collective agreements and policy as well as resource levels supporting the capital program.

The Board approved the Statement of Financial Information for the year ended December 31, 2022.

E5.1 Update on Metro Vancouver Engagement with the Love Food Hate Waste Canada Campaign for 2022-2023

RECEIVED

As part of its commitment to waste prevention, Metro Vancouver launched a regional Love Food Hate Waste (LFHW) campaign in 2015 to prevent household food waste. Building on the success of the regional campaign, Metro Vancouver launched the initiative across Canada through the National Zero Waste Council (NZWC) in 2018.

As Canada's leading resource to prevent household food waste, LFHW Canada takes a collaborative, cross-sector approach — offering simple, actionable tips to help Canadians make their food go further and waste less. National and local activations work together to enable citizens to hear consistent messaging through a variety of outreach, communication, and media efforts, driving behaviour change over the long-term.

Metro Vancouver is one of eight partners in this national bilingual campaign. As a partner, Metro Vancouver receives creative materials for regional activations, and benefits from national media buys, access to influencers, and press outreach. The regional campaign performed strongly in 2022 and early 2023 with over four million total impressions, a reach of over one million people, and nearly 8,000 social media engagements. The national campaign garnered nearly 18 million impressions.

The Board received the report for information.

G1.1 Metro 2050 Type 3 Proposed Amendment – City of Surrey (Fraser Heights)

APPROVED

The City of Surrey requested a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 157A Street in the Fraser Heights area. The request is to re-designate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots on the subject site.

The proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. Staff has concluded that, on balance, the proposed amendment is supportable.

The Board initiated the *Metro 2050* amendment process for the City of Surrey's request, gave first, second, and third readings to *Bylaw No. 1366, 2023*; and directed staff to notify affected local governments per section 6.4.2 of *Metro 2050*.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Mayors Committee – June 7, 2023

Delegations:

3.1 Erin Seeley, Chief Executive Officer, YWCA

Subject: Equity Kickstart Guide for Cities

Climate Action Committee – June 8, 2023

Information Items:

5.2 2023 Update on Regional District Sustainability Innovation Fund Projects

This report provides an update on 24 projects that were approved for funding in 2019 through to 2022 under the MVRD Sustainability Innovation Fund. The projects cover a wide variety of sustainability and climate action topics, including: climate engagement and literacy; advanced air quality monitoring; buildings decarbonization and resilience; ecosystem protection; and innovations in climate policy. Of the 24 projects, four have been recently completed, one has been discontinued (primarily due to the impact of COVID-19), and the rest are in progress.

Indigenous Relations Committee – June 8, 2023

Information Items:

5.1 First Nations' Lands

This information report conveys a summary presentation on the different categories of First Nations' lands including reserves, additions to reserve, treaty lands, and additions to treaty lands. Staff will provide the presentation to the Indigenous Relations Committee at its meeting on June 8, 2023.

5.2 2023 Regional Gathering Update

This report provides details about the 2023 Regional Gathering, co-hosted by Metro Vancouver and scəwəθən məsteyəxʷ (Tsawwassen First Nation). It was held on June 16 at the scəwəθən məsteyəxʷ Longhouse. The Regional Gathering provided a valuable opportunity for leaders from the 10 local First Nations and elected officials on the Metro Vancouver Board and Indigenous Relations Committee to meet and discuss issues of mutual interest in a convivial and relaxed atmosphere. This event featured a scəwəθən məsteyəxʷ welcome and opening prayer, buffet breakfast, opening remarks from scəwəθən məsteyəxʷ and Metro Vancouver representatives, a facilitated discussion, a networking lunch, a First Nation cultural performance, closing remarks and prayer. The event expenditures (exclusive of honoraria) are estimated to be approximately \$40,000.

5.3 Quarterly Update Report on Reconciliation Activities

This report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past three months of 2023 as well as information on upcoming events and activities over the next three months. Forty activities have either taken place or been identified for this reporting period, including 11 training sessions and 28 meetings or events intended to strengthen relationships with local First Nations. The report also highlights that, over the next quarter, there are eight planned training sessions on various topics for staff as well as 18 other meetings or relationship-building activities scheduled with First Nations. To this point in 2023, Metro Vancouver has already undertaken, scheduled or identified a total of 91 reconciliation-related activities. This number will continue to increase as the rest

of the year unfolds. By comparison, the total number of reconciliation-related activities undertaken in 2022 was just over 100.

5.4 Updates on Archaeology and the BC Heritage Conservation Act

The Archaeology Branch of the Ministry of Forests launched the *Heritage Conservation Act* Transformation Project in 2021. The main objective of this initiative is to align the *Heritage Conservation Act* (HCA) with the United Nations Declaration on the Rights of Indigenous Peoples, in accordance with the *BC Declaration on the Rights of Indigenous Peoples Act* (DRIPA). This is anticipated to be one of the first significant legislative changes in BC under DRIPA.

Although the target for enactment was originally set for 2024, an updated draft of the *Heritage Conservation Act* is not anticipated for several years. In the meantime, the Archaeology Branch is making incremental changes to its permitting process, regulations, and policies. Notable changes underway include measures to reduce archaeology permit application review timeframes, reducing the number of statutory decisions required, and developing new permit application templates. It is likely there will be effects for Metro Vancouver once the new HCA is enacted; however, it is too early to anticipate what concrete changes will ultimately result from the HCA Transformation Project.

Regional Planning Committee – June 9, 2023

Delegation Summaries:

3.1 Christopher Lumsden, Planner, and Ron Gill, Area Planning – North, City of Surrey

Subject: *Metro 2050* Type 3 Proposed Amendment – City of Surrey (Fraser Heights)

Information Items:

5.2 Metro Vancouver Agriculture Portfolio Update

This report provides a review of Metro Vancouver’s role in regional agricultural planning focusing on the key projects and initiatives identified in the Regional Planning Committee’s 2023 Work Plan. The report also highlights how Metro Vancouver intersects with the agricultural sector by providing resources and opportunities for sharing information pertaining to the region’s food system across all member jurisdictions. Agriculture policy at Metro Vancouver is guided and supported by many policy documents, but particularly by *Metro 2050* and the Regional Food System Strategy. Additional direction for Metro Vancouver’s agricultural portfolio is also provided through Issue Area 4 of the *Clean Air Plan* and the draft *Climate 2050 Agriculture Roadmap*. These documents support maintaining a healthy, resilient local food system including the continued protection of agricultural land for agricultural purposes, reducing agriculture-sector GHG emissions, supporting healthy soils, and conserving ecosystem services.

Regional Culture Committee – June 21, 2023

Information Items:

5.1 Metro Vancouver 2023 Regional Cultural Grants: Adjudication Process

Metro Vancouver’s annual regional cultural project grants, funded by the Cultural Grants Reserve, support region-serving arts and culture projects. Staff has undertaken an initial review of all received applications and will present shortlisted applications for adjudication by the committee at its July 19, 2023 meeting.

The committee will provide a recommendation on the grant award for each successful proponent to a cap of \$10,000 per project and a total distribution of \$300,000. The committee's recommended allocations will be presented to the July 28, 2023 MVRD Board meeting for final approval.

Greater Vancouver Water District

E1.1 Award of Tender No. 23-100 Capilano Raw Water Pump Station and Westburnco Pump Station Temporary Backup Power

APPROVED

To ensure the continuous supply of drinking water in the event that Coquitlam Main No. 2 or No. 3 is damaged during the construction of Coquitlam Main No. 4 and at the same time a power outage occurs at the Capilano Raw Water Pump Station and/or Westburnco Pump Station, temporary backup power at these two pump station sites is required to allow the Seymour-Capilano source to back-feed the eastern portion of Metro Vancouver's transmission system.

The Board approved award of Tender No. 23-100 Capilano Raw Water Pump Station and Westburnco Pump Station Temporary Back Up Power, in the amount of up to \$10,899,738 (exclusive of taxes) to North America Construction (1993) Ltd., for a term of three years, subject to final review by the Commissioner.

I 1 Committee Information Items and Delegation Summaries

The Board received an information item from a standing committee.

Water Committee – June 14, 2023

Information Items:

5.1 Non-Potable Water Project

Using onsite water sources to supply non-potable end uses, at the building level, presents an opportunity to use water resources more sustainably and prioritize drinking water for essential uses. To support regional water conservation, the Non-Potable Water Project, funded by the Water Sustainability Innovation Fund, aims to promote water reuse and rainwater harvesting systems (non-potable water systems) by identifying and addressing barriers to the adoption of these systems.

Guiding documents were developed for stakeholders within building and water industries to support overcoming barriers associated with non-potable water systems:

- Guidebook – leads stakeholders from planning to operation of building-scale non-potable water systems
- Companion document – provides technical design and performance monitoring guidance
- Key findings document – outlines recommendations to address identified barriers to non-potable water system uptake

After publishing these documents, engagement with stakeholders will continue in order to secure an appropriate group or agency to own and action the key findings document. This project, aimed at

promoting non-potable water use, supports goals and objectives in both the *Drinking Water Management Plan* and *Integrated Liquid Waste and Resource Management Plan*.

5.2 2022 GVWD Dam Safety Program Annual Update

The GVWD owns and operates seven dams that are regulated by the Ministry of Forests – Dam Safety Branch, five of which are regional drinking water supply dams and two of which store water for ecological and recreational purposes. The GVWD Dam Safety Program is compliant with the requirements outlined in the provincial *Dam Safety Regulation* (BC Reg. 11/2021) for the water supply dams, as required for all dam owners in British Columbia. There were no significant concerns identified from the 2022 routine surveillance, monitoring, or formal dam inspections.

5.3 Capilano Main No. 4 Repairs and Upcoming Replacement Project

Metro Vancouver's Capilano Main No. 4 is an aging water main that supplies approximately one-third of the region under normal operating conditions. A 1.4-kilometre section of Capilano Main No. 4 runs through Stanley Park and was installed in 1932. Recent leak history, including a leak discovered on May 10, 2023, has highlighted the importance of the construction of the Stanley Park Water Supply Tunnel, which will replace this section of Capilano Main No. 4 and provide additional capacity and seismic resiliency.

5.4 Water Supply Tunnel Updates

Over the next 30 years, one million people will join the region's nearly 2.8 million residents and Metro Vancouver's long-term plans ensure there will be enough water for future generations by promoting conservation, improving transmission, and expanding supply. Metro Vancouver has a total of six major water supply tunnels in various stages of design and construction which are being managed and delivered by the Project Delivery department. These high-risk, high-value, complex tunnel projects are critical components of the water transmission system and are being designed and constructed to withstand a major earthquake, to protect against scour and other marine activities, and to meet projected future drinking water demands in the region.

Once complete, these projects will significantly contribute to Metro Vancouver's goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of safe, clean drinking water to the region's residents and businesses.

Greater Vancouver Sewage and Drainage District

E1.1 Change Order to the Contract Resulting from RFP No. 19-007: Northwest Langley Wastewater Treatment Plant – Design and Construction Engineering Services

APPROVED

At its June 2, 2023 meeting, the Board approved the Northwest Langley Wastewater Treatment Plant (NLWWTP) Expansion Project advancing to detailed design (Stage Gate 2). The plant's design is being revised to incorporate value engineering opportunities identified in a comprehensive cost and design review and accommodate accelerated population growth in northeast Surrey.

A proposed change order in the amount of up to \$20,655,821 will allow CH2M Hill Canada Ltd. To complete the detailed design work, incorporating the construction cost saving measures and the Stage 1

plant capacity increase from 230,000 to 280,000 service population. This change order will increase the total contract value to \$65,981,187. The requested change order is below the program management consultant's internal estimate for the work and can be accommodated within the current approved budget for the Northwest Langley Wastewater Treatment Plant Program.

The Board approved a change order in the amount of up to \$20,655,821 (exclusive of taxes) to CH2M Hill Canada Ltd., subject to final review by the Commissioner.

E1.2 Amendment to Central Aggregates Biosolids Management Contract Resulting from SRFOI 21-018 **APPROVED**

The *Liquid Waste Management Plan* requires Metro Vancouver to beneficially use biosolids. Metro Vancouver biosolids have been beneficially used by Lafarge Canada Inc. at their Central Aggregates gravel pit to reclaim exhausted gravel extraction areas for agricultural use. Lafarge submitted a proposal to amend their existing contract under Standing Request for Expressions of Interest No. 21-018: Biosolids Management. The amendment would increase the volume of Metro Vancouver biosolids that could be managed on the site by increasing the area to be reclaimed and extending the contract until 2026. Lafarge has demonstrated successful management of biosolids for Metro Vancouver at the site and proposed a reasonable price.

The Board approved an amendment to the contract with Lafarge Canada Inc. in the amount of up to \$4,097,000 (exclusive of taxes) for biosolids management at the Central Aggregates gravel pit, subject to final review by the Commissioner.

E1.3 Integrated Liquid Waste and Resource Management Plan: Biennial Report for 2021-2022 **APPROVED**

In accordance with the 2011 *Integrated Liquid Waste and Resource Management Plan* (ILWRMP), Metro Vancouver must submit a biennial report by July 1, 2023 to the Ministry of Environment and Climate Change Strategy outlining progress by Metro Vancouver and its member jurisdictions in implementing ILWRMP actions through 2021 and 2022. Board approval is requested to submit the attached biennial report by the required deadlines to the Ministry, followed by an opportunity to receive comments on the report. The biennial report outlines significant progress in regional liquid waste management over the preceding two years along with continuing challenges, especially during wet weather.

Review and update of the ILWRMP is currently underway, and approval of a more streamlined and targeted progress reporting approach will be requested for the next plan. The next plan will be modernized, with more impactful actions that better serve regional needs

The Board directed staff to submit the Biennial Report to the Ministry of Environment and Climate Change Strategy, in accordance with the requirements of the liquid waste management plan, and to arrange for the Liquid Waste Committee to receive public comments on the Biennial Report at its September 13, 2023 meeting.

E2.1 Extension of Recycling and Waste Centres Operations and Maintenance Services Contracts

APPROVED

At its June 15, 2023 meeting, the Zero Waste Committee considered a report titled Extension of Recycling and Waste Centres Operations and Maintenance Services Contracts.

The committee endorsed the recommendations presented in the report and directed staff to provide additional information to the Board, regarding the proposed one-time price adjustments for recycling centre operations.

The Board approved an amendment in the amount of \$61,481,000 for a two-year extension from January 1, 2024 to December 31, 2025 to the existing Contract 16-071 with Halton Recycling Ltd. (doing business as Emterra Environmental) for operation and maintenance of the North Shore, North Surrey, and United Boulevard recycling and waste centres; and approved an amendment in the amount of \$7,553,000 for a two-year extension from January 1, 2024 to December 31, 2025 to the existing Contract 16-114 with GFL Environmental Inc. for operation and maintenance of the Maple Ridge and Langley recycling and waste centres, both subject to final review by the Commissioner.

E3.1 North Shore Wastewater Treatment Plant Program – Program Overview and Background

RECEIVED

The Board received report with background information on the North Shore Wastewater Treatment Plant Program.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Zero Waste Committee – June 15, 2023

Information Items:

5.2 Illegal Dumping Update and Gypsum Management in Metro Vancouver

Member jurisdictions and Metro Vancouver provide programs and education to help reduce illegal dumping in the region. Illegal dumping incidents were similar in 2022 compared to 2021 and down from 2020. In 2022, 42,154 illegal dumping incidents were tracked (including 940 incidents of abandoned gypsum), compared to 42,450 incidents in 2021 and 47,050 incidents in 2020. Illegal dumping clean-up costs are generally stable, with municipal costs of approximately \$3.4 million in 2022. Municipalities spend an additional \$2.5 million per year on bulky item pick-up programs.

Mattresses continue to be one of the most common illegally dumped materials/materials picked up in bulky item pick-up programs. Metro Vancouver has advocated for many years to include mattresses in provincial extended producer responsibility programs. The Province announced in 2021 that mattresses will be integrated into the extended producer responsibility program, along with some other materials, by 2025.

5.3 Waste-to-Energy Facility 2022 Financial Update

The Waste-to-Energy Facility continues to be an environmentally sound and cost-effective disposal option. In 2022 it processed 233,052 tonnes of municipal solid waste at an overall at a net unit cost of \$74.59 per tonne for operation and maintenance. The facility's net cost per tonne of waste processed increased in 2022 compared to 2021, primarily due to increased consumable costs (e.g., chemicals and natural gas), ash management costs, and lower throughput tonnage. Waste-to-Energy Facility unit costs are comparable to the cost of managing waste at the Vancouver Landfill and roughly half the cost of managing waste through Metro Vancouver's contingency disposal contracts. Waste-to-Energy Facility costs are funded through garbage tipping fees paid by all solid waste system users.

5.4 2023 Regional Clothing Waste Reduction Campaign Results

Now in its fifth year, Metro Vancouver's "Think Thrice About Your Clothes" behaviour change campaign performed strongly in terms of engagement and the number of Metro Vancouver residents reached. The campaign's goal is to increase diversion of textiles from the waste stream by raising awareness of the textile waste problem and empowering residents to take action. While clothing donation and recycling options were encouraged, the campaign has put additional emphasis on reduction and reuse options. Several new traditional media placements were added this year to expand campaign reach to younger audiences, with the inclusion of on-air host endorsements with Virgin Radio, SkyTrain platform posters, and digital screens located within eight post-secondary campuses across Metro Vancouver. The campaign achieved over 43.7 million impressions between digital and traditional media tactics, an increase of over 12 million impressions from the previous year.

To: Mayor and Councillors

Cc: SMT
Cathy Liu, Library Board Chair

From: Susan Walters, Chief Librarian

Re: 2022 Annual Report to the Community

Date: June 20, 2022

On behalf of the Richmond Public Library Board, I am pleased to share a copy of our 2022 Annual Report (Attachment 1) to the community with you.

The report is available on the library's website https://www.yourlibrary.ca/about/annual_report/ and our Board Chair, Cathy Liu, and I are looking forward to the opportunity to formally present the Annual Report to you at the July 10, 2023, Council Meeting.

Some notable report highlights include:

- The launch of our Early Literacy Corner with interactive and tactile wall-mounted activities along with two enhanced literacy programs, Bright Babies and Grow with Babytime to support families;
- The reintroduction of our volunteer-led Tech Buddies program that pairs seniors with seniors, encouraging them to stay connected with family and friends by bridging the digital divide; and
- The immense range of meaningful and inclusive programming provided with the goal of bringing community together and fostering cross-cultural exchange and understanding.

City Council's ongoing support for the library is greatly appreciated and helps us create a wide range of opportunities for our community to learn, connect, and belong.

Should you have any questions or require further information, please contact me at 604-231-6466 or 778-689-4634.



Susan Walters
Chief Librarian

Att. 1 Richmond Public Library 2022 Annual Report to Community

Annual Report

2022



CNCL - 41

Greetings From The Mayor

On behalf of Richmond City Council, I invite you to explore the Richmond Public Library's 2022 Annual Report to the Community.

The library contributes towards numerous City strategies with a focus on accessibility, community wellness, youth and seniors. Their collections and services support Council's strategic priority of being a vibrant, resilient and active community with a wide variety of opportunities to get involved, build relationships and access resources.



In 2022, the library partnered with the City on vital programs that provided safe spaces for community to gather and connect. This includes acting as Cooling and Clean Air Centres during heat and poor air quality events and hosting local organizations who support vulnerable people at monthly Community Services Pop Ups.

Council strongly supports our library and the services it provides to engage, connect and inform Richmond residents. Through partnerships with the City as well as local stakeholders, the library continues to introduce new programs that grow and foster our community's diverse learning needs and interests.

Public libraries have an essential role in the communities they serve and Council and I look forward to ongoing collaboration between the library, local organizations and the City of Richmond, as together we are stronger and can more effectively meet the changing needs of Richmond residents.

I would like to thank all of the Library Board Trustees, community partners and volunteers who give so generously of their expertise and time. Your contributions are invaluable!

A handwritten signature in black ink, reading "Malcolm D. Brodie". The signature is fluid and cursive, with a long horizontal stroke at the end.

Malcolm D. Brodie
Mayor



Message From The Board Chair And Chief Librarian

We are very pleased to be presenting the Richmond Public Library's 2022 Annual Report to the Community.


Richmond Public Library is proud to play an essential role in our community. Our libraries are welcoming, friendly and safe spaces across the city. We are committed to promoting and celebrating diversity within our community. As advocates of free speech and intellectual freedom, ensuring equitable access to a broad spectrum of information is core to who we are.

As champions of literacy, our collections and programs support a city of lifelong readers and learners, transforming the lives of Richmond residents. As our community grows, so does the need for new spaces. Watch for more opportunities to participate in City-led engagement for the new Steveston Community Centre and Library. This destination facility will become a landmark, providing expanded access to a wide variety of community services for all Richmond residents and visitors.

As community builders, we strengthen our neighbourhoods and empower individuals to gather, explore, and be inspired. This year, your library will be actively seeking community input to guide a new strategic

plan that reflects your needs and shapes new ideas for creative and innovative services in 2024 and beyond. Be sure to have your say when the time comes.

Please read on to learn more about what we accomplished in 2022 and come by any one of our four libraries – we look forward to welcoming you soon!

A stylized, handwritten signature of Caty Liu in black ink.

Caty Liu
Board Chair

A handwritten signature of Susan Walters in black ink.

Susan Walters
Chief Librarian

Over 1.5 million print books and almost 750,000 digital books checked out

Held close to 1,900 programs with over 36,000 participants

Nearly 10,000 new library card holders

Website had close to 2.5 million visits

Approximately 800,000 people through our doors

Richmond
Public Library

Nearly
10,000 new
library card
holders

Website had close to 2.5 million visits

Approximately
800,000
people through
our doors



Our Goals And Priorities

We provide

- ✓ Barrier-free access to a diverse range of services with no late fines for borrowed items
- ✓ Welcoming, safe and inclusive spaces for community to connect together and gather, or sit, read or study
- ✓ Access to Indigenous collections and programs that support learning and reflection
- ✓ Accessible resources to promote lifelong learning
- ✓ Skill development programs and volunteer opportunities for teens, adults and seniors
- ✓ Extensive popular reading collections and innovative new collections

We collaborate with City partners, local organizations and experts

- ▲ Educators
- ◆ Health Care Professionals
- ★ Outreach Workers
- Employment Specialists
- And many more

Together, we create communities that are engaged, connected and literate



Early Literacy

Storytimes

Storytime teaches children important pre-literacy skills when we read, sing, talk, and play together. Throughout the year, over **9,000 children** and their families participated in **497 storytime sessions**. Offering these experiences encourages language development, reading comprehension, and school readiness.



Bright Babies And Grow With Babytime

Two enhanced early years programming initiatives were introduced that support newcomer families and families with additional developmental needs: Bright Babies and Grow with Babytime. Bright Babies educates parents and caregivers about early learning development and emphasizes family bonding and attachment. Grow with Babytime combines traditional babytime programming with a developmental component led by an Infant Development Consultant from Aspire Richmond. Over **900 children** and their families attended over **40 of these meaningful sessions**.





Early Literacy Corner

Play is an important part of child development as it supports skills development in the areas of relationship building, creative thinking and language growth. The library launched an Early Literacy Corner at the Brighthouse location that offers interactive and tactile wall-mounted activities to encourage learning through active and imaginative play, while offering a warm and friendly environment to play in and explore.



Installation At McLean Park

In partnership with the City of Richmond, as well as the generous support of Rotary Club of Richmond Sunrise and Decoda Literacy Solutions, the library's first permanent StoryWalk® was installed at McLean Park in the Hamilton neighbourhood. Providing an interactive experience while combining reading and physical literacy, participants are guided through a picture book story in sequence.



Seniors




TECHBUDDIES

Seniors' library programs are vital for maintaining and improving seniors' mental, social and physical wellbeing. Offering new and meaningful experiences with programs such as author visits, book clubs, computer basics training and informative health talks led by industry experts help seniors to build new friendships and gain confidence, all while optimizing cognitive functions. The volunteer-led Tech Buddies program supports seniors by encouraging them to stay connected with friends and family members by bridging the digital divide.

**With the
dedicated support
of 23 volunteers,
the library offered
9 Tech Buddies
sessions, attended
by 78 seniors.**



Home Services

Bringing the library to those who cannot come through our doors is a priority. We connected with isolated community members by making outreach visits to seniors' centres and to assisted living facilities located throughout Richmond. Throughout 2022, the library's Home Services team delivered **1,861 items to 38 homebound Richmond customers.**

The library also provides enriching opportunities for intergenerational connections, and offers a regular Chess Club, attended by up to **60 children, teen and adults** weekly. In December, three long term care facilities received **93** community-created greeting cards. "Holiday Hellos" encouraged the young or young at heart to create a special note for an isolated senior.



Newcom



RPL's volunteer program provides worthwhile opportunities for teens, adults and seniors to volunteer and library users to learn, connect, and belong. Volunteers supplement library programs by providing their time, service and advocacy to the library, along with their unique skills and expertise. They learn new skills in the areas of leadership, language, cultural knowledge, technology and art.



Immigrants & Volunteers

NewToBC
The Library Link For Newcomers



Volunteer Hours Make A Difference

189 teen and adult volunteers dedicated close to **1,800 hours** of service, enabling the library to offer programs that enhance library experiences, respond to community needs and connect with local vulnerable populations. This included City-led initiatives such as Cooling and Clean Air Centres, library programs including English Corner, Read to a Dog, Le Club Français and large events such as the Islamic Art Experience and the Lunar New Year Celebration.

Library Champions

The Library Champions project offers a unique volunteering opportunity. By sharing information about library and settlement programs, as well as library services and resources, Library Champions help other new immigrants in their journey towards making Richmond and Canada their home. Since its inception at RPL in 2013, RPL has held **21 unique** Library Champions intakes. **224 Champions** have completed the project and reached **12,552 newcomers** through **270,498 social media impressions**.



Cultural Events

To authentically reflect the vast cultural perspectives of our community, the library offered meaningful and inclusive programming, welcoming over **1,100 people** at Lunar New Year celebrations, the International Day of Islamic Art, Eid, and the Menorah Lighting, bringing the community together and fostering cross-cultural exchange and understanding.

Inter-Faith Prayer And Meditation Area

In response to requests from library customers for a quiet and introspective space for prayer, meditation and reflection, and to support community members of various faiths and of no faith, the library introduced the Inter-Faith Prayer and Meditation Area at the Brighthouse location.

Financial Literacy

The library educates and informs community about vital governmental programs and services, such as health, child and tax benefits. Almost **650 people** took part in **22 library programs** that offered tax filing help, facilitated access to government benefits and supports, and taught valuable skills about how to manage personal finances.



Inclusion

Emergency Response

To provide respite from the heat and poor air quality conditions, the library was activated as designated Cooling and Clean Air Centres on 12 distinct days from June to August, offering additional services and resources and welcoming over **30,000 community members across all four library locations**. During extreme cold events, the library responded by actively promoting its spaces as safe and welcoming.

Responding To Truth And Reconciliation

Over **180 people** attended **6 Indigenous programs** that were held throughout September in honour of National Truth and Reconciliation Day. Highlights included a facilitated virtual event, where the library welcomed bestselling and critically acclaimed Cree author David A. Robertson who read from his newly released adult fiction novel *The Theory of Crows*. The library also hosted an Indigenous Plant Walk led by Métis herbalist and plant educator Lori Snyder in the Hamilton neighbourhood.



Collections



Growing Collections With Our Community

Richmond Public Library recognizes the significant role that community plays in helping to build library collections by inviting suggestions for purchase and being responsive to the diverse reading interests of Richmond residents. In 2022, the library fulfilled over **600 print and digital purchase suggestions** from customers, resulting in additions to library collections at all our branches. These suggestions came from people of all ages and provided the opportunity to broaden our collections to meet the range

of needs represented by all readers. Richmond Public Library maintains a diverse collection of popular materials with a variety of viewpoints and builds on our collections throughout the year.

Author Visits

The library prioritizes literacy-focused programming and welcomed authors at both virtual and in-person events. This past year, the library hosted **30 authors**, bringing the joy of interacting with authors to **680 people**. Author visits offer rich experiences that ignite imaginations and inspire excitement for the written word.



Lucky Day Collection

Book displays introduced at each branch highlighted our Lucky Day collection, featuring popular bestsellers available for immediate borrowing, ensuring we meet the need of convenience for our customers. Customers can drop in and find in-demand new books on the Lucky Day displays that can be immediately borrowed for 21 days. Even if there are multiple holds on a particular title, the Lucky Day copies mean you can borrow without any waiting, making it your “Lucky Day”. Similar to our print collection, we also delight our readers with our digital ebook and audiobook Lucky Day collection offering instant-borrow titles that have no wait lists.

The library has over 200 book club sets available to choose from.

ESL Collection

In February 2022, the English language proficiency tests, (IELTS, TOEIC, CELPIP, etc.) were included in the library’s English as a Second Language collection and re-catalogued as ESL TEST preparation materials. As there is high demand for test preparation materials, the library significantly increased collections in this area.

Summer Reading

The library’s annual Summer Reading Club welcomed **3,820 kids, teens and adults** who participated in **80 reading programs** that focused on building and maintaining literacy skills. While children took part in the provincial BC Summer Reading Club, teens enjoyed an in-house developed program that featured teen writing workshops. New for adults this year was Richmond Reads, a community reading event centred around Susan Juby’s book *Mindful of Murder*, highlighted by a virtual author event.



Building Responsive,

The library plays a critical role in ensuring people have continued access to information and reading materials, are digitally and socially connected, and that they have access to a safe and welcoming space in times of emergency.

Our vibrant and compassionate staff are the foundation of the library; they consistently demonstrate the library's core values and are committed to offering exceptional customer service. Friendly, knowledgeable and responsive service is what we do – stop by any RPL location and see for yourself!

“

Thanks for all that you do!
You change minds!

Thank



Reliable, Relationships

Staff Development

By investing in our staff, we are investing in our community. The library provided staff with training development opportunities to enhance learning and ensure staff can support community members of all demographic and economic backgrounds. In 2022, the library invested **528 hours in staff training** in the areas of equity, diversity and inclusion, better equipping staff to respond to community needs and contribute to a respectful and inclusive environment.

“

The library is an invaluable part of our community! Thank you for all the work you do and the wealth of knowledge you provide.

kelfall

CNCL - 57



Thank You To Our



Donation Campaign

We want to say a special thank you to our ongoing donors who contribute regularly to the library. We were also pleased to welcome many new donors in 2022. Your donations help the library to expand on the variety of services we provide, and respond to our community's changing and growing needs while exceeding their expectations. With your support, we will continue to have a positive impact on our community for generations to come.



Summer Reading Club

Thank you to our three primary Summer Reading sponsors!



Special thanks to RBC Royal Bank, Booster Juice and EXIT Richmond for contributing to specific summer programs.

Donors & Sponsors



Ben & Esther Dayson Judaica Collection

Over **20 years**, the Dayson family has donated an incredible **\$146,000**. Their generosity has funded the development of the Reading Lounge, a popular and comfortable physical space for reading, resting and reflecting, and supported numerous cultural programs, as well as expanding the Ben & Esther Dayson Judaica Collection, which currently contains over **2,000 print and digital books**.



Hiking ExplorePacks

The library, together with partners BC Parks and AdventureSmart, introduced Hiking ExplorePACKS for community members to borrow, free of charge. These kits contain the basics needed to get started, including trekking poles, a compass, headlamp, rescue whistle and more, all contained in a rugged backpack to support community members from beginner to expert in fully and safely enjoying a day of hiking.



BC Parks
Licence Plate
Program



2022 Donations

Thank you to the many generous donors who helped us improve and expand access to essential programs, collections and services.

DONATIONS \$5,000 - \$19,999

Ben & Esther Dayson Charitable Foundation;
Friends of the Library (FOL)

DONATIONS \$1,000 - \$4,999

Anar Shariff; The BC Muslim Association Women's
Richmond Branch; Royal Bank of Canada

DONATIONS \$500 - \$999

Anonymous(1); Edmund Szeto; Li Jin; Linda McPhail;
Linda Wright; Mary Gardner; Sherine Merhi; Stephen Li

DONATIONS \$300 - \$499

Carmen Diane Cousar; Huiyuan Ma; Monan Zhang;
Susan Walters

DONATIONS \$200 - \$299

Anonymous(1); Bert Molloy; Cindy McPherson; Ella
Ferguson; Huiyuan Ma; Pei-Ling Liao; Robbin Greig;
Yun-Jou Chang; Yuri Lewis

DONATIONS \$100 - \$199

Amanda Wong; Amy Lee; Andrew Donald Dove;
Anonymous(4); Audrey Fung; Aymeric Dupont; Bill
& Judith Moffatt; Brenda Burtnick; Carol Wood;
Chaslynn Gillanders; Claire Hammer; Denise Hui;
Derril Gudlaugson; Diana Tyler; Edmund Leung;
Elise Roaf; Heather Nicolaas; James Hirayama;
Jessica Smith; Josh Gibbons; Karen Hakansson;
Linda MacDonald; Linda Wright; Mabel Tsang;

Marilyn Sakiyama; Megumi Fukuda Ng; Pat
Morrison; Patricia Ling; Patricia Ling; Patricia
O'Sullivan; Pei-Ling Liao; Pei-San Tsai; Rae Pearson;
Raymond Ong; Rosemary Nowicki; Rudy Chiang;
Sandy Bichard; Sivaram Balasubramanian;
Stella Wong; Susan Johnsen; Virginia Nelson; Vivian
Garfinkel; Vivian Keung; Wendy Kirkland; Wendy
Wang; Xu Pan; Yaohua Huang; Yinan Zhao;
Zheng-Wen Ye

DONATIONS \$50 - \$99

Alana Chan; Albert Li; Anonymous(3); Astrid Fox;
Bing Fu; Caitlyn Lam; Canadian Online Giving
Foundation; Christina KP Wang; Daniel Mulokandov;
Debbie Pawluk; Derril Gudlaugson; Frances Mens;
Glenda Wey; Hansen Amanda; Heidy Ng; Helen &
Blake Davidson; Howan Wong; Janet Lawrence;
Jocelyn Sy; Kate Foreman-Ng; Kazuko Wang; Keith
Ng; Liesl Jauk; Lily Lee; Linda Lin; Lu Wang;
Ma Cecilia Garcia; Melanie Rupp; Morris Gonzales;
Philomena Wong; Ping Xiang; Robert Stevens;
Sharon Doucelin; Shirley Li; Sonya Lam; Suzanne
Laferte; Valerie Simmons; Vanathy Jasoth;
Wilfred Tsang; Xiao Jun Zhang; Xue Ni Cui;
Yoke Mun Loh; Yu Man Po; Zhenyu Wu

DONATIONS UP TO \$49

Alan Statham; Alejandra Acosta; Alfred Ng; Amy O
Yuen; Andrei Obratzsov; Anil Dias; Ann Mackie; Annie
Ho; Annie Wei; Anonymous(16); Anubhav Shukla; Axel
Hovbrender; Ayazuddin Syed; Bemice Hui; Bill Speer;
Blair Miller; Brenda Clark; Brent Ritchie; Bruce Raber;
Bryan Selesky; Canada Helps; Carlo Puche; Carmen
Evans; Chris Watson; Christopher Mok; Chuen Bit

Lee; Chuen Wong; Dawn Jordan; Debbie Hawes; Deborah Redfern; Ding Li; Douglas Densen; Douglas Hugill; Feng Lin; Geunryul Lee; Glenn Deer; Gilbert Opwonya; Guangshan Gao; Haibo Zhou; Hsiao-Wen Wang; In Peng Susana Vong; Inger Zingeler; Isabel Huenefeld; Janice Lewis; Jay Bagtas; Jennifer Nakata; Jie Chen; Jingyan Zhu; Jiumn-Ming Huang; John Foster; Judi Menard; Ka Tam; Karen Mori; Katie Li; Kevin Tosoff; Kim Tuai; Lai Lee Yim; Lan Fang; Lara Manierka; Leila Ma; Li Zhang; Lidai Ma; Louis Lee; Lynn Riemer; Lynne Selinger; Marian McTavish; Meganne Ohata; Melanie Coath; Michael Johnson; Michael Xie; Minh-Yen Ly; Minzhi Pang; Mirit Murad; Mirza Baig; Mitzi Misako Iwata; Nancy Li; Nicole Stocking; Oksana Burke; Olena Tomanova; Pennie Poon; Peter Bittner; Peter Buk; Peter Chen; Peter Choy; Philip Steiner; Phoebe Xie; Po Keung Chong; Qin Li; Qing Yu; Rachele Hardman; Ramandeep Dherari; Rick McCallion; Sara Kelly; Shagutfa Ansari; Shao Chang; Shao Dong Liu; Sheila Conception; Shih-Jen Wang; Shun Lee; Spencer Kinchan Chan; Steve Ward; Suanne Kiges; Suman Sinha; Surekha & Jerry Bains; Tayebah Barazandehpey; Terence Chu; Teresa Lin; Terry T Yako; Tianyu Dai; Toni Yu; Valery Petrich; Vanessa Chan; Vincci Shiu; Virginia Wu; Wai Tze; Wendy Wu; William Fung; Winnie Dong; Wynne Hu; Yaqiong Wu; Ying Zhang; Yixin Gao; Yong Mei Ni; Yong Yu Meng; Yongxin Su; Yui Ling Chang; Yuping Wang; Zoe Zhang; ZSaidi



Get a
tax receipt
with your
donations!

2022 Statement Of Revenue & Expenses

OPERATING REVENUE

Municipal Contribution	\$9,653,650
Donations	\$30,854
Grants	\$378,203
Fines & Miscellaneous	\$76,757
Investment Income ¹	\$25,971

Total \$10,165,435

CAPITAL

Municipal Contribution	\$742,400
Gain on Sale of Assets	\$20,602

Total Revenue \$10,928,437

OPERATING EXPENSES

Salaries & Employee Benefits	\$7,762,031
Supplies & Equipment Services	\$300,763
General & Administration	\$298,049
Building, Lease & Maintenance	\$490,043
Utilities	\$107,508
Library Subscriptions & Databases	\$702,601
Contribution for Capital Improvements	\$0

Total \$9,660,995

CAPITAL

Amortization ²	\$930,948
---------------------------	-----------

Total Expenses \$10,591,943

Annual Surplus (Deficit) \$336,494

¹ Investment income is generated from endowment funds administered by the Vancouver Foundation and the Richmond Community Foundation.

² The cost of an asset, such as a book, is spread over the estimated useful life of the asset or the book and this annual expense is referred to as "amortization".

Coming In 2023



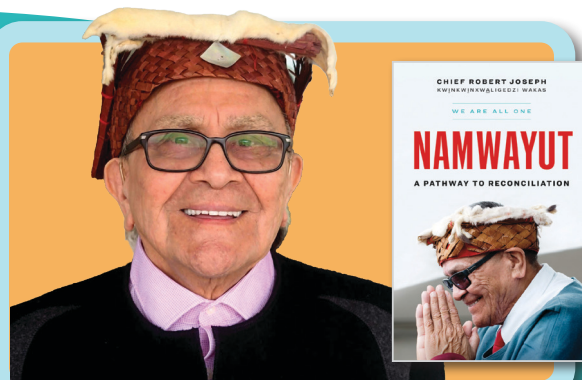
Brighthouse Entrance Renovation Project

The Brighthouse library is transforming its main entry area into a dynamic new space with public seating suitable for meeting and gathering, and expanded capacity for customer holds. We look forward to the new space which will be flexible and modern, while having a relaxed, inspiring and inviting feel.



New Conferencing Equipment

Funded by a provincial grant, the library has recently installed new conferencing equipment, which will support the delivery of hybrid programming to extend our reach to those who may not be able to attend in-person.



Indigenous Author Series

In the spirit of reconciliation and in support of the province's implementation of the United Nations Declaration of the Rights of Indigenous Peoples, the library is committed to hearing and learning from Indigenous voices.



Sensory Kits

Richmond Public Library launched its new sensory kits in June 2023. These kits, intended for use inside the library, provide tools and supports that can help create a more sensory-friendly library experience for neurodiverse customers of all ages. Available now.







Community Services Pop Ups

Taking place on the 2nd Thursday of every month at the Brighthouse library, these events provide an important opportunity for community members at risk of or living in poverty to get connected to community-based resources and supports.



Visit one of our libraries today!

 **Richmond**
Public Library
Discover more @yourlibrary.ca

 /yourlibraryRichmond
 @RPLBC
 @RPLBC
 RPLYourLibrary



Parks, Recreation and Cultural Services Committee

Date: Tuesday, June 27, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Michael Wolfe
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Bill McNulty

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on May 24, 2023, be adopted as circulated.

CARRIED

AGENDA ADDITIONS

It was moved and seconded

That:

- (1) *Lacrosse and Hockey Box be added to the agenda as Item No. 3A;
and*
- (2) *Richmond Ice Centre Ice Times be added to the agenda as Item
No. 3B.*

CARRIED

DELEGATIONS

1. (1) Rebecca Harbut and Mike Bomford, Department of Sustainable Agriculture, Kwantlen Polytechnic University, provided an overview of the KPU Farm at Garden City Lands 2022 Report, together with a brief presentation (copy on file). The following was highlighted:

- The license to use area covers a total of twenty acres (8 ha), with phase 1 of the area being an 8 acres (3 ha) site, farmed since 2018, with horticultural crops, field crops/berries and an orchard.
- Soil was deposited last year for the expansion to phase 2. Due to contamination at the site and concerns on maintaining carbon sequestered in the peat, 70 cm of mineral soil layered on top of the peat required.
- There is a 6 year crop rotation in the market gardens, which has seen production grow each year, resulting in \$120k of produce grown last year (\$50k at market, \$40k at wholesale and remainder to Richmond Food Bank).
- Expanding on community engagement, including the learning garden to create spaces for interaction, and utilizing the iNaturalist app to learn about different species of plants, insects and birds that interface with the ecosystem of the site.

In response to queries from Committee, the delegation noted:

- KPU offers a Bachelor of Applied Science and Sustainable Agriculture Degree program, with 50 students typically completing the four year program, and a target to double that enrollment over the coming years;
- all students are required to engage with the Garden City lands for a full year hands on Agro-Ecosystems Management production series and a full year of research;
- all the material with farm waste in the peat was screened with no chemical residues found, just clean peat laid down; and
- summer twilight farm tours held second Tuesday of every month.

- (2) Wallapak Polasub, Research and Extension Program Manager, Institute for Sustainable Food Systems, Kwantlen Polytechnic University, provided an overview of the 2022 Annual Report on Richmond Farm School at Gilbert Road, together with a brief presentation (copy on file). The following was highlighted:

2.

Parks, Recreation & Cultural Services Committee

Tuesday, June 27, 2023

- following the COVID pandemic there was a greater interest in growing food and being self reliant which led to 2 cohort programs in 2021, later reduced to 1 cohort program in 2022 (late March to November), with a maximum capacity of 20 students;
- with respect to land use, there are 2.5 acres of teaching, including 0.75 acre mixed vegetables, herbs and flowers and 1.5 acres of apples and pears, and 3.3 acres allocated to incubator farmers;
- site upgrades include the installation of another perimeter security fence along the ditch, shipping container for storage, new processing area and access road improvement; and
- various outreach activities are ongoing, including farm tours and food donations to local community organizations, with additional community supported agriculture information and videos available on the KPU Institute for Sustainable Food Systems website.

In response to queries from Committee, the delegation advised that:

- Although 100 people on the waitlist it is not possible to do more than one cohort of 20 students per year due to limited staff.
- Exploring long term expansion opportunities is ongoing.

COMMUNITY SERVICES DIVISION

2. **HUGH BOYD COMMUNITY FACILITY AND FIELDHOUSE – STAKEHOLDER ENGAGEMENT AND DELIVERY TIMELINE**

(File Ref. No. 06-2052-20-HBSC) (REDMS No. 6915261)

In response to queries from Committee, staff noted beginning in the fall, and throughout the lifecycle of the project, there will be multiple opportunities for various types of public engagement to ensure the design fits the community.

It was moved and seconded

That the staff report titled “Hugh Boyd Community Facility and Fieldhouse – Stakeholder Engagement and Delivery Timeline” from the Director, Recreation and Sport Services, and Director, Facilities and Project Development dated June 1, 2023 be received for information.

CARRIED

3. **WHARVES REGULATION BYLAW NO. 10182**

(File Ref. No. 06-2345-00) (REDMS No. 6407177)

In response to queries from Committee, staff noted (i) aggregate reporting of statistics can be provided to committees on a monthly/annual basis, and police related files could be requested through the RCMP, (ii) staff will be

3.

Parks, Recreation & Cultural Services Committee

Tuesday, June 27, 2023

developing a specific operational plan for enforcement and working with a contractor (tow operator) for any removal of vessels, and (iii) depending on the value, removed vessels will be auctioned or disposed.

It was moved and seconded

- (1) *That Wharves Regulation Bylaw No. 10182 be introduced and given first, second and third reading;*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10286, be introduced and given first, second, and third reading;*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10285, be introduced and given first, second, and third reading;*
- (4) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10306, be introduced and given first, second, and third reading; and*
- (5) *That staff report back to Council in one year to provide a status update regarding the implementation and enforcement results following adoption of the Wharves Regulation Bylaw No. 10182.*

CARRIED

3A. LACROSSE AND HOCKEY BOXES

(File Ref. No.)

In response to questions from the Committee regarding the Steveston lacrosse box, staff noted:

- the Steveston Community Centre development and playground updates do not currently touch upon areas of recreational facilities, including the lacrosse box;
- an asset management crew can review and address concerns regarding the condition of the lacrosse box
- currently there are no plans or requests to update or change the use of the court boxes, and
- an outdoor covered lacrosse box has been identified in the sports facility needs assessment to be reported to the Committee later this year.

A brief discussion ensued regarding the Burkeville hockey box. Staff noted the ongoing assessment and improvement process for the area, including pickleball courts.

3B. RICHMOND ICE CENTRE ICE TIMES

(File Ref. No.)

In response to questions from the Committee regarding available of ice times

Parks, Recreation & Cultural Services Committee
Tuesday, June 27, 2023

at the Richmond Ice Centre, staff noted:

- staff meet with the Richmond Arena Community Association (RACA) on a regular basis, which included a meeting in April also attended by the four minor sport groups to discuss this year's renovations and construction timeline;
- the RACA Program Committee met last week to discuss all of the tournaments for the coming year to ensure a balanced slate in terms of ice time; and
- high performance groups tend to use weekday ice time as opposed to evening/weekend ice time, other than tournament ice time, of which there is one tournament considered for this season, opposed to three tournaments last season.

4. MANAGER'S REPORT

(i) Steveston Salmon Festival

A brief overview of the programming planned for the upcoming 76th Annual Steveston Salmon Festival (July 1, 2023), was provided.

(ii) Summer Art Gallery Exhibition

Staff noted the upcoming Richmond Art Gallery summer exhibition, "MOTHLIKE/silvery-blue", by Amy-Claire Huestis, which focusses on awareness of the Fraser River ecosystem.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:58 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, June 27, 2023.

Councillor Chak Au
Chair

Lorraine Anderson
Legislative Services Associate

5.



General Purposes Committee

Date: Tuesday, July 4, 2023

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on June 19, 2023, be adopted as circulated.

CARRIED

DELEGATION

1. Yannick Simovich, Board Chair, Tourism Richmond, and Nancy Small, CEO, Tourism Richmond, with the aid of a PowerPoint presentation (Copy of File, City Clerk's Office) provided an update on the tourism industry in Richmond, and Tourism Richmond's plans and initiatives. The following was highlighted:
 - as anticipated, the tourism industry rebounded following the COVID pandemic, with Richmond having an outstanding second half in 2022;

General Purposes Committee

Tuesday, July 4, 2023

- Many of the challenges reported previously with supply chain, labour, inflation, air travel and more, are in a better place than a year ago;
- the Steveston Spot Prawn and Seafood Festival event, initiated in 2022, is a great example of the Richmond Tourism mandate to support the industry, restaurants and adding to the vibrancy of Steveston;
- the Richmond night market continues to be one of the most popular destinations April through October, which also saw one of the Amazing Race Canada challenges take place last year, resulting in national coverage and identifying Richmond as a tourist destination; and
- in addition to social media and other promotional initiatives, billboard advertising is underway targeting markets in Washington, Alberta, Ontario and the rest of BC.

In response to queries from the Committee, the delegation noted:

- the life of the destination marketer has changed as a result of the data available through subscribed research, identifying the number of visitors to Richmond, where they are from, etc., providing opportunities for targeting advertising; and
- With respect to the vacancy/occupancy rate, this year has been fantastic, with Richmond outperforming Vancouver occupancy however, following statistics from the US, the tourism industry anticipates a minor recession within the next 6-8 months.

CAO'S OFFICE

2. **2023 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM**

(File Ref. No. 01-0005-01) (REDMS No. 7244893)

It was moved and seconded

That the City of Richmond's submissions to the Union of BC Municipalities (UBCM) Community Excellence Awards program be endorsed, including:

- (1) *Excellence in Governance: Flood Protection Public Engagement Campaign;*
- (2) *Excellence in Service Delivery: MyBusiness Online Business Licence System; and*
- (3) *Excellence in Asset Management: Ageing Infrastructure Analysis.*

CARRIED

General Purposes Committee

Tuesday, July 4, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:23 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 Tuesday, July 4, 2023.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



Planning Committee

Date: Wednesday, July 5, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs (by teleconference)

Also Present: Councillor Laura Gillanders (by teleconference)
Councillor Michael Wolfe (by teleconference)

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 June 20, 2023, be adopted as circulated.

CARRIED

Councillor Carol Day entered the meeting (4:01 p.m.).

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1243059 BC LTD. FOR REZONING AT 12120 NO. 5 ROAD FROM "AGRICULTURE (AG1)" ZONE TO "LIGHT INDUSTRIAL (IL)" ZONE**
(File Ref. No RZ 21-941597) (REDMS No. 7234065)

Planning Committee
Wednesday, July 5, 2023

Staff provided an overview of the report highlighting that (i) the proposed application is to facilitate the development of two industrial buildings, (ii) temporary vehicle access will be from No. 5 Road and ultimate vehicle access will be from the rear lane to Rice Mill Road, (iii) seven trees will be removed and 14 replacement trees will be planted, (iv) 22 trees on adjacent properties will be retained, (v) sustainability and building energy efficiency features will be incorporated into the proposed development, and (vi) a Servicing Agreement (SA) is required prior to rezoning adoption for site servicing works, lane construction and frontage improvements.

In reply to queries from Committee, staff advised that (i) the site adjacent to the proposed development is owned by BC Ferries and is designated for Industrial use with a portion of the site being designated Environmentally Sensitive Area (ESA), (ii) the adjacent BC Ferries site is currently subject to a rezoning application and a development permit application, and (iii) subject to the provisions of the zoning bylaw, varying heights of a development may be dependent on the type of the land use that is permitted.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, for the rezoning of 12120 No. 5 Road from “Agriculture (AG1)” zone to “Light Industrial (IL)” zone, be introduced and given first reading.

CARRIED

2. BYLAW NO. 8856 AMENDMENTS, CONSTRUCTION SIGNAGE CHANGES

(File Ref. No. 08-4375-01) (REDMS No. 7238703)

It was moved and seconded

That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474, specifying the proposed new requirements for construction signage and addressing permitted hours of work and notification of site issues, as outlined in the report titled “Bylaw No. 8856 Amendments, Construction Signage Changes”, dated June 5, 2023 from the Director, Building Approvals be introduced and given first, second and third readings.

CARRIED

3. UPDATED MARKET RENTAL HOUSING POLICY – ONE YEAR REVIEW

(File Ref. No. 08-4045-30-02) (REDMS No. 7267939)

Planning Committee
Wednesday, July 5, 2023

Discussion ensued with respect to (i) providing Council with bi-weekly updates on the Market Rental Housing policy progress, (ii) the need to create significantly more rental housing, (iii) the number of affordable housing units secured since the adoption of the Affordable Housing Strategy in 2007 represents what Council has approved, this includes what is under development, and what is being reviewed by staff, (iv) changing market conditions can bring development uncertainty, (v) understanding what is working with the Market Rental Housing Policy and what needs improvement, (vi) benchmarking tools being built into the policy to measure how well the policy is working, and (viii) the need for feedback from the Development industry on the Market Rental Housing Policy and how it has impacted them.

It was moved and seconded

That the staff report titled "Updated Market Rental Housing Policy – One Year Review" dated June 19, 2023 from the Director, Policy Planning be received for information.

CARRIED

4. COMMUNITY SERVICES POP UPS UPDATE

(File Ref. No. 08-4055-05) (REDMS No. 7235631)

Staff advised that grant application for the 2023 UBCM Poverty Reduction Planning and Action Program was successful and staff will begin planning for this new project.

In response to queries from Committee, staff advised that (i) the initial grant from the Provincial government was for \$25,000, which is for the development of the Collaborative Action Plan to Reduce and Prevent Poverty, (ii) the grant amount from the Provincial government for the Pop Ups is \$50,000, (iii) the Pop Ups are continuing to run from Brighthouse library and staff will continue to monitor them and explore opportunities and (iv) there is a new grant to develop the Peer to Peer Navigation Program that will be held at various libraries throughout the city.

It was moved and seconded

That the staff report titled "Community Services Pop Ups Update", dated June 15, 2023 from the Director, Community Social Development, be received for information.

CARRIED

Planning Committee
Wednesday, July 5, 2023

5. **MANAGER'S REPORT**

Provincial Government Announcement regarding Reconstruction of Lion's Manor

Staff advised that the Provincial government announced on June 22, 2023 a funding commitment to rebuild Lion's Manor in Steveston. Staff have reached out to Vancouver Coastal Health (VCH) for an update on this project, but at present VCH is not able to provide an update. Staff have been advocating to rebuild Lions Manor at the proposed location and advised Committee that a rezoning application will be required for this proposal.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 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, July 5, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: June 13, 2023

From: Todd Gross
Director, Parks Services



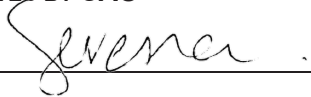
File: 06-2345-00/Vol 01

Re: **Wharves Regulation Bylaw No. 10182**

Staff Recommendation

1. That Wharves Regulation Bylaw No. 10182 be introduced and given first, second and third reading;
2. That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10286, be introduced and given first, second, and third reading;
3. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10285, be introduced and given first, second, and third reading;
4. That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10306, be introduced and given first, second, and third reading; and
5. That staff report back to Council in one year to provide a status update regarding the implementation and enforcement results following adoption of the Wharves Regulation Bylaw No. 10182.

Todd Gross
Director, Parks Services
(604-247-4942)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Business Services	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
		

Staff Report

Origin

City Council has the authority to regulate activities within their communities under the Community Charter. Under these powers, City Council may impose requirements and prohibitions by bylaw relating to municipal services and public places.

The staff report titled “Options for Regulating the Use of the City’s Waterfront” was presented to Council on June 12, 2023, and the following recommendation received Council endorsement:

That a bylaw to regulate the use of the City’s waterfront as detailed in the staff report titled “Options for Regulating the Use of the City’s Waterfront,” dated May 5, 2023, from the Director of Parks Services be drafted for Council’s consideration.

This report responds to the above referral and summarizes key provisions of the proposed Wharves Regulation Bylaw No. 10182 (Bylaw).

This report supports Council’s Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.2 Enhance the City’s network of parks, trails and open spaces.

Analysis

The proposed Bylaw provides a regulation, education, prevention and enforcement regime that is consistent with the management of all other City-owned property. This Bylaw is specifically suited to the City’s waterfront assets and will enable staff to more effectively manage activities such as fishing, moorage or marine related commercial activities. The Bylaw has particular relevance to the wharf at Imperial Landing which accommodates multiple uses and where a number of issues have arisen in the past.

Wharves Regulation Bylaw No. 10182

The proposed Bylaw applies to all piers, ramps, docks and other floating structures that are owned or maintained by the City, and any waterlot areas that are owned, leased or licensed by the City. It

identifies the City staff who have regulatory and enforcement authority as well as defines the activities that are covered by it. The activities to be regulated by the proposed Bylaw can be summarized as follows:

- Prohibition of commercial fishing while permitting non-commercial fishing in locations with signage indicating that it is permitted;
- Regulations and prohibitions regarding moorage of vessels in waterlots and at wharves;
- Prohibition of commercial activities except with written authorization; and
- Provisions for the removal of a vessel at a wharf or in a waterlot.

Proposed Moorage Regulations

The proposed Bylaw outlines the City's authority to enforce the regulations including the terms for removal of a vessel found to be in violation of the Bylaw. It formalizes regulation of moorage and establishes the fees and time limits for transient, recreational moorage. The proposed Bylaw limits transient moorage to three consecutive days within a 14 day period, the same terms by which the wharf at Imperial Landing is operated presently.

Amendments to Related Bylaws

The proposed Wharves Regulation Bylaw No. 10182 establishes the fees associated with transient day moorage in the Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10286. At Imperial Landing, a moorage fee of \$1.50 per foot per day is proposed with this Bylaw for up to 72 hours.

The Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10285 provides Bylaw Enforcement Officers with the authority to issue tickets of up to \$500, while providing an adjudication process for a person found to be in non-compliance to appeal a ticket or settle disputes. Staff are proposing a number of amendments and additional ticketing measures be added to Bylaw Violation Dispute Adjudication Bylaw No. 8122. The proposed ticketing measures are a response to the enforcement measures introduced within the proposed Wharves Regulation Bylaw. The additional measures will expand the enforcement tools that may be utilized by staff in attempting to obtain compliance.

The proposed Wharves Regulation Bylaw No. 10182 further provides that any person who contravenes the Bylaw may be liable to a fine of up to \$50,000 upon conviction through a long form prosecution. Staff are also proposing to add measures within the Municipal Ticket Information Authorization Bylaw No. 7321 with Amendment Bylaw No. 10306 that provide staff the authority to issue tickets of \$1,000. The new fines will provide staff additional enforcement measures as an option, although staff will continue to rely on education and voluntary compliance as a first step.

Stakeholder Consultation

Following the public and stakeholder consultation process completed in 2019, staff have continued to consult with key stakeholders during the preparation of the proposed Bylaw. On April 26, 2023, staff made a presentation to the Britannia Shipyard National Historic Site Society about the proposed Bylaw. The Society passed a motion to support the proposed Bylaw as presented.

Most recently, on April 27, 2023, staff reviewed the draft proposed Bylaw with Steveston Harbour Authority (SHA) staff for information and coordination purposes and received supportive feedback.

Education and Communications

Should Council approve the proposed Bylaw, the following series of steps will be taken to notify stakeholders and the public to create broad awareness of the bylaw:

- Publish a bulletin summarizing the Bylaw as soon as it comes into effect;
- Promote the Bylaw on the City website and via local media;
- Update the signage at Imperial Landing, Britannia Shipyards, MacDonald Beach and London Wharf Park/No. 2 Road Pier citing the Bylaw;
- Provide engagement with the public at Imperial Landing dock regarding bylaw regulations; and
- Send out email notifications about the Bylaw to stakeholders (e.g., Britannia Shipyards National Historic Site Society, Steveston Harbour Authority, and boat owners that have long-term moorage agreements with the City).

Impact of the Proposed Bylaw

It is anticipated that the proposed Bylaw will increase overall calls for service to both the Bylaw Department as well as the RCMP. However, it is not possible to accurately predict the frequency or complexity of these calls. Based on prior enforcement efforts involving waterlots and wharves as well as the experience of other jurisdictions, it is anticipated that there will be a wide range of minor incidents to complex interventions. Complex cases will be escalated to the City's Joint-Operation Team which includes multiple City and external agencies.

The Bylaw Enforcement Strategy will be based on a spectrum of actions beginning with proactive education, warnings, ticketing and Provincial Court Long-Form Prosecution. Staff will monitor the volume and nature of enforcement related calls and report back to Council one year following the implementation of the Bylaw. Should the need arise, staff will identify any additional resource and budget requirements resulting from the Bylaw's implementation.

Financial Impact

There is no financial impact as a result of the adoption of this Bylaw.

Conclusion

The proposed Wharves Regulation Bylaw No. 10182 provides regulations for activities that are not currently addressed by the existing *Public Parks and School Grounds Regulation Bylaw No. 8771*. It provides staff with an additional tool to assist with the management and enforcement of regulations surrounding the City's waterfront assets in addition to ongoing education and communications with the public and stakeholders. The Bylaw reduces conflict and improves City services to ensure the safe use of waterfront amenities and to balance the diverse needs of residents and visitors alike. Staff will monitor the impact of the implementation of the Bylaw for one year and report back to Council on the outcomes.

A handwritten signature in black ink, appearing to read 'A. Kurnicki', with a stylized flourish at the end.

Alexander Kurnicki
Manager, Parks Programs
(604-276-4099)



CITY OF RICHMOND

WHARVES REGULATION

BYLAW NO. 10182

EFFECTIVE DATE -

WHARVES REGULATION

BYLAW NO. 10182

TABLE OF CONTENTS

PART ONE: GENERAL	1
1.1 Application	1
PART TWO: PROHIBITED ACTIVITIES	1
2.1 General – Prohibitions	1
2.2 Fishing – Prohibitions.....	2
2.3 Wharf and Vessel Activities – Prohibitions.....	2
PART THREE: PROHIBITED ACTIVITIES – EXCEPT WITH WRITTEN AUTHORIZATION	4
3.1 Infrastructure and Surrounding Areas – Prohibited Activities Requiring Authorization	4
3.2 Commercial Activity – Prohibited Activities Requiring Authorization	4
3.3 Events – Prohibited Activities Requiring Authorization	5
3.4 Hours of Wharf Closures	6
3.5 Wharf and Vessel Activities – Prohibited Activities Requiring Authorization	6
PART FOUR: MOORAGE REGULATIONS	7
4.1 Moorage Fee	7
4.2 Moorage Regulations	8
4.3 Removal of a Vessel.....	9
4.4 Public Auction	10
PART FIVE: SPECIAL AUTHORITY	11
5.1 Special Authority to Close Wharf.....	11
PART SIX: WRITTEN AUTHORIZATIONS	11
6.1 Procedure for Written Authorization	11
PART SEVEN: VIOLATIONS AND PENALTIES	11
PART EIGHT: INTERPRETATION	12
PART NINE: SEVERABILITY AND CITATION	16
SCHEDULE A: LIST OF WHARVES AVAILABLE FOR PUBLIC MOORAGE	17
SCHEDULE B: WHARF PROCEDURES AND REGULATIONS	19

CITY OF RICHMOND

**WHARVES REGULATION
BYLAW NO. 10182**

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL

1.1 Application

1.1.1 The prohibitions in this bylaw do not apply to:

- (a) any **City** officer or employee in the performance of their lawful duties;
- (b) any **City** agent, contractor or volunteer, working under the supervision of a **City** officer or employee, in the performance of their lawful duties at the **City's** request;
- (c) a **police officer** in the performance of their lawful duties;
- (d) a **provincial officer** in the performance of their lawful duties; or
- (e) a **federal officer** in the performance of their lawful duties.

PART TWO: PROHIBITED ACTIVITIES

2.1 General – Prohibitions

2.1.1 A person or organization must not:

- (a) conduct themselves in a disorderly or offensive manner;
- (b) behave in a manner that endangers themselves;
- (c) harass, disturb, frighten, endanger or injure any other person;
- (d) interfere with or obstruct the lawful use and enjoyment of any **wharf** or **waterlot area** by any other person;
- (e) interfere with, obstruct, impede, hinder or prevent:
 - (i) any **City** officer or employee in the performance of their lawful duties;
 - (ii) any **City** agent, contractor or volunteer in the performance of their lawful duties at the **City's** request; or

- (f) violate any law, statute, bylaw, rule, regulation, notice or order of the **City**, the Province or the Federal government, including without limitation the BC Fire Code;

at any **wharf** or in any **waterlot area**.

2.2 Fishing – Prohibitions

2.2.1 A person or organization must not:

- (a) engage in any fishing, crabbing or catching of **marine life** at, on or off of a **wharf** for non-commercial purposes, unless:
 - (i) in an area specifically designated by signage that such activity is permitted; and
 - (ii) that person or organization holds a valid licence to engage in such activity; or
- (b) engage in commercial fishing, crabbing or catching of **marine life** at, on or off of a **wharf** even if the person or organization holds a commercial fishing, crabbing or other applicable licence.

2.3 Wharf and Vessel Activities – Prohibitions

2.3.1 A person or organization must not:

- (a) **abandon** a **vessel** at a **wharf** or in a **waterlot area**;
- (b) **abandon** or **moor** a **wreck** at a **wharf** or in a **waterlot area**;
- (c) anchor a **wreck** in a **waterlot area**;
- (d) permit a **vessel** to exist in a **dilapidated**, derelict, unseaworthy or unsafe condition while in a **waterlot area** or **moored** at a **wharf**;
- (e) **moor** a **vessel** at a **wharf** and secure it by the use of a lock or otherwise in a manner that prevents any **police officer**, the **Fire Chief**, a **fire rescue member**, a **bylaw enforcement officer**, a **wharf attendant**, the **General Manager, Community Services**, a **federal officer**, or a **moorage enforcement agent** from relocating the **vessel**;
- (f) **moor** a **vessel** at a **wharf** in such a manner as to unduly obstruct the movement of other **vessels**;
- (g) **moor** a **vessel** at a **wharf** with lines or cables across the **wharf**, or to anything other than the fastenings provided for the purpose of **moorage**, or in any way that poses a danger to other **vessels** or the public;
- (h) impede the passage or safe passage of a **vessel** in a **waterlot area**;

- (i) **moor** a **vessel** anywhere at a **wharf** in contravention of a sign indicating that **moorage** is prohibited or restricted;
 - (j) light or operate a generator, open flame or wood stove, camp stove or barbeque, or a natural gas or propane fuelled appliance on a **wharf**, or expose a **wharf** to such device or impact at any time;
 - (k) permit the escape of electrical currents from a **vessel**;
 - (l) dump or dispose of the following onto a **wharf** or in a **waterlot area**:
 - (i) waste, unless it is into an authorized receptacle;
 - (ii) fuel, or black or gray water; or
 - (iii) **Pollutants**;
 - (m) clean fish or dispose of fish parts or offal at, on or off of a **wharf** or **waterlot area**;
 - (n) use paints, solvents, chemical paint removers, spray paint, abrasive paint remover, hull cleaning products, pressure washers, or other materials toxic to **marine life, animals** or humans, or do any sanding, on a **wharf**, or onboard a **vessel** while alongside a **wharf** or in a **waterlot area**;
 - (o) **moor** a **vessel** carrying **dangerous goods** or **explosives** at a **wharf**;
 - (p) store, treat, generate, transport, process, handle, produce or dispose of any **dangerous goods, explosives, fireworks** or hazardous or contaminated materials or substances at or on a **wharf** or **waterlot area**;
 - (q) drive, operate, ride, **stop, park** or leave a **vehicle**, trailer, golf cart/buggy, moped, scooter, bicycle, skateboard, skates, rollerblades, ridden or herded **animal** or other mode of transportation, regardless of motive power, on a **wharf**; or
 - (r) **moor** a **vessel** at a **wharf**, or otherwise use a **wharf** or **waterlot area**, in contravention of any of the provisions of this bylaw.
- 2.3.2 The provisions of Section 2.3.1(q) do not apply to any single-person-use transport, such as a wheelchair or scooter, required by a person with a disability for mobility-assistance purposes.

PART THREE: PROHIBITED ACTIVITIES – EXCEPT WITH WRITTEN AUTHORIZATION

3.1 Infrastructure and Surrounding Areas – Prohibited Activities Requiring Authorization

3.1.1 A person or organization must not undertake any of the following activities at a **wharf** or in a **waterlot area** without first receiving written authorization under the provisions of Part Six:

- (a) cut, break, injure, damage, deface, destroy, remove, alter, misuse, abuse or interfere with any pavilion, building, structure, wall, fence, railing, sign, notice, seat, bench, equipment, landscaping, post, pole, memorial, sculpture, fire and life safety equipment, ornament or object of any kind;
- (b) install, erect, construct or build a tent, shelter, pavilion, building, structure, wall, fence, railing, sign, notice, seat, bench, post, pole, sculpture, ornament or object of any kind; or
- (c) deposit or remove topsoil, sand, wood, rock or other material.

3.1.2 In the event that an obstruction, article or object is placed at a **wharf** or in a **waterlot area** contrary to Section 3.1.1, the **General Manager, Community Services** is authorized:

- (a) to remove or cause to be removed any such obstruction, article or thing at the violator's expense; and
- (b) to do every lawful act required to have any such removal be completed in the shortest possible time.

3.2 Commercial Activity – Prohibited Activities Requiring Authorization

3.2.1 A person or organization must not undertake any of the following activities at any **wharf** or **waterlot area** unless that person or organization is in compliance with *Business Regulation Bylaw No. 7538*, as amended or replaced from time to time, and has received prior written authorization under the provisions of Part Six:

- (a) sell or expose for sale any refreshment, food (including **marine life**), good, article or thing;
- (b) offer any service or private instruction for a fee or other form of compensation;
- (c) solicit funds or any type of goods or services;
- (d) post, paint or affix any advertising or promotional material of a commercial nature, including but not limited to bills, flyers, posters, pictures, banners, flags, pamphlets, cards, signs, products or merchandise on a pavilion, building, structure, wall, fence, railing, sign, seat, bench, tree, shrub, landscaping, post, pole, sculpture, ornament or object of any kind;

- (e) distribute or deliver any advertising or promotional material of a commercial nature, including but not limited to bills, flyers, posters, pictures, flags, pamphlets, cards, signs, products or merchandise;
- (f) install, erect, construct or build a display for advertising or promotional purposes;
- (g) **moor** a **vessel** that is being used for business or commercial services at a **wharf**; or
- (h) drive, operate, **stop**, **park**, **moor**, or leave a **vehicle**, **vessel**, golf cart/buggy, moped, scooter, bicycle, skateboard, skates, rollerblades, ridden or herded **animal** or other mode of transportation for the specific purpose of displaying or broadcasting advertisements or promotional messages of a commercial nature, by way of the **vehicle**, **vessel** or transportation mode's interior, exterior or equipment.

3.2.2 If a person or organization is authorized under Part Six to undertake any of the activities listed in Section 3.2.1, that person or organization shall be responsible for:

- (a) cleaning and removing any waste or debris resulting from such activity;
- (b) restoring the area or site to its former state;
- (c) arranging liability insurance coverage satisfactory to the **Risk Manager** which names the City as an additional insured, with no liability to the City for the premium or deductible; and
- (d) indemnifying the **City** with respect to any third party claims which may be advanced arising from such activity.

3.2.3 In the event that a person or organization posts, distributes, places or leaves any obstruction, article or thing at any **wharf** or **waterlot area** contrary to Sections 3.2.1 or 3.2.2, the **General Manager, Community Services** is authorized:

- (a) to clean, remove or cause to be cleaned or removed any such obstruction, article or thing at the violator's expense; and
- (b) to do every lawful act required to have any such removal or clean-up be completed in the shortest possible time.

3.3 Events – Prohibited Activities Requiring Authorization

3.3.1 A person or organization must not undertake any of the following activities at any **wharf** or **waterlot area** without first receiving written authorization under the provisions of Part Six:

- (a) fire or explode any combustible or other **explosive** material, including but not limited to **fireworks**;

- (b) **moor a vessel carrying fireworks;**
- (c) operate an amplifying system or loud speaker;
- (d) hold a tournament, series of games or competition; or
- (e) hold or participate in a procession, parade, march, drill, demonstration, rally, performance, play, ceremony, concert, meeting or other gathering, excluding family or social gatherings not exceeding 50 persons.

3.4 Hours of Wharf Closures

3.4.1 A person must not enter or remain at any **wharf** between the hours of 11:00 p.m. and 5:00 a.m., or as otherwise posted, except:

- (a) to access a **vessel** which is **moored** with permission under this Bylaw at such **wharf**; or
- (b) as specified in a written authorization under the provisions of Part Six.

3.5 Wharf and Vessel Activities – Prohibited Activities Requiring Authorization

3.5.1 A person or organization must not undertake any of the following activities without first receiving written authorization under the provisions of Part Six:

- (a) **moor a vessel** at any **wharf** other than those listed in Schedule A of this bylaw;
- (b) anchor a **vessel** in a **waterlot area** surrounding a **wharf**;
- (c) use any **vessel moored** at a **wharf** or in a **waterlot area** for **live-aboard** activity;
- (d) build upon or place any structure on a **wharf**, or alter any infrastructure at a **wharf** (including, without limitation, electrical boxes);
- (e) store any items on a **wharf**;
- (f) use the surface of a **wharf** for any maintenance or repair work; or
- (g) conduct any repair, maintenance or restoration work on a **vessel** while it is **moored** at a **wharf** or in a **waterlot area**.

PART FOUR: MOORAGE REGULATIONS

4.1 Moorage Fee

4.1.1 Subject to sections 4.1.5 and 4.2, a person or organization may only **moor** a **vessel** at a **wharf** listed in Schedule A if:

- (a) the required payment has been inserted and a **moorage receipt** obtained from a **vessel moorage meter**;
- (b) the **moorage receipt** has been:
 - (i) placed inside the window of the **vessel** which faces the **wharf**, such that the writing on the face of the **moorage receipt** is clearly visible from outside the **vessel** on the **wharf**-side showing the amount paid, time and date purchased and expiry time and date; or
 - (ii) secured to the **vessel** in such manner that it is protected from the elements and readily found and visible from outside the **vessel** on the **wharf**-side showing the amount paid, time and date purchased and expiry time and date, if the moorage receipt cannot be placed inside a window of the vessel in accordance with subsection (i) above;
- (c) the time period for which a fee has been paid, as indicated on the **moorage receipt** issued by the **vessel moorage meter** and displayed in accordance with subsection (b) above, has not expired; and
- (d) the **moored vessel**'s:
 - (i) name, registration, licence or hull serial number; and
 - (ii) an emergency contact name and telephone number

are clearly posted on the **vessel** in such a manner that they are protected from the elements and readily found and visible from outside the **vessel** on the **wharf**-side.

4.1.2 The fees payable for **moorage** at a **wharf** listed in Schedule A are set out in the *Consolidated Fees Bylaw No. 8636*, as amended or replaced from time to time, and are based on the **length** of the **vessel** and the time period for **moorage**.

4.1.3 A person must not insert a slug or any object other than an accepted form of payment into any **vessel moorage meter**.

- 4.1.4 By **mooring** a **vessel** at a **wharf**, the **owner** of the **vessel** agrees that should the **vessel** leave the **wharf** or **waterlot area** without paying all fees (and fines), the **City** retains a lien against the **vessel** for all outstanding amounts.
- 4.1.5 Section 4.1.1 does not apply to the **moorage** of a kayak, canoe, non-motorized rowboat or stand up paddle board.

4.2 Moorage Regulations

- 4.2.1 Unless a person has received prior written authorization under the provisions of Part Six, a person or organization must not **moor** a **vessel** at a particular **wharf** listed in Schedule A for more than three (3) consecutive days within a fourteen (14) day period.
- 4.2.2 Any vessel moored at a **wharf** listed in Schedule A must carry at least \$2 million in marine liability insurance including coverage for **wreck** removal as well as remediation expenses resulting from any sudden and accidental pollution which may be arising out of any actual, alleged, potential or threatened spillage, release, escape, discharge, emission, seepage, leakage, migration, disposal or dumping, dispersal, or presence of **pollutants**.
- 4.2.3 An **owner** of a **vessel moored** at a **wharf** must provide proof of insurance for the **vessel**, and proof of ownership for the **vessel**, within two (2) days of request by the **City**.
- 4.2.4 The Wharf Procedures and Regulations, contained in Schedule B of this bylaw, apply to all **wharves**. It is an offence under this bylaw for any person using any of the **wharves** to fail to adhere to the Wharf Procedures and Regulations contained in Schedule B of this bylaw.
- 4.2.5 The **General Manager, Community Services** may restrict **moorage** at any **wharf** for special events or for pre-booked **moorage** approved by the **General Manager, Community Services**.
- 4.2.6 A **police officer, Fire Chief, fire rescue member, federal officer, bylaw enforcement officer, wharf attendant, the General Manager, Community Services, or moorage enforcement agent**, may:
- (a) prohibit a person from **mooring** a **vessel** at a **wharf** where there are unpaid fees or fines in respect of that **vessel** or in respect of a different **vessel** owned or operated by that person, until such time as all such unpaid fees and fines have been paid in full to the **City**;
 - (b) order a person or organization who does anything contrary to this bylaw to leave a **wharf** or **waterlot area** immediately, or within a period of time specified by a **police officer, Fire Chief, fire rescue member, federal officer, bylaw enforcement officer, wharf attendant, the General Manager, Community Services, or moorage enforcement agent**, and every person or organization so ordered shall comply with the order and leave the **wharf** or **waterlot area** immediately or within the period of time specified;

- (c) order a person or organization to remove a **vessel** from a **wharf** or **waterlot area** immediately, or within a period of time specified by a **police officer, Fire Chief, fire rescue member, federal officer, bylaw enforcement officer, wharf attendant, the General Manager, Community Services, or moorage enforcement agent**, and every person or organization so ordered shall comply with the order and remove their **vessel** immediately or within the period of time specified;
- (d) direct a person or organization on the position, time, place and manner in which a **vessel** may be **moored**, loaded, or unloaded at a **wharf**, and every person or organization so directed shall comply with such directions, without any liability to such **police officer, Fire Chief, fire rescue member, federal officer, bylaw enforcement officer, wharf attendant, the General Manager, Community Services, or moorage enforcement agent**, resulting from their direction, even if caused by their negligence; and
- (e) permit, regulate or prohibit access to power and water at any **wharf**.

4.2.7 While on a **wharf** or a **vessel moored** to a **wharf** or in a **waterlot area**, a person or organization shall, at the request of a **police officer, Fire Chief, fire rescue member, federal officer, bylaw enforcement officer, wharf attendant, the General Manager, Community Services, or moorage enforcement agent**, state correctly their name and the contact details for the **owner** of the **vessel** if that person is not also the **owner**.

4.2.8 Any person using a **wharf** or **waterlot area** does so at their own risk and is solely responsible for any losses, injuries, claims or actions which may result to them, their passengers, their property or the **vessel**.

4.3 Removal of a Vessel

4.3.1 Where a **vessel**, chattel or obstruction is left **moored** to a **wharf**, anchored in a **waterlot area**, or otherwise obstructs a **wharf** or **waterlot area**, in violation of the provisions of Part Two, Part Three, Part Four, or Part Five, or is left at a **wharf** or in a **waterlot area** in a position that could cause or causes it to interfere with emergency **vessels**, a City **vessel** or a **vessel** hired by the City to be used in connection with maintenance or repairs, a **police officer, Fire Chief, fire rescue member, federal officer, wharf attendant, bylaw enforcement officer, the General Manager, Community Services, or moorage enforcement agent**, may:

- (a) move or cause the **vessel**, chattel or obstruction to be moved, or require the **owner**, operator or person in charge of the **vessel** to move it to a position determined by such **police officer, Fire Chief, fire rescue member, federal officer, bylaw enforcement officer, wharf attendant, the General Manager, Community Services, or moorage enforcement agent**; or
- (b) take the **vessel**, chattel or obstruction into their custody, and cause it to be taken to be stored.

- 4.3.2 All costs and charges for the removal, care or storage of a **vessel**, chattel or obstruction under this section must be paid by the **owner** of such **vessel**, chattel or obstruction and are a lien on such **vessel**, chattel or obstruction even if title to the **vessel** changes.
- 4.3.3 Any **vessel**, chattel or obstruction removed and impounded under this section may be recovered by the **owner** upon presenting proof of entitlement to possession of the **vessel**, chattel or obstruction, satisfactory to the **City**, and upon payment in full of all fees, costs, fines and expenses levied under this bylaw to the **City**.

4.4 Public Auction

- 4.4.1 In the event that a **vessel**, chattel or obstruction is not claimed by its **owner** in accordance with section 4.3.3 within 90 days of the date of removal of the **vessel**, chattel or obstruction from a **wharf** or a **waterlot area**, the **City** or its agents may sell such **vessel**, chattel or obstruction by public auction without further notice to the **owner**.
- 4.4.2 The proceeds of the sale of a **vessel**, chattel or obstruction by public auction under section 4.4.1 shall be applied firstly against any expense for such sale and all charges for which the **owner** is liable under this bylaw and, if applicable, the *Public Parks and School Grounds Regulation Bylaw No. 8771*, as amended or replaced from time to time, and the balance of the proceeds, if any, shall be paid, without interest, to the **owner** upon application of the **owner** to the **City Clerk**. A non-refundable administrative fee of \$1,000 will be charged by the **City** and paid from the proceeds of sale of the **vessel**, chattel or obstruction for each year that the **City** retains the proceeds of sale commencing six (6) months after the sale.
- 4.4.3 If the proceeds of sale of a **vessel**, chattel or obstruction by public auction are insufficient to cover the expenses for sale and all charges for which the **owner** is liable under this bylaw and, if applicable, the *Public Parks and School Grounds Regulation Bylaw No. 8771*, as amended or replaced from time to time, the remaining expenses incurred in the removal or disposal are recoverable as a debt due to the **City** from the **owner** of such **vessel**, chattel or obstruction.
- 4.4.4 Should any **vessel**, chattel or obstruction not be purchased at public auction under section 4.4.1, then it may be disposed of in the **City** dump, or such other place determined by the **City**, and the expenses incurred in the removal or disposal, less the proceeds (if any) of disposal, are recoverable as a debt due to the **City** from the **owner** of such **vessel**, chattel or obstruction.
- 4.4.5 Where any **vessel**, chattel or obstruction has an apparent market value of less than \$250.00, as determined by the **General Manager, Community Services**, and is not claimed by its **owner** within 90 days of the date of removal of such **vessel**, chattel or obstruction from a **wharf** or a **waterlot area**, it may be removed and disposed of by the **City** without notice to the **owner** and the full costs of removal and disposal shall be charged to the **owner** and shall be a debt due and owing to the **City**.

PART FIVE: SPECIAL AUTHORITY

5.1 Special Authority to Close Wharf

- 5.1.1 Notwithstanding the provisions of Part Three and Part Four, the **General Manager, Community Services** may close any **wharf** or **waterlot area**, or part thereof if, in their opinion, the circumstances warrant such closure, including but not limited to fire hazard, prevention or assisting the prevention of a breach of the peace or threat thereto, violation of the criminal law or protection of members of the public from injury or damage.

PART SIX: WRITTEN AUTHORIZATIONS

6.1 Procedure for Written Authorization

- 6.1.1. Notwithstanding the provisions of Part Three and Part Four, a prohibited activity may be carried on within a **wharf** or **waterlot area** if a person or applicant organization first receives written authorization for such activity from the **General Manager, Community Services**, and complies with all conditions of such authorization and all applicable requirements under other municipal, regional, provincial, and federal laws, bylaws, legislation, regulations and policies.
- 6.1.2 A written authorization given in accordance with section 6.1.1 may contain restrictions as to the times and specific places where such activities may be carried on, together with any other restrictions considered appropriate.

PART SEVEN: VIOLATIONS AND PENALTIES

- 7.1 The **owner** of a **vessel**, and the **vessel** itself, in rem, are liable for any violation of the regulations in this bylaw, notwithstanding that, at the time of the violation, the **vessel** is unattended or in the possession of another person.
- 7.2 A violation of any of the provisions identified in this bylaw shall:
- (a) result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time;
 - (b) be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, as they may be amended or replaced from time to time; and
 - (c) be subject to such fines as may be prescribed in the *Municipal Ticket Information Authorization Bylaw No. 7321*.
- 7.3 Any person or organization who:
- (a) violates or contravenes any provision of this bylaw, or who causes or allows any provision of this bylaw to be violated or contravened;

- (b) fails to comply with any of the provisions of this bylaw;
- (c) neglects or refrains from doing anything required under the provisions of this bylaw; or
- (d) makes any false or misleading statement to a **police officer, Fire Chief, federal officer, bylaw enforcement officer, General Manager, Community Services**, or their designates respecting compliance with this bylaw;

commits an offence and upon conviction shall be liable to a fine of not more than Fifty Thousand Dollars (\$50,000), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence. The **vessel** shall also be liable, in rem, for the fine.

- 7.4** No person other than the **owner** or operator of a **vessel** is permitted to remove any notice placed on or affixed to such **vessel** by a **bylaw enforcement officer, General Manager, Community Services, a wharf attendant, or a moorage enforcement agent** who is enforcing or administering this bylaw.
- 7.5** Once any notice has been placed on, or affixed to, a **vessel** by a **bylaw enforcement officer, the General Manager, Community Services, a wharf attendant, or a moorage enforcement agent**, it is unlawful for any person to alter such notice in any manner that it may be used or acted upon by any person as if the alteration was genuine.

PART EIGHT: INTERPRETATION

- 8.1** In this bylaw, the following words have the following meaning:

ABANDON/ABANDONED	means leaving a vessel at a wharf or in a waterlot area without providing appropriate payment of moorage fees for a period in excess of three (3) days.
ANIMAL	means a bird, mammal, amphibian or reptile.
BYLAW ENFORCEMENT OFFICER	means an employee of the City , appointed to the job position or title of bylaw enforcement officer.
CITY	means the City of Richmond.
CITY CLERK	means the municipal official of the City assigned responsibility for corporate administration under section 198 of the <i>Local Government Act</i> , RSBC 2015, Ch. 1, as amended or replaced from time to time, and includes a person designated as an alternate.
COUNCIL	means the Council of the City .
DANGEROUS GOODS	means a product, substance or organism that falls within any of the classes designated as such in the <i>Transport of Dangerous Goods Act</i> (Canada), as

amended or replaced from time to time, but shall not include a quantity of such products, substance or organism that if accidentally spilled, is insufficient to cause danger to lives or the environment.

DILAPIDATED

has the meaning given for “dilapidated vessel” in the *Wrecked, Abandoned or Hazardous Vessels Act (Canada)*, as amended or replaced from time to time.

EXPLOSIVE

has the meaning given in the *Explosives Act (Canada)*, as amended or replaced from time to time, but excludes **fireworks**.

FEDERAL OFFICER

means an employee or member of the Canadian Coast Guard or Transport Canada.

FIRE CHIEF

means the Director of Fire and Rescue Services for the **City**, acting as head of Richmond Fire-Rescue, and includes a person designated to act in the place of the Director.

FIRE RESCUE MEMBER

means a person employed by the **City** and holding a position within Richmond Fire-Rescue as an officer or firefighter.

FIREWORKS

means any article containing a combustible or explosive composition or any substance or combination of substances prepared for, capable of, or discharged for the purposes of producing a pyrotechnical display which may or may not be preceded by, accompanied with, or followed by an explosion, or an explosion without any pyrotechnical display, and includes, without limitation, barrages, batteries, bottle rockets, cannon crackers, fireballs, firecrackers, mines, pinwheels, roman candles, skyrockets, squibs, torpedoes, and other items of a similar nature, that are intended for use in pyrotechnical displays or as explosives or that are labelled, advertised, offered, portrayed, presented or otherwise identified for any such purpose.

**GENERAL MANAGER,
COMMUNITY SERVICES**

means the person appointed by **Council** to the position of General Manager, Community Services, and includes a person designated as an alternate.

LENGTH

means:

- (a) in the case of a **vessel** registered under the *Canadian Shipping Act, 2001*, SC 2001, c. 26, as amended or replaced from time to time, the length as shown in the "Certificate of Registry" issued by Transport Canada, unless it can be shown that the vessel's length has been increased in which case the increased length as determined by City

in accordance with the *Vessel Registration and Tonnage Regulations* of the *Canada Shipping Act, 2001*, as amended or replaced from time to time;

- (b) in the case of a **vessel** licensed under the *Small Vessel Regulation* of the *Canada Shipping Act, 2001*, as amended or replaced from time to time, the length from the fore part of the head of the stem to the after part of the head of the stern post; and
- (c) in the case of a **vessel** that is not registered or licensed under *Canada Shipping Act, 2001* or the *Small Vessel Regulation*, as they may be amended or replaced from time to time, the horizontal distance measured between perpendiculars erected at the extreme ends of the outside of the hull.

LIVE-ABOARD

means over-night living accommodation.

MARINE LIFE

means fish, shellfish, molluscs, crustaceans and marine algae.

MOOR/MOORED/MOORING/MOORAGE

means to secure a **vessel** by means of lines or cables.

MOORAGE ENFORCEMENT AGENT

means a person employed to enforce **moorage** regulations by a contractor with whom the **City** has contracted to provide **moorage** enforcement services.

MOORAGE RECEIPT

means a paper receipt issued by a **vessel moorage meter** showing the date and time of purchase, the fee paid and the date and time when the purchased period expires.

OWNER

as applied to a **vessel**, chattel or obstruction means:

- (a) the person who holds the legal title to the **vessel**, chattel or obstruction;
- (b) a person who is a lessee or mortgagor, and is entitled to be, and is, in possession of a **vessel**, chattel or obstruction;
- (c) a person that is the registered **owner** of a **vessel**; or
- (d) the master or authorized representative of the **vessel** and any person that is or appears to be

in command, control or charge of the **vessel** or that has management of the **vessel**.

PARK/PARKED/PARKING

in relation to a **vehicle**, has the meaning given to those terms in the *Public Parks and School Grounds Regulation Bylaw No. 8771*, as amended or replaced from time to time.

POLICE OFFICER

means:

- (a) a member of the Royal Canadian Mounted Police;
- (b) any person defined as a peace officer by the *Criminal Code*, RSC 1985, c. C-46, as amended or replaced from time to time; or
- (c) any person defined as a public officer by the *Criminal Code*, RSC 1985, c. C-46, as amended or replaced from time to time.

POLLUTANTS

means any solid, liquid, gaseous, thermal or electromagnetic irritant, or contaminant, either naturally occurring or otherwise, and including but not limited to smoke, odour, vapour, soot, fumes, acids, alkalis, chemicals, sewage, micro-organisms, airborne or waterborne particles, waste (including materials to be recycled, reconditioned or reclaimed), paints, solvents, chemical paint removers, urea formaldehyde, electromagnetic currents, fuel, black or gray water, and other toxic or hazardous materials to **marine life, animals** and humans.

PROVINCIAL OFFICER

means an employee or member of the Ministry of Forests, Lands and Natural Resource Operations.

RISK MANAGER

means the Risk Manager for the **City** or a person employed by the **City** designated as their alternate.

STOP/STOPPED/STOPPING

in relation to a **vehicle**, has the meaning given to those terms in the *Public Parks and School Grounds Regulation Bylaw No. 8771*, as amended or replaced from time to time.

VEHICLE

has the meaning set out in the *Motor Vehicle Act*, RSBC 1996, c. 318, as amended or replaced from time to time, and includes motor vehicle and motorcycle, as defined in the *Motor Vehicle Act*.

VESSEL

means any boat, ship, or craft of any kind designed, used or capable of being used solely or partly for navigation in, on, through or immediately above water, without regard to method or lack of propulsion or to

whether it is under construction or being repurposed or dismantled. It also includes a floating object that is designated to be a vessel in a regulation to the *Wrecked, Abandoned or Hazardous Vessels Act*, SC 2019, c. 1, as amended or replaced from time to time.

VESSEL MOORAGE METER

means an automatic, electronic or mechanical device installed to regulate and control the **moorage** of **vessels** at a **wharf** by accepting payment and issuing a **moorage receipt**.

WATERLOT AREA

means:

- (a) any area owned, leased or licensed to the **City** in which is located a **wharf**; and
- (b) any other area of land covered by water (which may be either contiguous or attached to dry land) which is normally covered with water at high tide, that is either owned, leased or licensed by the **City**.

WHARF/WHARVES

means a wharf, landing pier, ramp, dock, floating dock, or other floating structure that is owned or maintained by the **City** and includes, without limitation, those listed in Schedule A of this bylaw.

WHARF ATTENDANT

means a person designated by the **City** to manage the operation of a **Wharf**.

WRECK

has the meaning set out in the *Wrecked, Abandoned or Hazardous Vessels Act*, as amended or replaced from time to time.

PART NINE: SEVERABILITY AND CITATION

- 9.1** The provisions of this bylaw are severable, and if, for any reason, any part, section, subsection, clause, or sub-clause, or other words in this bylaw are for any reason, found to be invalid or unenforceable by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

9.2 This bylaw is cited as “**Wharves Regulation Bylaw No. 10182**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

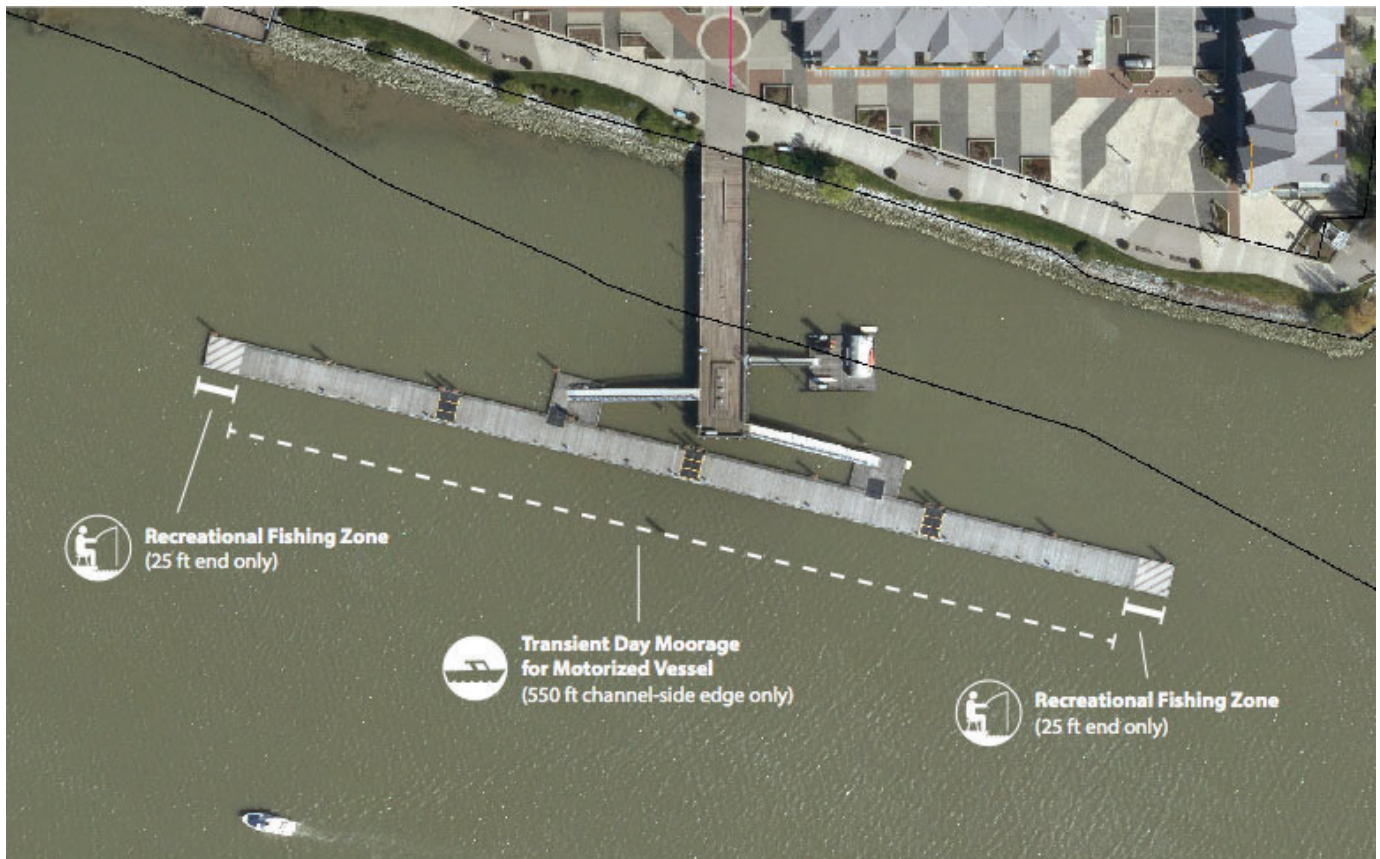
MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 10182

LIST OF WHARVES AVAILABLE FOR PUBLIC MOORAGE

1. Imperial Landing



SCHEDULE B to BYLAW NO. 10182 WHARF PROCEDURES AND REGULATIONS

1. Each **owner** or operator is responsible for the safe **mooring** of their **vessel**. **Owners** and operators shall furnish and maintain their own safe line and chaffing gear. Chaffing gear shall be attached to the **vessel** only and not to the **wharf**.
2. Security is the responsibility of the **vessel owner** or operator.
3. **Owners** and operators are responsible for periodically checking their **vessels**, lines and fenders to ensure they are secure.
4. Gate codes, keys, fobs and other means of access to a **wharf** are to be used by approved **owner** and crew only, and cannot be shared or loaned. Gates cannot be propped open or left in a way that might provide unsupervised access to the **wharf**. Access to a **wharf** may be restricted from time to time and special conditions may be put in place for anyone visiting a **wharf**. Any special conditions will be communicated to **owners**, operators and crew of **vessels** in advance and must be followed.
5. No direct subletting of **moorage** space at the **wharves** is permitted.
6. The City reserves the right to determine the **moorage** location of a **vessel** at a particular **wharf**.
7. **Vessel owners**, operators, crew or visitors are not permitted to board, move or alter any **vessel** at the **wharf** other than their own.
8. Dogs are prohibited on the **wharf** unless on a leash under the control of the owner.
9. All **vessels moored** at a **wharf** must be equipped with a functioning engine and/or be able to be relocated along the **wharf** when requested by the **City**.
10. The **City** reserves the right to change **moorage** locations or temporarily relocate **vessels moored** at a **wharf**. Any movement or relocation requests will be communicated to **vessel owners** and crew in advance with reasonable notice.
11. Sanitary services are not available to **vessels** at a **wharf**. All **vessels moored** at a **wharf** must be equipped with holding tanks.
12. All waste products and other contaminants must be contained onboard a **vessel moored** at the **wharf** for later disposal at an appropriate waste disposal facility.
13. The City assumes no liability for damages incurred to **vessels moored** at a **wharf** or to property lost or damaged while a **vessel** is **moored** at a **wharf**.
14. **Vessels** may not be officially, or unofficially, posted for sale at a **wharf**.
15. **Vessel owners**, operators, crew and guests at a **wharf** must conduct themselves in a manner conducive to the safety of the harbour and the quiet enjoyment of others.



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 10286**

The Council of the City of Richmond enacts as follows:

1. **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by adding Schedule A attached to and forming part of this bylaw as a new “SCHEDULE – WHARVES REGULATION” to the **Consolidated Fees Bylaw No. 8636** in alphabetical order.
2. This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10286**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
BRB

SCHEDULE – WHARVES REGULATION

Wharves Regulation Bylaw No. 10182

Moorage Fees

Section 4.1

Moorage Fee \$1.50/foot/24 hour period

Note: All stays at Imperial Landing are limited to a maximum of three (3) consecutive days within a fourteen (14) day period.

Separate tickets must be purchased for each day of moorage (i.e. 24 hour period). The separate tickets may be purchased at the same time OR a single ticket can be purchased at the beginning of each day.

Tickets are non-transferable.



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 10285**

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by:
 - (a) adding the following to the list in Section 1.1 in alphabetical order:

“Wharves Regulation Bylaw No. 10182, as amended”
 - (b) adding the content of the table in Schedule A attached to and forming part of this bylaw, to Schedule A of Bylaw No. 8122 as a new “Schedule – Wharves Regulation Bylaw No. 10182”.
2. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10285**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
BRB

Schedule A to Bylaw No. 8122

Schedule – Wharves Regulation Bylaw No. 10182 (2023) Designated Bylaw Contraventions and Corresponding Penalties							
A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Wharves Regulation Bylaw No. 10182	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
	Disorderly or offensive conduct	2.1.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Endangering oneself	2.1.1(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Harassing or endangering others	2.1.1(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Interfering or obstructing with use and enjoyment of wharf or waterlot area	2.1.1(d)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Interfering or obstructing with duties	2.1.1(e)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Violating a bylaw, rule, regulation, notice or order	2.1.1(f)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Engaging in fishing, crabbing or catching of marine life in a non-designated area or without a valid fishing, crabbing or other applicable licence	2.2.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Engaging in commercial fishing, crabbing or catching of marine life	2.2.1(b)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a

Abandoning a vessel	2.3.1(a)	No	\$ 500.00	\$ 475.00	\$ 525.00	n/a
Abandoning or mooring a wreck	2.3.1(b)	No	\$ 500.00	\$ 475.00	\$ 525.00	n/a
Anchoring a wreck	2.3.1(c)	No	\$ 500.00	\$ 475.00	\$ 525.00	n/a
Vessel in a dilapidated, unseaworthy or unsafe condition	2.3.1(d)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
Securing a vessel by lock or in a manner that prevents relocation by the City	2.3.1(e)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Obstructing the movement of vessels	2.3.1(f)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Improper tying of lines or mooring a vessel in a dangerous manner	2.3.1(g)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Impeding passage or safe passage	2.3.1(h)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Mooring a vessel in contravention of a posted sign	2.3.1(i)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Lighting or operating a generator, open flame, stove or barbeque	2.3.1(j)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Failure to prevent the escape of electrical currents from a vessel	2.3.1(k)	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
Disposing unauthorized waste, fuel, black or grey water or pollutants	2.3.1(l)	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
Cleaning a fish or disposing of offal or fish parts	2.3.1(m)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Using paints, solvents, removers, pressure washers, other materials toxic to fish or humans, or sanding	2.3.1(n)	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
Mooring a vessel carrying dangerous goods or explosives	2.3.1(o)	No	\$200.00	\$175.00	\$225.00	n/a

Storing, treating, generating, transporting, processing handling, producing, or disposing of dangerous goods, explosives, fireworks, or hazardous or contaminated materials or substances	2.3.1(p)	No	\$250.00	\$225.00	\$275.00	n/a
Driving, operating or parking a vehicle, conveyance or animal on a wharf	2.3.1(q)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Mooring a vessel or using a wharf or waterlot in contravention of any provision of the <i>Wharves Regulation Bylaw</i>	2.3.1(r)	No	\$150.00	\$ 125.00	\$175.00	n/a
Injuring, damaging, defacing, removing, misusing or interfering with any building, structure, sign, notice, equipment, ornament, or object without authorization	3.1.1(a)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Installing, erecting or constructing a tent, shelter, building, structure, sign, notice, ornament, or object without authorization	3.1.1(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Depositing or removing topsoil, sand, wood, rock or other materials without authorization	3.1.1(c)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Selling or exposing an item for sale without authorization	3.2.1(a)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
Offering a service for a fee or compensation without authorization	3.2.1(b)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
Soliciting funds, goods or services without authorization	3.2.1(c)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
Posting advertising or promotional material of a commercial nature without authorization	3.2.1(d)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Distributing or delivering advertising or promotional material of a commercial nature without authorization	3.2.1(e)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Installing or building a display for advertising or promotional purposes without authorization	3.2.1(f)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a

Mooring a vessel that is being used for business or commercial services	3.2.1(g)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
Driving, operating or parking a vehicle, conveyance or animal for the purpose of displaying or broadcasting advertising or promotional messages of a commercial nature without authorization	3.2.1(h)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Failure to conduct commercial, advertising or promotional activities in accordance with requirements	3.2.2	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Unauthorized combustible or other explosive material	3.3.1(a)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Unauthorized mooring of a vessel carrying fireworks	3.3.1(b)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Unauthorized amplifying system	3.3.1(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Unauthorized tournament or competition	3.3.1(d)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Unauthorized parade, performance or gathering	3.3.1(e)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
At wharf during unauthorized hours	3.4.1	No	\$ 100.00	\$ 75.00	\$ 125.00	n/a
Mooring a vessel at a wharf not designated for public moorage without authorization	3.5.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Anchoring a vessel without authorization	3.5.1(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Using a vessel for live-aboard activity without authorization	3.5.1(c)	No	\$ 100.00	\$ 75.00	\$ 125.00	n/a
Unauthorized structure or alteration	3.5.1(d)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Unauthorized storage on wharf	3.5.1(e)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Unauthorized maintenance or repair work on a wharf	3.5.1(f)	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a

Unauthorized repairs, maintenance or restoration in a waterlot area	3.5.1(g)	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
Mooring a vessel without providing the required payment for moorage	4.1.1(a)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Failure to display moorage receipt as required	4.1.1(b)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Mooring a vessel beyond the time period permitted on the moorage receipt	4.1.1(c)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Failure to display vessel name, registration, licence or hull serial number of vessel and emergency contact name and telephone number	4.1.1(d)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Inserting an object other than accepted payment into a vessel moorage meter	4.1.3	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Mooring a vessel for more than three consecutive days within a 14 day period	4.2.1	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Failure to carry required insurance	4.2.2	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Failure to provide proof of insurance or ownership	4.2.3	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
Failure to adhere to Wharf Procedures and Regulations	4.2.4	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Failure to leave when ordered	4.2.6(b)	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
Failure to move vessel when ordered	4.2.6(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Failure to comply with directions	4.2.6(d)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
Failure to assist officer or authorized City personnel	4.2.7	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a



**Municipal Ticket Information Authorization Bylaw No. 7321,
Amendment Bylaw No. 10306**

The Council of the City of Richmond enacts as follows:

1. Municipal Ticket Information Authorization Bylaw No. 7321, as amended, is further amended by:

- (a) adding the following to Schedule A in numerical order:

Column 1

Designated Bylaws

16A. Wharves Regulation Bylaw No.
10182

Column 2

Designated Bylaw Enforcement Officers

- Bylaw Enforcement Officer
- Licence Inspector
- Police Officer

- (b) adding the content of the table in Schedule A attached to and forming part of this bylaw, as a new “Schedule B 16A Wharves Regulation Bylaw No. 10182” to Schedule B in numerical order.

2. This Bylaw is cited as “**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10306**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE B 16A**Wharves Regulation Bylaw No. 10182**

Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine
Disorderly or offensive conduct	2.1.1(a)	\$1,000
Endangering oneself	2.1.1(b)	\$1,000
Harassing or endangering others	2.1.1(c)	\$1,000
Interfering or obstructing with use and enjoyment of wharf or waterlot area	2.1.1(d)	\$1,000
Interfering or obstructing with duties	2.1.1(e)	\$1,000
Engaging in fishing, crabbing or catching of marine life in a non-designated area or without a valid fishing, crabbing or other applicable licence	2.2.1(a)	\$1,000
Engaging in commercial fishing, crabbing or catching of marine life without a licence	2.2.1(b)	\$1,000
Abandoning a vessel	2.3.1(a)	\$1,000
Abandoning or mooring a wreck	2.3.1(b)	\$1,000
Anchoring a wreck	2.3.1(c)	\$1,000
Vessel in a dilapidated, unseaworthy or unsafe condition	2.3.1(d)	\$1,000
Securing a vessel by lock or in a manner that prevents relocation by the City	2.3.1(e)	\$1,000
Obstructing the movement of vessels	2.3.1(f)	\$1,000
Improper tying of lines or mooring a vessel in a dangerous manner	2.3.1(g)	\$1,000
Impeding passage or safe passage	2.3.1(h)	\$1,000
Mooring a vessel in contravention of a posted sign	2.3.1(i)	\$1,000
Lighting or operating a generator, open flame, stove or barbeque	2.3.1(j)	\$1,000
Failure to prevent the escape of electrical currents from a vessel	2.3.1(k)	\$1,000
Disposing unauthorized waste, fuel, black or grey water or pollutants	2.3.1(l)	\$1,000
Using paints, solvents, removers, pressure washers, other materials toxic to fish or humans, or sanding	2.3.1(n)	\$1,000

Mooring a vessel carrying dangerous goods or explosives	2.3.1(o)	\$1,000
Storing, treating, generating, transporting, processing handling, producing, or disposing of dangerous goods, explosives, fireworks, or hazardous or contaminated materials or substances	2.3.1(p)	\$1,000
Mooring a vessel or using a wharf or waterlot in contravention of any provision of the <i>Wharves Regulation Bylaw</i>	2.3.1(r)	\$1,000
Injuring, damaging, defacing, removing, misusing or interfering with any building, structure, sign, notice, equipment, ornament, or object without authorization	3.1.1(a)	\$1,000
Selling or exposing an item for sale without authorization	3.2.1(a)	\$1,000
Offering a service for a fee or compensation without authorization	3.2.1(b)	\$1,000
Soliciting funds, goods or services without authorization	3.2.1(c)	\$1,000
Posting advertising or promotional material of a commercial nature without authorization	3.2.1(d)	\$1,000
Distributing or delivering advertising or promotional material of a commercial nature without authorization	3.2.1(e)	\$1,000
Installing or building a display for advertising or promotional purposes without authorization	3.2.1(f)	\$1,000
Mooring a vessel that is being used for business or commercial services	3.2.1(g)	\$1,000
Driving, operating or parking a vehicle, conveyance or animal for the purpose of displaying or broadcasting advertising or promotional messages of a commercial nature without authorization	3.2.1(h)	\$1,000
Failure to conduct commercial, advertising or promotional activities in accordance with requirements	3.2.2	\$1,000
Unauthorized combustible or other explosive material	3.3.1(a)	\$1,000
Unauthorized tournament or competition	3.3.1(d)	\$1,000
Unauthorized parade, performance or gathering	3.3.1(e)	\$1,000
Mooring a vessel at a wharf not designated for public moorage without authorization	3.5.1(a)	\$1,000
Anchoring a vessel without authorization	3.5.1(b)	\$1,000
Using a vessel for live-aboard activity without authorization	3.5.1(c)	\$1,000
Unauthorized structure or alteration	3.5.1(d)	\$1,000

Unauthorized maintenance or repair work on a wharf	3.5.1(f)	\$1,000
Unauthorized repairs, maintenance or restoration in a waterlot area	3.5.1(g)	\$1,000
Mooring a vessel without providing the required payment for moorage	4.1.1(a)	\$1,000
Mooring a vessel beyond the time period permitted on the moorage receipt	4.1.1(c)	\$1,000
Mooring a vessel for more than three consecutive days within a 14 day period	4.2.1	\$1,000
Failure to leave when ordered	4.2.6(b)	\$1,000
Failure to move vessel when ordered	4.2.6(c)	\$1,000
Failure to comply with directions	4.2.6(d)	\$1,000
Failure to assist officer or authorized City personnel	4.2.7	\$1,000



City of Richmond

Report to Committee

To: General Purposes Committee
From: Jason Kita
Director, Intergovernmental Relations and
Corporate and Strategic Planning
Date: June 8, 2023
File: 01-0005-01/2023-Vol
01
Re: 2023 UBCM Community Excellence Awards Program

Staff Recommendation

That the City of Richmond's submissions to the Union of BC Municipalities (UBCM) Community Excellence Awards program be endorsed, including:

1. Excellence in Governance: Flood Protection Public Engagement Campaign;
2. Excellence in Service Delivery: MyBusiness Online Business Licence System; and
3. Excellence in Asset Management: Ageing Infrastructure Analysis.

Jason Kita
Director, Intergovernmental Relations and Corporate and Strategic Planning
(604-276-4091)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	APPROVED BY CAO
Business Services	<input checked="" type="checkbox"/>	
Community Bylaws and Licensing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Information Technology	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	

Staff Report

Origin

The UBCM Community Excellence Awards recognize and celebrate UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government in BC. The awards are designed to profile promising practices and to encourage local governments to learn from the success of other members in order to implement changes in their own communities.

Entries for this year's awards submissions must include a resolution by Richmond City Council indicating support for the entries to be considered for a 2023 award by August 18, 2023.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

Analysis

The City of Richmond is committed to a culture of continuous improvement and our vision "to be the most appealing, livable, and well-managed community in Canada." One of the ways in which we measure our success in achieving our objectives is through the awards and recognition the City receives from its peers in local government and from others. The City of Richmond has a lengthy list of awards and other accolades received in recent years, which are recorded on the City's website at <https://www.richmond.ca/culture/discover-richmond/profile/awards.htm>.

In particular, Richmond has received a number of awards from the UBCM through its Community Excellence Awards program. The UBCM is now accepting entries for its 2023 Community Excellence Awards. Staff have reviewed the award criteria and are recommending entries in the following categories:

Excellence in Governance

Governance is the process of decision-making and the means by which decisions are implemented (or not implemented). This category recognizes UBCM members that utilize governance processes and policies that are outcomes-based and consensus oriented; support and encourage citizen participation in civic decision-making; are efficient, equitable and inclusive, open and transparent; and exemplify best practices in accountability, effectiveness, and long-term thinking. This may include projects focused on staff, elected officials, and/or the community at large.

The City's 2023 submission to the Excellence in Governance award category is the Flood Protection Public Engagement Campaign.

Richmond's unique geographical location makes it susceptible to various flood risks making flood protection integral to the City's viability. In 2022, the City lead a Flood Protection Public Engagement Campaign to support the implementation of the accelerated flood protection program, Dike Master Plan Phase 4 and the City's habitat enhancement initiatives. A series of online and in-person engagement activities were coordinated to educate the community and collect public feedback. Staff conducted over 16 events including community pop-up events, bus tours, and elementary school presentations. Online public engagement included a virtual community conversation series and the launch of the flood protection StoryMaps. These engagement activities were promoted on various platforms including the local news and social media. Feedback from the campaign will be utilized to support the City's flood protection initiatives and progress of the Flood Protection Management Strategy.

Excellence in Service Delivery

Service delivery involves the actual production and provision of goods and services to the community, and should be integrated with community plans and aligned with financial plans. This category recognizes UBCM members that provide effective services in a proactive manner and demonstrate benefit to the community.

The City's 2023 submission to the Excellence in Service Delivery award category is the MyBusiness Online License System.

In July 2022, the City of Richmond launched MyBusiness, an innovative online business licence service. MyBusiness streamlines the business licencing process through an online self-service option that provides existing and new business owners with the convenience of applying for, updating, and renewing their licences online without having to visit City Hall in-person. Businesses can also check their application status and make online payments through this new system.

MyBusiness is integrated with the City's MyRichmond platform, the portal for accessing City services in one place, with one password. This approach is enabling the City to shift from a services-centric focus to a customer-centred focus to better serve Richmond's residents, businesses, employees, and visitors. The reimaged business process empowers customers to control their experience, while leveraging technology that allows City staff to focus on higher value, more complex tasks – resulting in more efficient and effective service to City businesses.

Excellence in Asset Management

Asset management is an integrated business approach that involves planning, finance, engineering, and operations to effectively manage existing and new infrastructure in order to maximize benefits, reduce risk and provide satisfactory levels of service to community users in a sustainable manner. This category recognizes UBCM members that have developed and implemented a comprehensive system of asset management policies and practices, meeting

and/or exceeding accepted best practices such as the International Infrastructure Management Manual, ISO 55000 or Asset Management for Sustainable Service Delivery: ABC Framework.

The City's 2023 submission to the Excellence in Asset Management award category is the Ageing Infrastructure Analysis.

The City of Richmond carries out an ageing infrastructure analysis approximately every two years, with the most recent one completed in 2022, to estimate the long-term capital requirements for age-related infrastructure renewal. This analysis is based on standard and observed service lives of specific types of infrastructure, and helps the City secure adequate resources to meet the financial challenges of the present, as well as the future, while maintaining current service levels.

The analysis assesses the current and long-term financial requirements to renew five types of infrastructure throughout the City: water, sanitary, drainage, diking, and roads. Supported by City's Council Strategic Plan – Strategic and Sustainable Growth, the ageing infrastructure analysis helps future-proof and maintain City infrastructure to keep the community safe; ensures that infrastructure meets changing community needs, current trends, and best practices; and adopts accountable, transparent, and responsible financial management that supports the needs of the community into the future.

Financial Impact

None.

Conclusion

One of the ways in which the City of Richmond measures our success in achieving our objectives is through the awards and recognition the City receives from its peers in local government and from others. The Union of BC Municipalities (UBCM) Community Excellence Awards recognize implemented projects or programs that demonstrate excellence in local government in BC. This provides a further opportunity for the City of Richmond to be recognized for its commitment to continuous improvement and excellence in municipal governance and service delivery.



Alisa Carey
Manager, Intergovernmental Relations
(604-247-4695)



City of Richmond

Report to Committee

To: Planning Committee

Date: June 19, 2023

From: Wayne Craig
Director, Development

File: RZ 21-941597

Re: Application by 1243059 BC Ltd. for Rezoning at 12120 No. 5 Road from
"Agriculture (AG1)" Zone to "Light Industrial (IL)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, for the rezoning of 12120 No. 5 Road from "Agriculture (AG1)" zone to "Light Industrial (IL)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:ak
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

1243059 BC Ltd. (Directors: Menghe Zhu and Zhe Yan Huang) has applied to the City of Richmond for permission to rezone 12120 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone to permit the development of two multi-tenant industrial buildings for a total of 13 strata-titled units (Attachment 1). Temporary vehicle access will be from No. 5 Road and ultimate vehicle access from the rear lane to Rice Mill Road.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

The subject site fronts onto No. 5 Road and is currently vacant.

To the North: A vacant lot zoned “Agriculture (AG1)”, outside the Agriculture Land Reserve (ALR) and designated “Industrial” in the Official Community Plan (OCP). The property is part of an active rezoning application (RZ 22-005648) to rezone the property to “Light Industrial (IL)” to develop a two-storey industrial building with vehicle access from an extension to the existing rear lane. The rezoning application is currently under staff review and will be presented to Council for consideration via a separate staff report.

To the South: A single-family house on a lot zoned “Agriculture (AG1)” outside of the Agriculture Land Reserve and designated “Industrial” in the OCP.

To the East: A site containing the BC Ferries maintenance/operations harbour, split-zoned “Agriculture (AG1)” and “Light Industrial (IL)” and designated “Industrial” in the OCP. The property is part of an active rezoning and Development Permit application (RZ 18-824565 & DP18-824566) to rezone to a site-specific zone in order to upgrade the fleet maintenance operations. The rezoning application is current at 3rd reading, while the DP application is under staff review.

To the West: Immediately across No. 5 Road are Machrina Way and sites zoned “Industrial Business Park (IB1)” with warehouses and light industrial buildings.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Industrial”. The proposed rezoning is consistent with this designation.

The site is zoned “Agriculture (AG1)”, but is not located within the ALR.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grants first reading to the rezoning bylaw, the public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Public notification of the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The proposed light industrial development consists of two buildings in a North-South arrangement with a bridging element over the drive aisle access to No. 5 Road. The two buildings total approximately 4,266 m² in light industrial space and 1,276 m² in ancillary office space. The buildings front No. 5 Road and have a proposed setback of 3.28 m from No. 5 Road and proposed height of 11.6 m, complying with Zoning Bylaw 8500. Conceptual development plans are provided in Attachment 3.

Landscaping including tree replacement planting within the front yard setback, in conjunction with required frontage upgrades along No. 5 Road (multi-use pathway and landscaped boulevard), will improve the pedestrian scale of the development.

In order to meet the minimum Flood Construction Level (FCL) of 2.9 m GSC as required in the City's Flood Plain Designation and Protection Bylaw 8204, the elevation of the subject site will be increased, resulting in the need for a retaining wall along the perimeter of the site. Fencing along the south property line will be used to screen the retaining wall and industrial-related activities from the adjacent residential property and will be limited to a maximum height of 2.4 m as measured from the averaged finish site grade.

Transportation and Site Access

Vehicle access to the site will be provided at the rear through the continuation and dedication of an existing lane established from Rice Mill Road. This lane is ultimately intended to extend south to the City-owned road allowance south of 12200 No. 5 Road. The ability to connect the lane to Rice Mill Road is contingent on the redevelopment of the site directly to the north, which is the subject of a current rezoning application (RZ 22-005648).

The ability to connect the lane to the City-owned road allowance south of 12200 No. 5 Road is contingent on the redevelopment of the properties to the south, which are not subject to any current development applications. Prior to rezoning adoption, the applicant will be required to dedicate the 7.5 m rear lane along the entire east portion of the site to facilitate the lane construction.

To facilitate access to the site prior to the rear lane connecting to Rice Mill Road, vehicle access to No. 5 Road will be provided. A Traffic Impact Assessment (TIA) report has been provided to demonstrate the functionality of their proposal. The report reviewed traffic operations and confirmed the proposed driveway to No. 5 Road and ultimate site access via the rear lane are acceptable. The vehicle access from No. 5 Road would allow the subject site to provide access and egress independently while the adjacent sites to the north redevelop and construct the remaining portion of the lane. All off-street parking and loading areas for the proposed industrial buildings are provided on-site. To address construction traffic, a Construction Parking and Traffic Management Plan acceptable to the Transportation Division is required prior to the issuance of a Building Permit.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees on the subject property, 22 trees on neighbouring properties and one street tree on City property. The proposed Tree Management Plan is provided in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Six trees (Tree # 1015, 1017, 1018, 1027, 1033, 1034) located on the development site are in fair to very poor condition. Four trees (Tree # 1015, 1017, 1018, 1033) are in conflict with the required rear lane dedication. These six trees are not good candidates for retention and should be removed and replaced.
- One tree (Tree # 1016) located on neighbouring property to the east is a 59 cm cottonwood tree located in conflict with the proposed City lane and will be removed and replaced subject to authorization from the property owner. The applicant is in ongoing discussion with BC Ferries regarding this tree.
- A total of 15 trees located on the adjacent neighbouring properties to the north (Tree #1029, 1030, 1031, 1032, 2002), south (Tree # 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 2001) and City boulevard (Tree # 1028) are identified to be retained and protected. As these trees along the north and south edges of the site would be impacted by the change in site grade required for flood control and/or the proposed building envelope, staff have worked with the applicant to work around these trees. The applicant proposes to cantilever the foundation of the building in these areas to facilitate the retention of the trees. The assessment of tree retention opportunities on the site to the north and City boulevard, will be addressed through the rezoning application for that site which is still under staff review. Tree protection fencing and tree survival security is required as per the Tree Protection Bylaw No. 8057.

- Another seven trees (Tree # 1019, 1020, 1021, 1022, 1023, 1024, 1026) located on the adjacent east property are identified to be retained and protected.
- Three existing hedges noted on the plan (Attachment #5) along the north side of the property are to be removed. One hedge to the south of the site on the neighbouring property is to be retained and protected.

Tree Replacement

The applicant wishes to remove six on-site trees (Trees # 1015, 1017, 1018, 1027, 1033, 1034) and one tree (Tree # 1016) on the adjacent east property. The 2:1 replacement ratio would require a total of 14 replacement trees for the removal of the six on-site trees and one tree on the adjacent east property.

The removal of the tree on the adjacent east property (Tree # 1016) is required to facilitate the lane construction. The applicant is in discussion with BC Ferries regarding this tree and should BC Ferries consent to the removal of the tree, the applicant will be required to provide two replacement trees as indicated in the section above. In the event that BC Ferries does not consent to the removal of the tree, the applicant will be required to develop an alternate lane design, which may also require additional land dedication.

The applicant proposes to plant the 14 replacement trees on site in the building frontage as shown on Attachment 6. Prior to final adoption of the rezoning bylaw, the applicant will be required to provide a final landscape for the property and a Landscaping Security based on 100 per cent of the cost estimate provided by the Landscape Architect to ensure the landscaping is installed.

Tree Protection

21 trees (Trees # 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 2001, 1019, 1020, 1021, 1022, 1023, 1024, 1026, 1032, 1031, 1303, 2002, 1029) on neighbouring properties and one City tree (Tree #1028) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Registration of a legal agreement requiring that the building setbacks and foundation designs reflect any special requirements needed to retain the trees on the adjacent properties to the north and south.

Public Art

Based on the buildable floor area for the new construction of approximately 45,927 ft² (4,266.8 m²) industrial and 13,642 ft² (1,2637.4 m²) commercial floor area, the recommended public art contribution (2023 rate) is \$0.29/ft² for industrial and \$0.52/ft² for commercial, for a total contribution of approximately \$20,413.00 to the Public Art Reserve Fund. This is consistent with the City's Public Art policy.

Sustainability

The applicant proposes to incorporate sustainability and building energy efficiency features into the proposed development including:

- A minimum of 13 Level 2 EV charging stations to be provided on site;
- Pre-ducting within each unit for future rooftop solar photovoltaic infrastructure as an alternative energy source for individual tenants;
- Provision of energy reducing light sensors for interior lighting;
- Provision of water conservation features including high efficiency irrigation and water conserving plumbing fixtures; and,
- Buildings are proposed to be constructed to achieve a minimum 10 per cent better energy efficiency than the base BC Building Code requirement.

These sustainability features will be secured through legal agreements registered on Title, prior to adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

A Servicing Agreement is required for the installation of a new fire hydrant, lane construction, frontage improvements and site servicing works and are summarized as follows:

- Installation of a new fire hydrant along the No. 5 Road frontage.
- Construction of the rear lane along the entire east portion of the subject site. The lane is to be 7.5 m wide with rollover curbs on both sides and street lighting on the east side.
- No. 5 Road frontage works to accommodate additional on-street parking and related frontage improvements (asphalt trail, grassed/treed boulevard and new curb and gutter).
- Site servicing works to extend the necessary services along the No. 5 Road frontage of the site, including any required connections, inspection chambers and meter gauges.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 12120 No. 5 Road from the “Agriculture (AG1)” zone to the “Light Industrial (IL)” zone, to permit the development of two industrial buildings, with temporary vehicle access from No. 5 Road and ultimate vehicle access from the rear lane to Rice Mill Road.

Staff supports the rezoning application as it is consistent with the existing OCP designation and recent industrial redevelopment in the area.

The list of rezoning considerations is included in Attachment 7 which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10424 be introduced and given first reading.



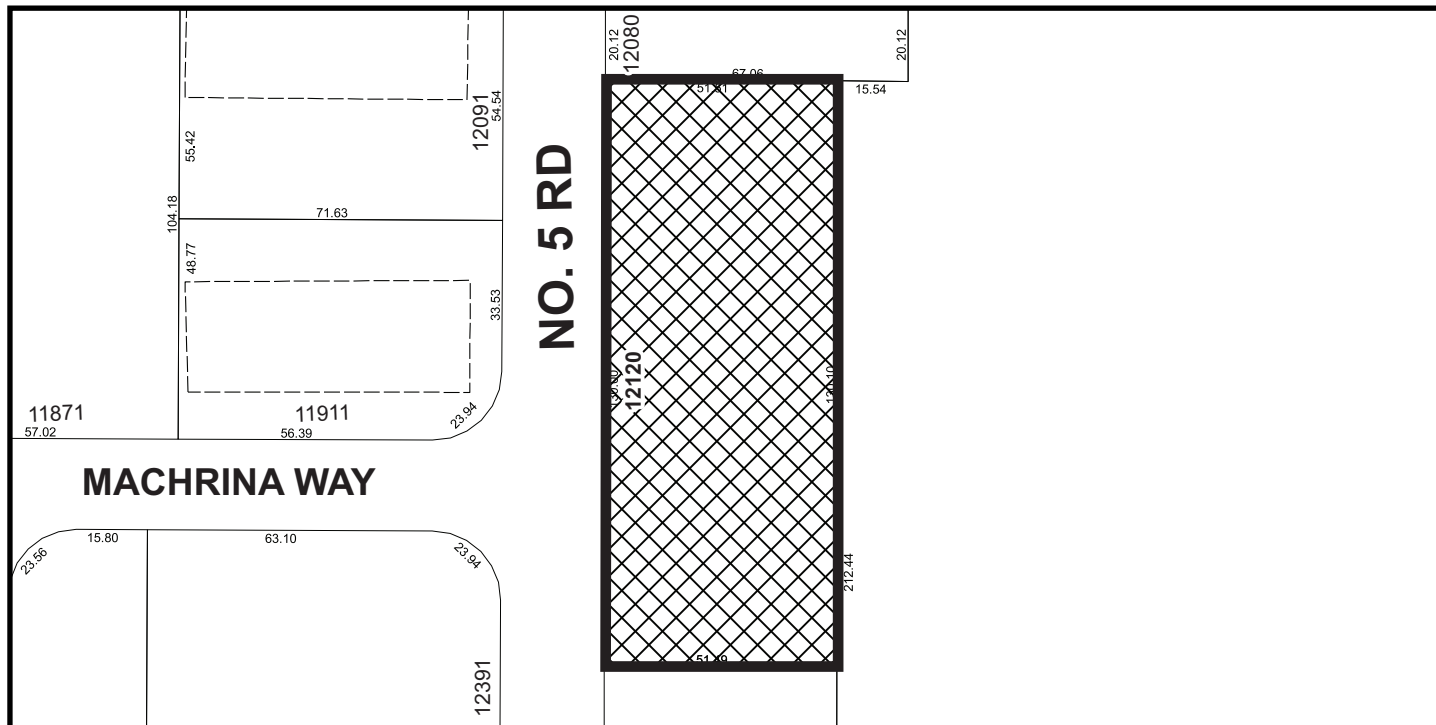
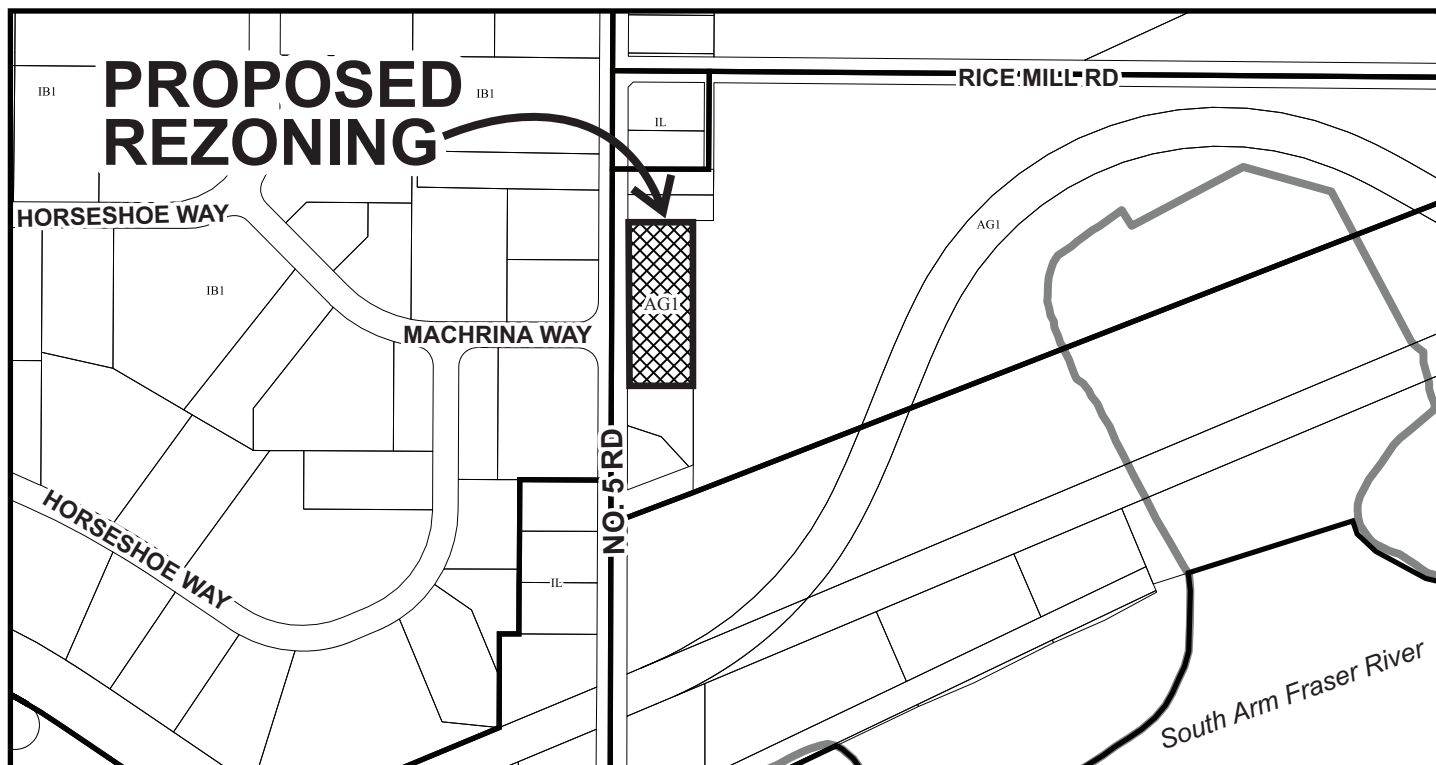
Ashley Kwan
Planner I
(604-276-4173)

AK:js

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Conceptual Development Plans
 4: Proposed Ultimate Site Plan
 5: Tree Management Plan
 6: Conceptual Landscape Plan
 7: Rezoning Considerations



City of Richmond



RZ 21-941597

Original Date: 10/26/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 21-941597

Original Date: 10/28/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-941597

Attachment 2

Address: 12120 No 5 Road

Applicant: 1243059 BC Ltd

	Existing	Proposed
Owner:	1243059 BC Ltd	No Change
Site Size (m²):	6,6771.31 m ²	5,579.00 m ²
Land Uses:	Vacant	Two Light Industrial Buildings
OCP Designation:	Industrial	No Change
Zoning:	Agriculture (AG1)	Light Industrial (IL)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	1.0	none permitted
Buildable Floor Area (m ²):*	Max. 5579 m ² (60,055 ft ²)	Max. 5579 m ² (60,055 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 75%	Building: 70%	none
Setbacks (m):	Front: Min. 3.0 m Rear and Side Yards: N/A	Front: 3.28 m Rear: 13.33 m Side Yard (North): 0.1 m Side Yard (South): 0.8 m	none
Height (m):	12 m	11.6 m	none
Off-street Parking Spaces – Regular (R) / Accessible (A):	Min. 41 (R) and 1 (A)	49 (R) and 1 (A)	none
Off-street Parking Spaces – Total:	43	50	none
Bicycle Spaces:	Min. Class 1: 15 Min. Class 2: 17	Class 1: 16 Class 2: 17	none
Loading Spaces	Min. 2 Medium Min. 1 Large	Min. 2 Medium Min. 2 Large	none

*Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

CODE ANALYSIS - B.C.B.C. 2018

3.2.2.61. Group D, up to 2 Storeys, Sprinklered

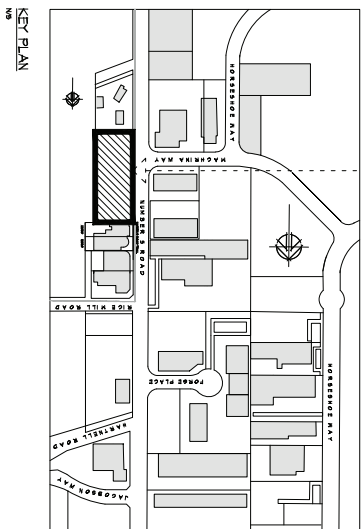
- 1) A building classified as Group D is permitted to conform to Sentence (2) provided
- a) except as permitted by Sentences 3.2.2.7(1) and 3.2.18.12), the building is sprinklered throughout,
- b) it is not more than 2 storeys in building height, and
- c) it has a building area not more than
- i) 3,000 sq ft in building height, or
- ii) 2,400 sq ft in building height,
- 2) The building shall be permitted to be of combustible construction or noncombustible construction and shall be of fire-resistance rating not less than 45 min., and
- a) floor assemblies shall be fire-resistance rating not less than 45 min., and
- b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min., or
- i) be of noncombustible construction.

3.2.2.61. Group D, up to 3 Storeys, Sprinklered

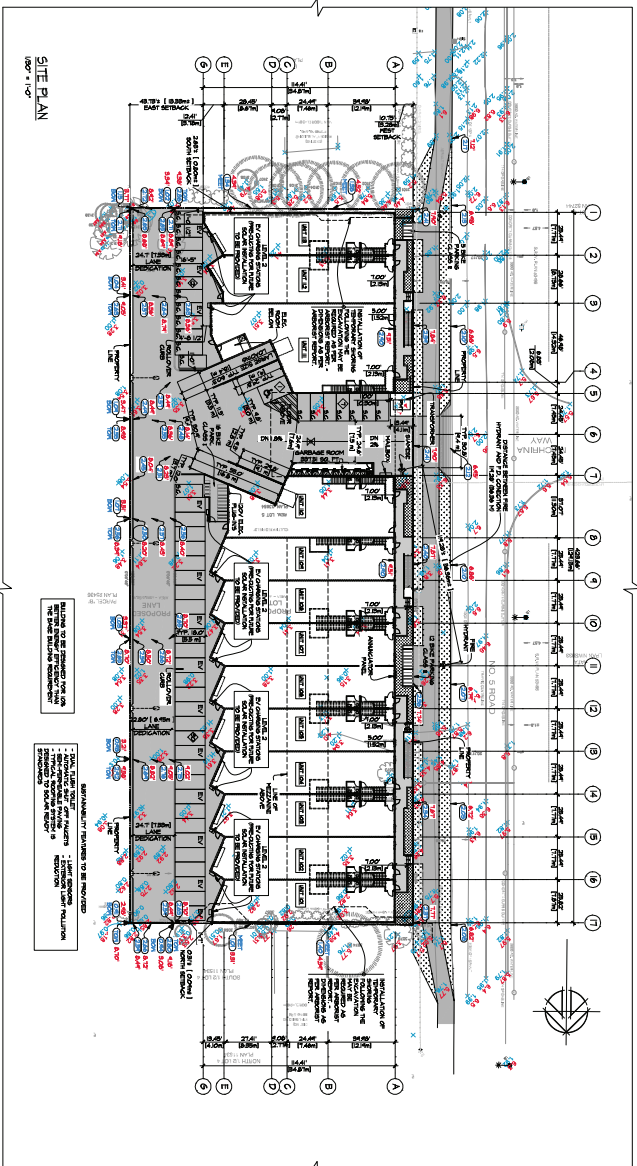
- 1) A building classified as Group D is permitted to conform to Sentence (2) provided
- a) except as permitted by Sentences 3.2.2.7(1) and 3.2.18.12), the building is sprinklered throughout,
- b) it is not more than 3 storeys in building height, and
- c) it has a building area not more than
- i) 3,000 sq ft in building height, or
- ii) 2,400 sq ft in building height,
- 2) The building shall be permitted to be of combustible construction or noncombustible construction and shall be of fire-resistance rating not less than 45 min., and
- a) floor assemblies shall be fire-resistance rating not less than 45 min., and
- b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min., or
- i) be of noncombustible construction.

3.2.2.77. Group F, Division 2, up to 4 Storeys, Sprinklered

- 1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided
- a) except as permitted by Sentences 3.2.2.7(1) and 3.2.18.12), the building is sprinklered throughout,
- b) it is not more than 4 storeys in building height, and
- c) it has a building area not more than
- i) 3,000 sq ft in building height, or
- ii) 2,400 sq ft in building height,
- 2) The building shall be permitted to be of combustible construction or noncombustible construction and shall be of fire-resistance rating not less than 45 min., and
- a) floor assemblies shall be fire-resistance rating not less than 45 min., and
- b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a fire-resistance rating not less than 45 min., or
- i) be of noncombustible construction.



SITE PLAN



SITE PLAN

DEVELOPMENT DATA

CIVIC ADDRESS

12120 NO 5 ROAD, RICHMOND, BC

LEGAL DESCRIPTION

ZONE 1

ZONE

12120 NO 5 ROAD, RICHMOND, BC

BUILDING AREA

42,840 sq ft (3,960 sq m)

SITE COVERAGE

42,840 sq ft (3,960 sq m)

FLOOR AREA

42,840 sq ft (3,960 sq m)

HEIGHT

42,840 sq ft (3,960 sq m)

BUILDING SETBACKS

42,840 sq ft (3,960 sq m)

PARKING

42,840 sq ft (3,960 sq m)

ON-SITE BIKE PARKING SPACES

42,840 sq ft (3,960 sq m)

LOADING

42,840 sq ft (3,960 sq m)

BASES AND RECTANGLES

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

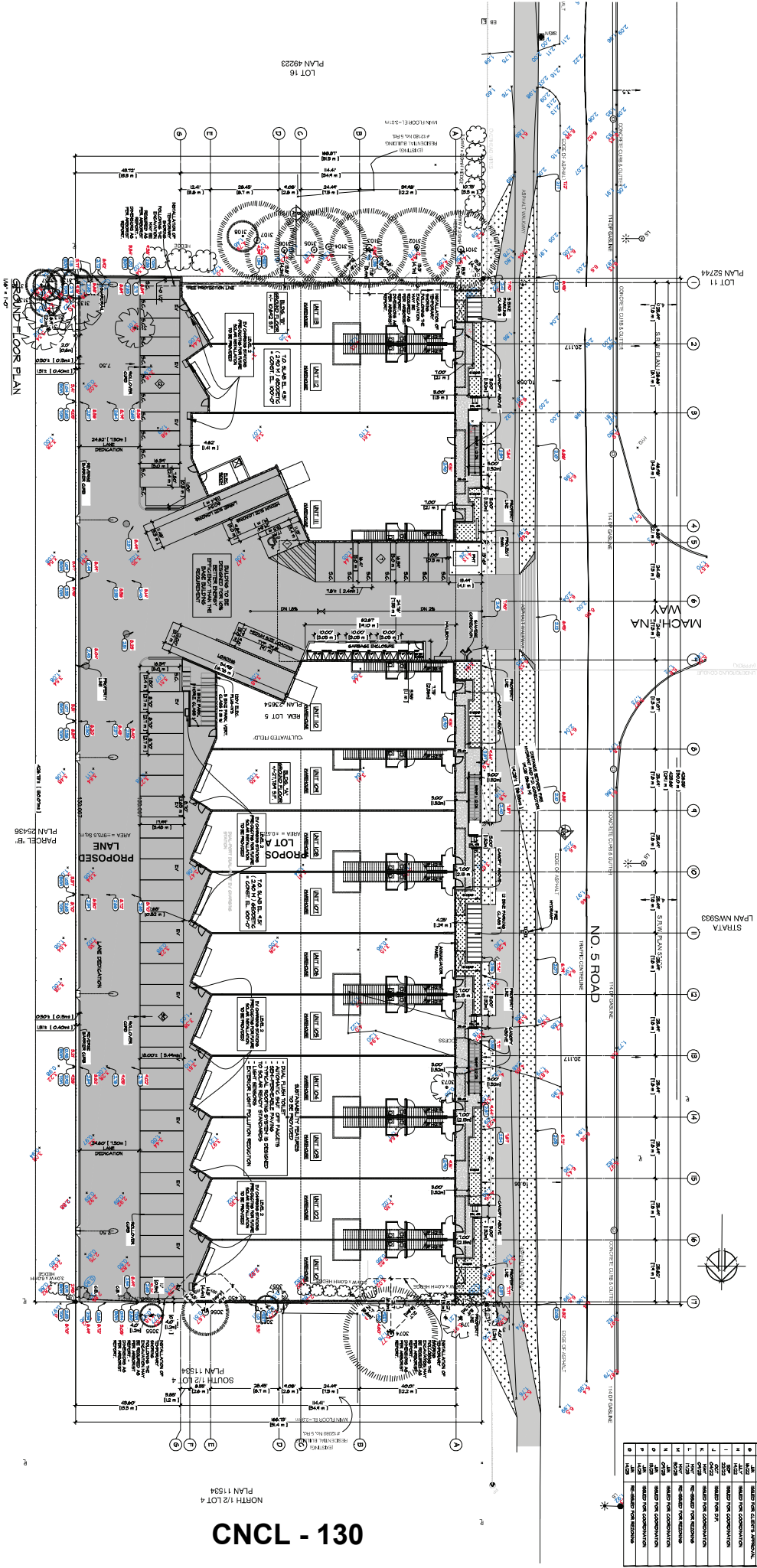
REVISIONS

42,840 sq ft (3,960 sq m)

REVISIONS

42,840 sq ft (3,960 sq m)

NO.	DATE	REVISIONS
1	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
2	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
3	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
4	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
5	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
6	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
7	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
8	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
9	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
10	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
11	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
12	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
13	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
14	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
15	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
16	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
17	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
18	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
19	1/1/20	ISSUED FOR CLARITY, PRELIMINARY
20	1/1/20	ISSUED FOR CLARITY, PRELIMINARY



CNCL - 130

NORTH 1/2 LOT 4
PLAN 11534

PROPOSED LOT 1
PLAN 11534

PROPOSED LOT 2
PLAN 11534

PROPOSED LOT 3
PLAN 11534

PROPOSED LOT 4
PLAN 11534

PROPOSED LOT 5
PLAN 11534

PROPOSED LOT 6
PLAN 11534

PROPOSED LOT 7
PLAN 11534

PROPOSED LOT 8
PLAN 11534

PROPOSED LOT 9
PLAN 11534

PROPOSED LOT 10
PLAN 11534

PROPOSED LOT 11
PLAN 11534

PROPOSED LOT 12
PLAN 11534

PROPOSED LOT 13
PLAN 11534

PROPOSED LOT 14
PLAN 11534

PROPOSED LOT 15
PLAN 11534

PROPOSED LOT 16
PLAN 11534

PROPOSED LOT 17
PLAN 11534

PROPOSED LOT 18
PLAN 11534

PROPOSED LOT 19
PLAN 11534

PROPOSED LOT 20
PLAN 11534

PROPOSED LOT 21
PLAN 11534

PROPOSED LOT 22
PLAN 11534

PROPOSED LOT 23
PLAN 11534

PROPOSED LOT 24
PLAN 11534

PROPOSED LOT 25
PLAN 11534

PROPOSED LOT 26
PLAN 11534

PROPOSED LOT 27
PLAN 11534

PROPOSED LOT 28
PLAN 11534

PROPOSED LOT 29
PLAN 11534

PROPOSED LOT 30
PLAN 11534

PROPOSED LOT 31
PLAN 11534

PROPOSED LOT 32
PLAN 11534

PROPOSED LOT 33
PLAN 11534

PROPOSED LOT 34
PLAN 11534

PROPOSED LOT 35
PLAN 11534

PROPOSED LOT 36
PLAN 11534

PROPOSED LOT 37
PLAN 11534

PROPOSED LOT 38
PLAN 11534

PROPOSED LOT 39
PLAN 11534

PROPOSED LOT 40
PLAN 11534

PROPOSED LOT 41
PLAN 11534

PROPOSED LOT 42
PLAN 11534

PROPOSED LOT 43
PLAN 11534

PROPOSED LOT 44
PLAN 11534

PROPOSED LOT 45
PLAN 11534

PROPOSED LOT 46
PLAN 11534

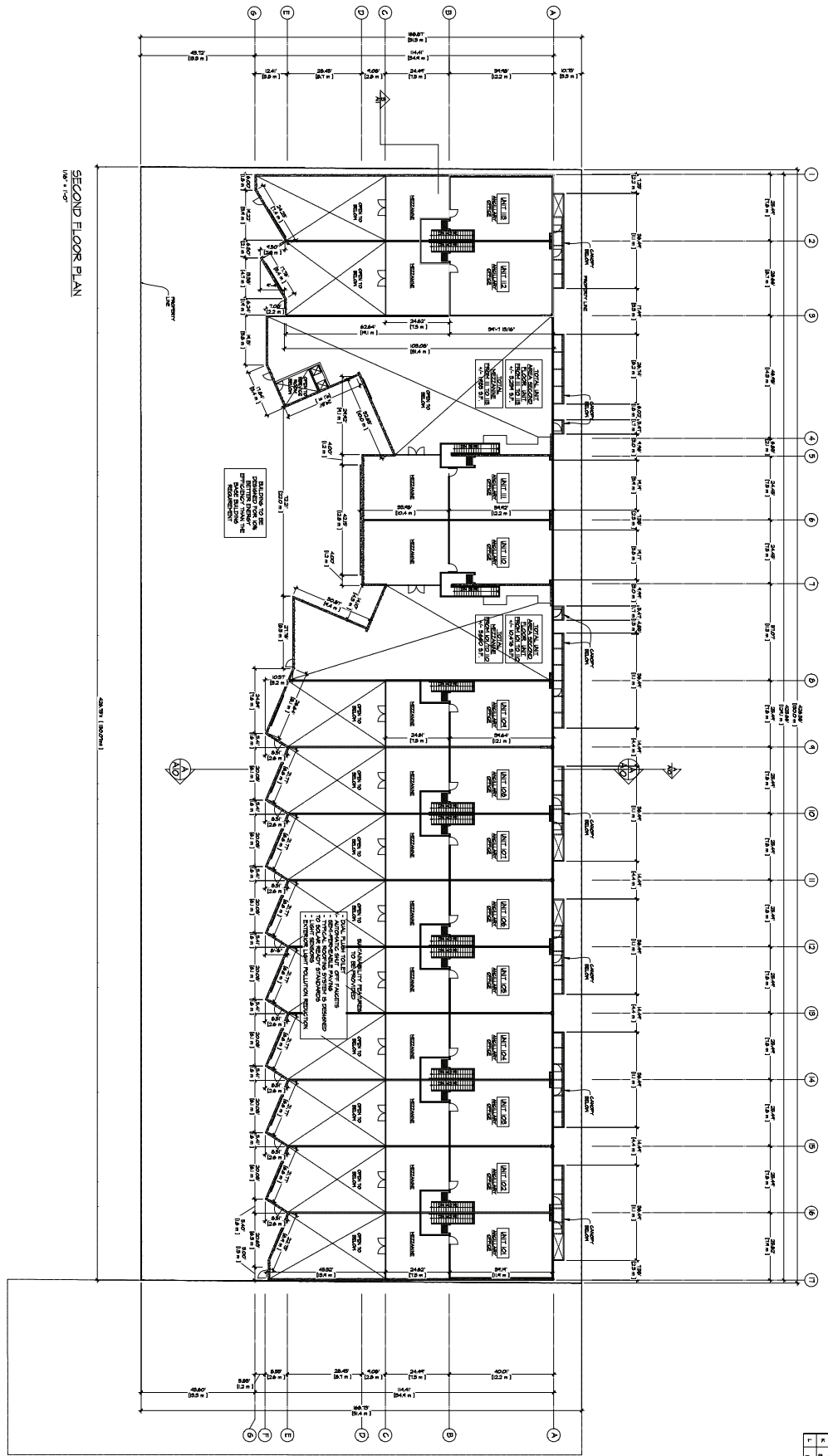
LEGEND - GENERAL

- 1. LOT 11
- 2. LOT 16
- 3. LOT 17
- 4. LOT 18
- 5. LOT 19
- 6. LOT 20
- 7. LOT 21
- 8. LOT 22
- 9. LOT 23
- 10. LOT 24
- 11. LOT 25
- 12. LOT 26
- 13. LOT 27
- 14. LOT 28
- 15. LOT 29
- 16. LOT 30
- 17. LOT 31
- 18. LOT 32
- 19. LOT 33
- 20. LOT 34
- 21. LOT 35
- 22. LOT 36
- 23. LOT 37
- 24. LOT 38
- 25. LOT 39
- 26. LOT 40
- 27. LOT 41
- 28. LOT 42
- 29. LOT 43
- 30. LOT 44
- 31. LOT 45
- 32. LOT 46
- 33. LOT 47
- 34. LOT 48
- 35. LOT 49
- 36. LOT 50
- 37. LOT 51
- 38. LOT 52
- 39. LOT 53
- 40. LOT 54
- 41. LOT 55
- 42. LOT 56
- 43. LOT 57
- 44. LOT 58
- 45. LOT 59
- 46. LOT 60
- 47. LOT 61
- 48. LOT 62
- 49. LOT 63
- 50. LOT 64
- 51. LOT 65
- 52. LOT 66
- 53. LOT 67
- 54. LOT 68
- 55. LOT 69
- 56. LOT 70
- 57. LOT 71
- 58. LOT 72
- 59. LOT 73
- 60. LOT 74
- 61. LOT 75
- 62. LOT 76
- 63. LOT 77
- 64. LOT 78
- 65. LOT 79
- 66. LOT 80
- 67. LOT 81
- 68. LOT 82
- 69. LOT 83
- 70. LOT 84
- 71. LOT 85
- 72. LOT 86
- 73. LOT 87
- 74. LOT 88
- 75. LOT 89
- 76. LOT 90
- 77. LOT 91
- 78. LOT 92
- 79. LOT 93
- 80. LOT 94
- 81. LOT 95
- 82. LOT 96
- 83. LOT 97
- 84. LOT 98
- 85. LOT 99
- 86. LOT 100

INDUSTRIAL OFFICE DEVELOPMENT
LIPDA DEVELOPMENT LTD.



REVISIONS	
NO.	DATE
1	1/1/20
2	1/1/20
3	1/1/20
4	1/1/20
5	1/1/20
6	1/1/20
7	1/1/20
8	1/1/20
9	1/1/20
10	1/1/20
11	1/1/20
12	1/1/20
13	1/1/20
14	1/1/20
15	1/1/20
16	1/1/20
17	1/1/20
18	1/1/20
19	1/1/20
20	1/1/20
21	1/1/20
22	1/1/20
23	1/1/20
24	1/1/20
25	1/1/20
26	1/1/20
27	1/1/20
28	1/1/20
29	1/1/20
30	1/1/20
31	1/1/20
32	1/1/20
33	1/1/20
34	1/1/20
35	1/1/20
36	1/1/20
37	1/1/20
38	1/1/20
39	1/1/20
40	1/1/20
41	1/1/20
42	1/1/20
43	1/1/20
44	1/1/20
45	1/1/20
46	1/1/20
47	1/1/20
48	1/1/20
49	1/1/20
50	1/1/20
51	1/1/20
52	1/1/20
53	1/1/20
54	1/1/20
55	1/1/20
56	1/1/20
57	1/1/20
58	1/1/20
59	1/1/20
60	1/1/20
61	1/1/20
62	1/1/20
63	1/1/20
64	1/1/20
65	1/1/20
66	1/1/20
67	1/1/20
68	1/1/20
69	1/1/20
70	1/1/20
71	1/1/20
72	1/1/20
73	1/1/20
74	1/1/20
75	1/1/20
76	1/1/20
77	1/1/20
78	1/1/20
79	1/1/20
80	1/1/20
81	1/1/20
82	1/1/20
83	1/1/20
84	1/1/20
85	1/1/20
86	1/1/20
87	1/1/20
88	1/1/20
89	1/1/20
90	1/1/20
91	1/1/20
92	1/1/20
93	1/1/20
94	1/1/20
95	1/1/20
96	1/1/20
97	1/1/20
98	1/1/20
99	1/1/20
100	1/1/20



SECOND FLOOR PLAN
1/8" = 1'-0"

CNCL - 131

NOTES:
1. THE FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
2. THE CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. THE WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
4. THE FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
5. THE CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
6. THE WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
7. THE FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
8. THE CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
9. THE WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
10. THE FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.

INDUSTRIAL OFFICE DEVELOPMENT
LIPDA DEVELOPMENT LTD.

Roof plan of the 1st floor. The plan shows a large central hall with a sloped roof, surrounded by various rooms and corridors. Key features include:

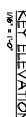
- Rooms and Corridors:** Numerous rooms and corridors are labeled with numbers and dimensions. The central hall is a prominent feature with a sloped roof.
- Roof Structure:** The plan shows the layout of the roof, including the central hall and surrounding rooms.
- Dimensions:** The overall dimensions of the roof are 428' 11" x 382' 7".
- Annotations:** The plan includes several annotations, such as "TYPICAL ROOMING TO SOLAR ROOM" and "LOADING".
- North Arrow:** A north arrow is located in the bottom right corner of the plan.

Copyright reserved. The plan and design shall all lines remain the exclusive property of STENO ARCHITECTS. The structural Contractor shall verify all dimensions and be responsible for all dimensions and locations on the job site. He shall request clarification of errors and discrepancies as he corrects drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and cost of rectification.

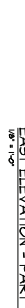
PROJECT INDUSTRIAL OFFICE DEVELOPMENT BUILDING FOR: LUCIDA DEVELOPMENT LTD.	SHEET TITLE ROOF PLAN
--	--------------------------

SCALE	1" = 40'	DESIGNED BY	WMA	DATE	AUG 2005	CHECKED BY	MC	PROJECT	1230 NO 5 ROAD RICHMOND, B.C.	DWG. NO.	20-004-A03	REV.	H
-------	----------	-------------	-----	------	----------	------------	----	---------	----------------------------------	----------	------------	------	---

EAST ELEVATION - PART II



5. TYPICAL SECTION ON DOORING TO BE STEEL-CALF, INTERIOR-DOOR TO 134" (10' 4") C.M. 1" BAY, 10" VERTICAL INSULATION ON APPROVED TYPICAL C.M. 1" ANGLE IRON, 1" BAY, 1" OVERLAY OF JAMES AND HEAVY FLOORING ON THE TOP BOTTOM AND BOW DOORS. LOCKING DEVICES BOTH SIDES OF DOORS AND THE DOORS SHALL BE SPRING LOADED ON FULL DOWN TOPS ALLES AND SHARED HINGE DO NOT HAVE THE SHARPENED ALL DOOR SIGHT OF 14" AND LARGER SHALL BE C.M. GRAY NO OPERATION. BUILT AND DRAINAGE BAYED AND SEALED 2 A STRUCTURAL ENGINEER FOR BEING TYPICAL

[illegible][illegible]

BLACK FACE AREA - 20445 SQ. FT. (100.04%)
 - ALLOWABLE SOIL UNPROTECTED OPENINGS
 - 100% PROTECTED
 - PROPOSED 2% UNPROTECTED OPENINGS
 - 100% PROTECTED
 - 100% PROTECTED

- (C) CONCRETE TILT-UP WALL PANELS PAINTED
- (D) ALUM. ENTRY DOORS REFINISHED METAL AND PAINTED
- (E) REFINISHED METAL PLUMBING TO MATCH ALUMINUM FINISH
- (F) REFINISHED METAL DOORS AND METALS PROVED AND PAINTED TO MATCH EXISTING CONC.
- (G) OVERHEAD DOORS AND METALS FACTORY FINISH

ALL ALUMINUM SHALL BE STRENGTHENED, SEALED AND ANNEALED TO MEET ALL CODE REQUIREMENTS INCLUDING SEISMIC RETROFITTING AS REQUIRED BY ALL CITY ORDINANCES.

(E) NEW ITALY COLOR TO BE DERIVED
 (F) DARK ITALY COLOR TO BE DERIVED
 (G) MEDIUM ITALY COLOR TO BE DERIVED
 (H) WHITE (PINKISH, EASY) COLOR TO BE DERIVED
 (I) MEDIUM R/LB ITALY COLOR TO BE DERIVED
 (J) LIGHT ITALY COLOR TO BE DERIVED
 (K) WHITE (PINKISH, EASY) COLOR TO BE DERIVED

PAINT COLOR TO BE COMPARIED WITH
 OTHER COLORS TO DETERMINE
 COLOR RESPONSE TO COMBINATION

[illegible]

SCALE: 1" = 6' 0" 1" = 6' DATE: APRIL 2023 DRAWN BY: PFM CHECKED BY: MC PROJECT: 1250 N. S. ROAD RICHMOND, B.C. INDUSTRIAL OFFICE DEVELOPMENT BUILDING FOR LUCIDA DEVELOPMENT LTD.	EAST ELEVATION 20-004-A09 RUC
--	-------------------------------------

Copyright 1990, 1991, 1992 and design work of James H. Jacobs Associates, Inc. is hereby acknowledged. The design of the present advertisement itself is the work of the design and production firm of the advertiser, and is not the work of the advertiser. The design of the present advertisement is the work of the advertiser, and is not the work of the advertiser. The design of the present advertisement is the work of the advertiser, and is not the work of the advertiser.

Small, medium, and large (L) versions are compressed to install. All versions are available for download from the <http://www.ibm.com/developer/worksheets/installservers/> website. The following table lists the download links for each version.

Version	Download Link
Small	http://www.ibm.com/developer/worksheets/installservers/Small/Small.exe
Medium	http://www.ibm.com/developer/worksheets/installservers/Medium/Medium.exe
Large	http://www.ibm.com/developer/worksheets/installservers/Large/Large.exe

After downloading the installer, you can install the software by running the installer. The installer will prompt you for the location of the installation files. If you have downloaded the files from the website, the location will be the same as the location of the installer file. If you have copied the files to a different location, you will need to specify the location of the installation files. The installer will then install the software. After installation, you can launch the software from the Start menu.

1. **CONSTRUCTION OF ALL VISION BARRIERS** (including the shoulder barrier) shall be in accordance with the design of the barrier shown on the drawings. All the finished work of construction of the barrier shall be subject to close inspection by the Engineer.
2. **CONSTRUCTION OF THE SHOULDER BARRIERS** shall be in accordance with the design of the barrier shown on the drawings.
3. **CONSTRUCTION OF THE SIDE BARRIERS** shall be in accordance with the design of the barrier shown on the drawings.
4. **CONSTRUCTION OF THE END BARRIERS** shall be in accordance with the design of the barrier shown on the drawings.
5. **CONSTRUCTION OF THE INTERMEDIATE BARRIERS** shall be in accordance with the design of the barrier shown on the drawings.
6. **CONSTRUCTION OF THE BARRIERS** shall be in accordance with the design of the barrier shown on the drawings.

[illegible]

1. It shall be the general contractor's responsibility to organize and coordinate a pre meeting with the building department, building inspector, and building department, to discuss the project and to obtain the necessary permits.
2. All labor, materials, equipment shall be prepared and placed on the site in accordance with the building department's requirements. The building department shall be notified of the project's progress and the building department shall be notified of the project's progress.
3. All building department shall be notified of the project's progress.

GENERAL NOTES - ENVELOPE

the ship involved was to be covered by a skilled and experienced sailing instructor. The sailing instructor was not a member of the Coast Guard's crew, but the sailing instructor did not have a license or certification from the Coast Guard. The sailing instructor was not a member of the Coast Guard's crew, but the sailing instructor did not have a license or certification from the Coast Guard. The sailing instructor was not a member of the Coast Guard's crew, but the sailing instructor did not have a license or certification from the Coast Guard.

[illegible]

13

[illegible]

BY ALL EXTREMELY LOW-PRICED OFFSHORE CONTRACTORS. THE BUILDING WAS DESIGNED AND BUILT BY THE BUILDING COMPANY AND THE RECONSTRUCTION OF THE BUILDING WAS COMPLETED BY THE BUILDING COMPANY. THE BUILDING WAS DESIGNED AND BUILT BY THE BUILDING COMPANY AND THE RECONSTRUCTION OF THE BUILDING WAS COMPLETED BY THE BUILDING COMPANY.

[illegible]

ALL THESE THINGS BEING DONE, STILL, BY FAR, THE MOST IMPORTANT CONCERN IS THAT ALL THE PEOPLE WHO HAVE BEEN COVING OF THEIR RIGHT TO VOTE, MUST, BEFORE ALL ELSE, BE THEIR OWN RESPONSIBLE FOR THE CHOICE THEY MAKE. THE FUTURE OF THE NATION DEPENDS ON THE CHOICE THEY MAKE. THE FUTURE OF THE NATION DEPENDS ON THE CHOICE THEY MAKE. THE FUTURE OF THE NATION DEPENDS ON THE CHOICE THEY MAKE.

GENERAL NOTES - ELEVATIONS

K	DATA AND	RE-ORDERED FOR READING
---	-------------	------------------------

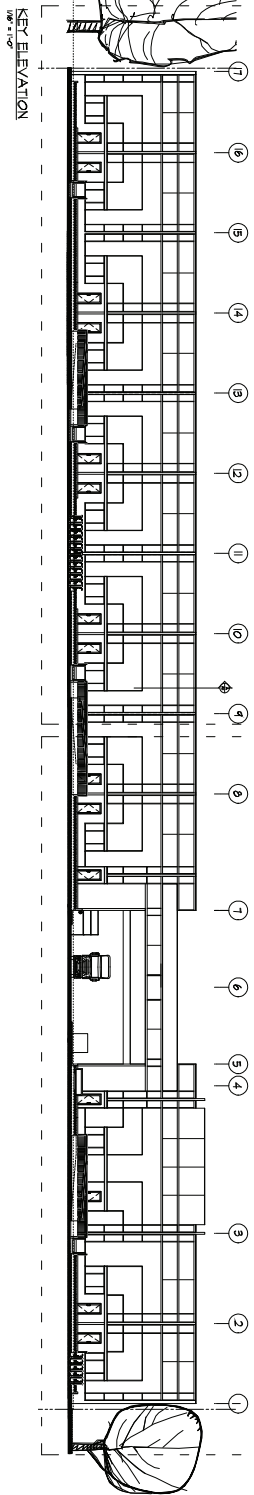
V	LACD	BIKED FOR COORDINATION
E	APR 2007	BIKED FOR COORDINATION
F	OCT 08/97	BIKED FOR P.P.
G	MAY 1997	RE-BIKED FOR READING
H	MAY 1976	RE-BIKED FOR READING
I	NOV 2005	BIKED FOR READING
JM		BIKED FOR COORDINATION

REVISIONS	
NO.	DESCRIPTION
A	MADE FOR CLIENT APPROVAL
B	MADE FOR CRR REVIEW
C	MADE FOR RECORDS
D	MADE FOR COORDINATION
E	MADE FOR

1

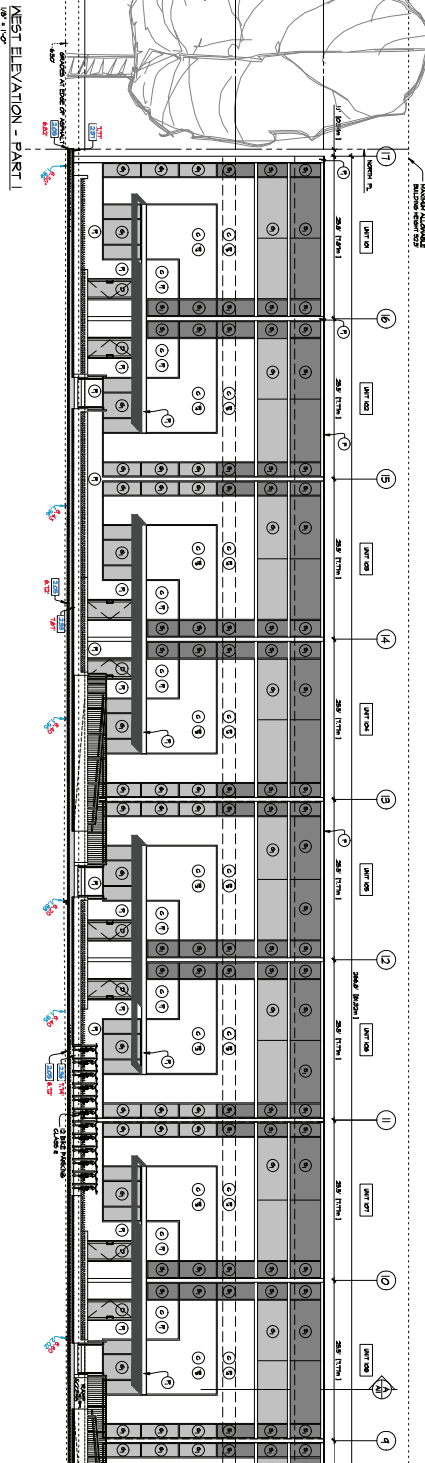
WEST ELEVATION - PART I

WEST ELEVATION - PART II

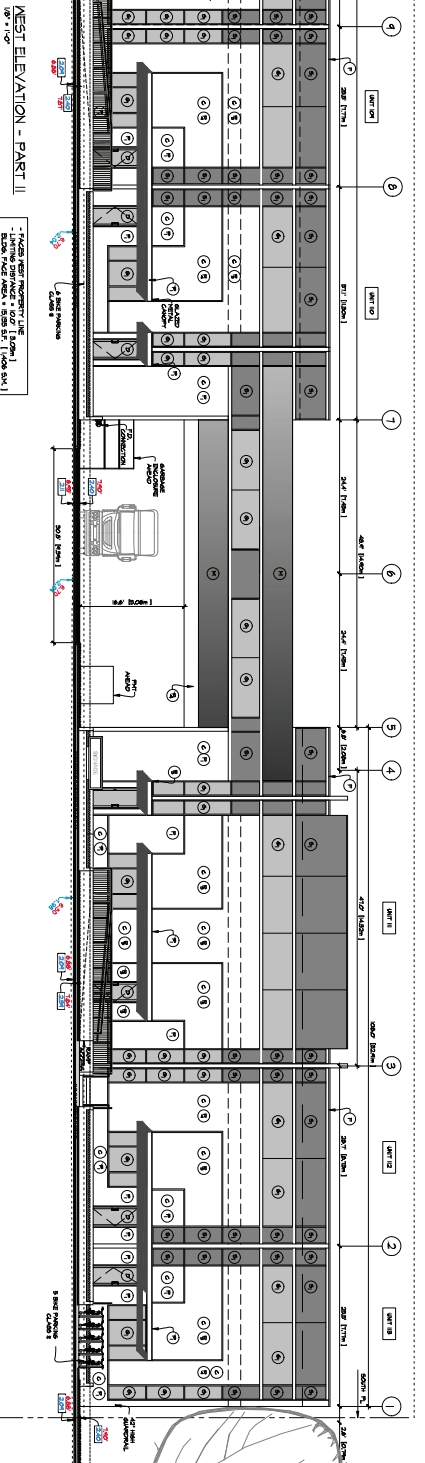


KEY ELEVATION
1/8" = 1'-0"

WEST ELEVATION - PART I



WEST ELEVATION - PART II



EXTERIOR FINISH SCHEDULE

GLAZING SCHEDULE

PAINT SCHEDULE

LEGEND

OVERHEAD DOOR NOTES

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING SHALL BE SUPPLIED BY THE GLAZIER AND SHALL BE INSTALLED BY THE GLAZIER.
2. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
3. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
4. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
5. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
6. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
7. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
8. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
9. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
10. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.

GLAZING NOTES

1. ALL GLAZING SHALL BE SUPPLIED BY THE GLAZIER AND SHALL BE INSTALLED BY THE GLAZIER.
2. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
3. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
4. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
5. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
6. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
7. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
8. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
9. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
10. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.

GENERAL NOTES - ENVELOPE

1. ALL GLAZING SHALL BE SUPPLIED BY THE GLAZIER AND SHALL BE INSTALLED BY THE GLAZIER.
2. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
3. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
4. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
5. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
6. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
7. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
8. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
9. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.
10. THE GLAZIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GLAZING FROM DAMAGE DURING CONSTRUCTION AND MAINTENANCE.

CNCL - 34

OVERHEAD DOOR NOTES

GENERAL NOTES - ELEVATIONS

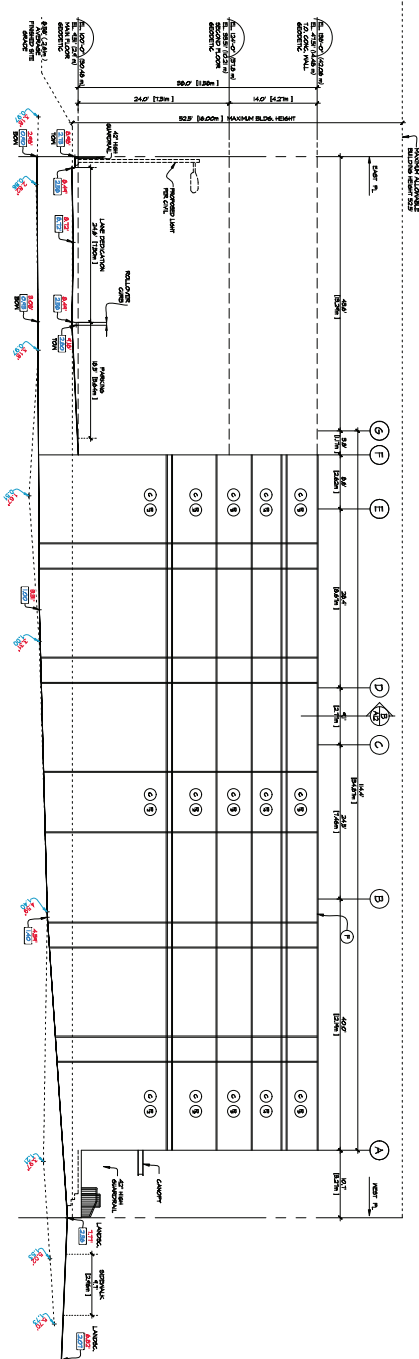
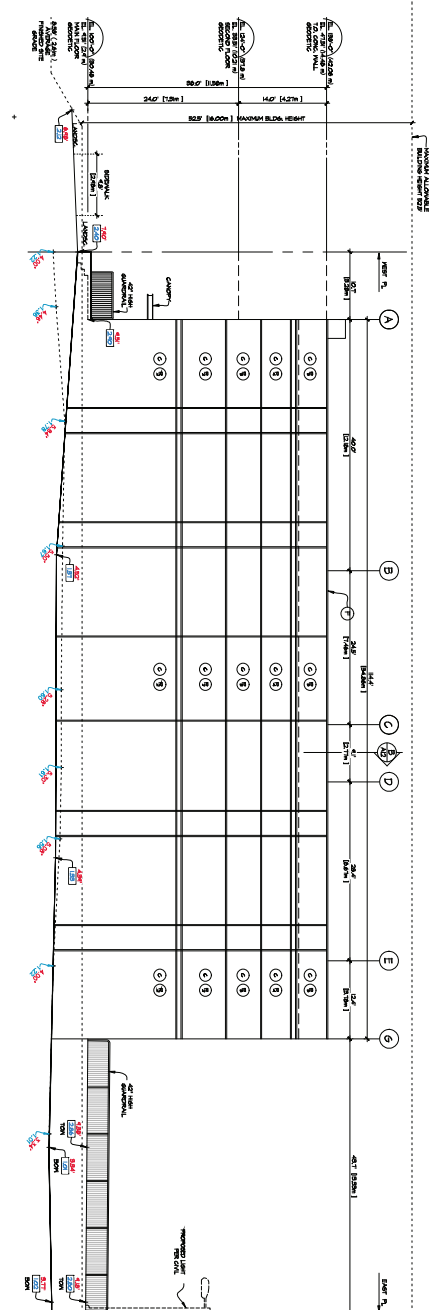
- ## GLAZING NOTES

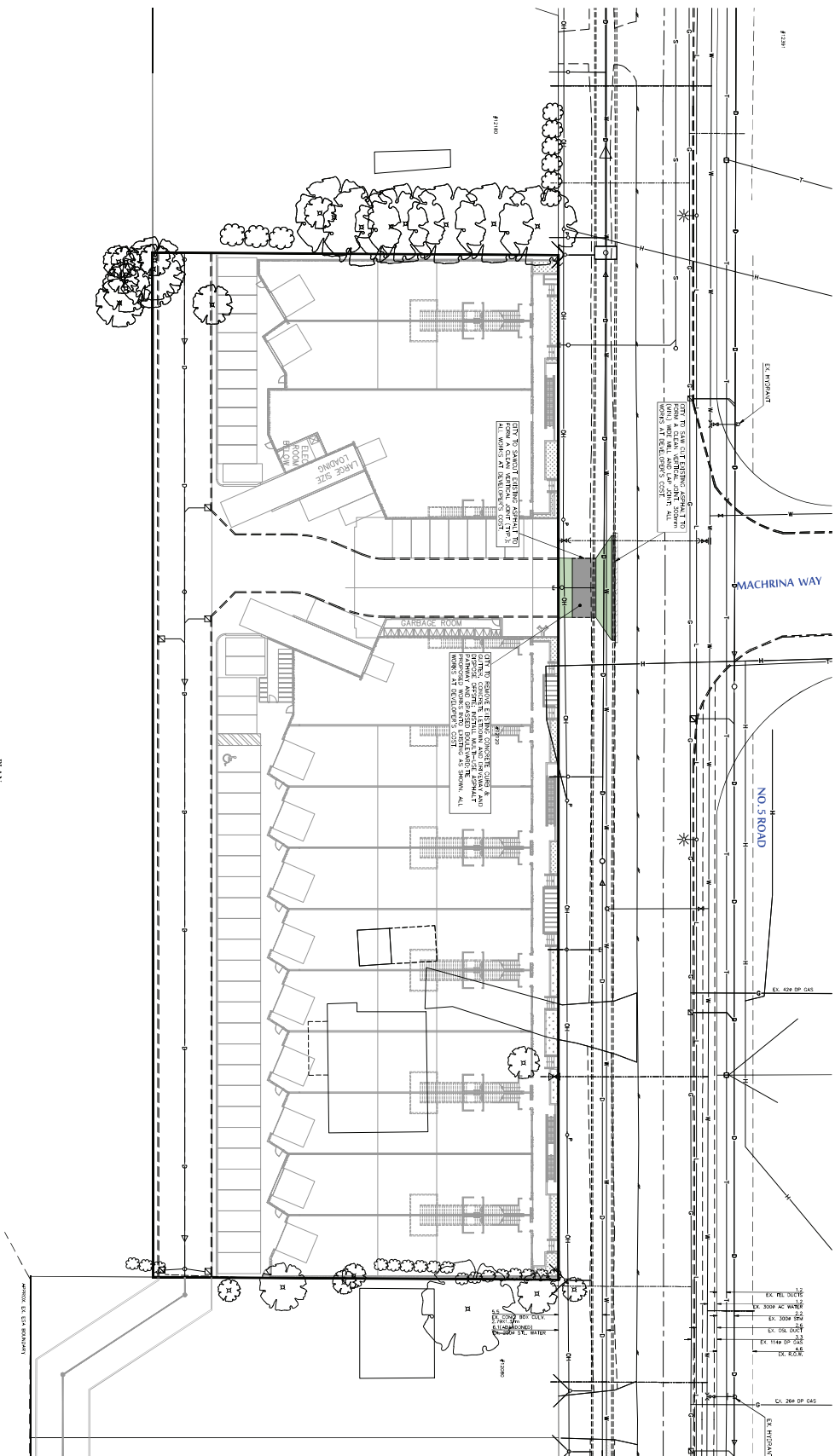
[illegible][illegible]

- [illegible]

<p>1. ADD DYE TO COLOUR TO BE SPINNED</p> <p>2. DYE DILUTE COLOUR TO BE SPINNED</p> <p>3. DYE DILUTE COLOUR TO BE SPINNED</p>	<p>4. ADD DYE TO COLOUR TO BE SPINNED</p> <p>5. DYE DILUTE COLOUR TO BE SPINNED</p> <p>6. DYE DILUTE COLOUR TO BE SPINNED</p>
---	---

NOTE: DYEING PROCESS TAKES IN FULL 48 HRS. GENERAL WASHING - 12 HRS. MINIMUM

[illegible]



CNCL - 136

NOTES:

ALL ELEVATIONS ARE TO GEODEIC DATUM AND REFER TO BENCHMARK NUMBERS

ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM

ELEVATION 1.665m (CVD28CVRD2018)

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT "MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)". THE CURRENT CITY OF RICHMOND SUPPLEMENTARY SPECIFICATION

[illegible]

CoreConcept
CONSULTING LTD.

7220-2655 Viking Way, Richmond, BC V6X 2E9
www.correctpcconsulting.com

PETER ZHANG

0
0
0
0
-
9
-
1
-
0
0
0
0

DWG. 2 OF 4

1.	3 JUN 2023	24	46	CONCEPT ISSUED FOR REZONING	
2.	16 MAY 2023	24	46	CONCEPT ISSUED FOR REZONING	
3.	16 MAY 2023	24	46	CONCEPT ISSUED FOR REZONING	
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					
19.					
20.					
21.					
22.					
23.					
24.					
25.					
26.					
27.					
28.					
29.					
30.					
31.					
32.					
33.					
34.					
35.					
36.					
37.					
38.					
39.					
40.					
41.					
42.					
43.					
44.					
45.					
46.					
47.					
48.					
49.					
50.					
51.					
52.					
53.					
54.					
55.					
56.					
57.					
58.					
59.					
60.					
61.					
62.					
63.					
64.					
65.					
66.					
67.					
68.					
69.					
70.					
71.					
72.					
73.					
74.					
75.					
76.					
77.					
78.					
79.					
80.					
81.					
82.					
83.					
84.					
85.					
86.					
87.					
88.					
89.					
90.					
91.					
92.					
93.					
94.					
95.					
96.					
97.					
98.					
99.					
100.					

NOT FOR
CONSTRUCTION

111

ULTIMATE KEY PLAN

CITY FILE:

DMC. No.: •

SEC. No: 7-3-5

It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Tree protection barriers is recommended on neighbor's hedges for due diligence.

 **QBC Tree Consulting and Services Ltd.**
Project Author: **Matthew Wong**
Tel: **(778) 833-0348**
Email: **QBCtree@gmail.com**

Reference Number:	Date of tissue
VAN02003	October 11, 2022
VAN02003-1	February 23, 2023
VAN02003-2	May 30, 2023
VAN02003-3	June 14, 2023

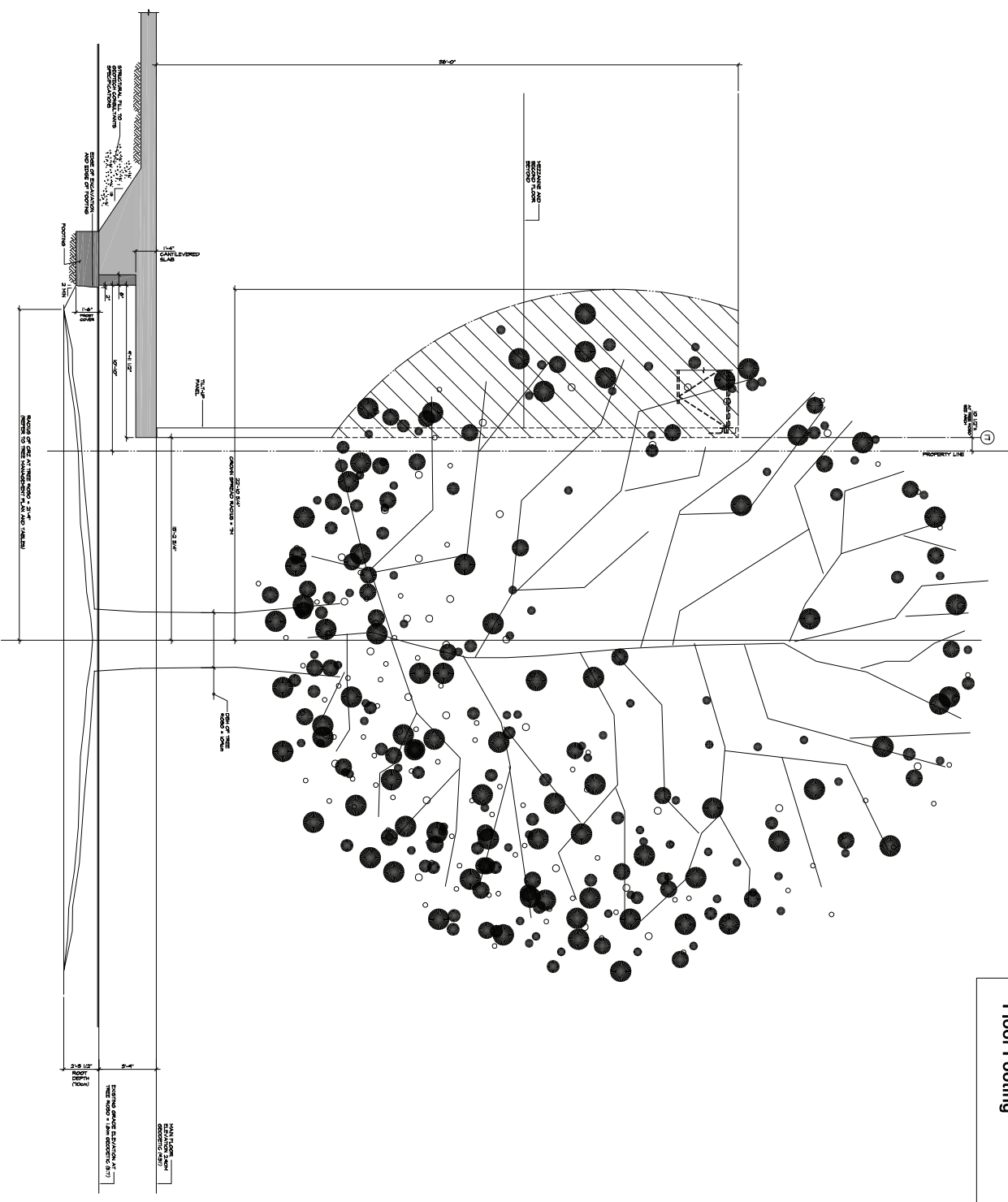


© 2023 OBC Tree Consulting and Services Ltd. All rights reserved. This plan and design are the property of OBC Tree Consulting and Services Ltd. and are not to be reproduced or used in any way without the written consent of OBC Tree Consulting and Services Ltd. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service.

Tree #1030
Section for Cantilevered
Floor Footing

OBC Tree Consulting and Services Ltd.
Project Address: 12120 No.5 Road Richmond BC
Project Architect: Matthew Wong
Tel: (778) 833-0348
Email: OBCtree@gmail.com

Reference Number:	DATE OF ISSUE
UN020003	October 11, 2022
UN030004	February 23, 2023
UN030005	May 26, 2023
UN030006	May 11, 2023



SECTION AT NORTH PROPERTY LINE AT TREE TAG #1030
SCALE 3/8" = 1'-0"

ONCL - 138

Project Name: RICHMOND INDUSTRIAL OFFICE BUILDING

Project No.: PROJECT

Scale: AS SHOWN

Drawn By: CH

Checked By: SWP

Drawn No.: 52.2

Sheet: 1

Project Name: RICHMOND INDUSTRIAL OFFICE BUILDING

Project No.: PROJECT

Scale: AS SHOWN

Drawn By: CH

Checked By: SWP

Drawn No.: 52.2

Sheet: 1

Project Name: RICHMOND INDUSTRIAL OFFICE BUILDING

Project No.: PROJECT

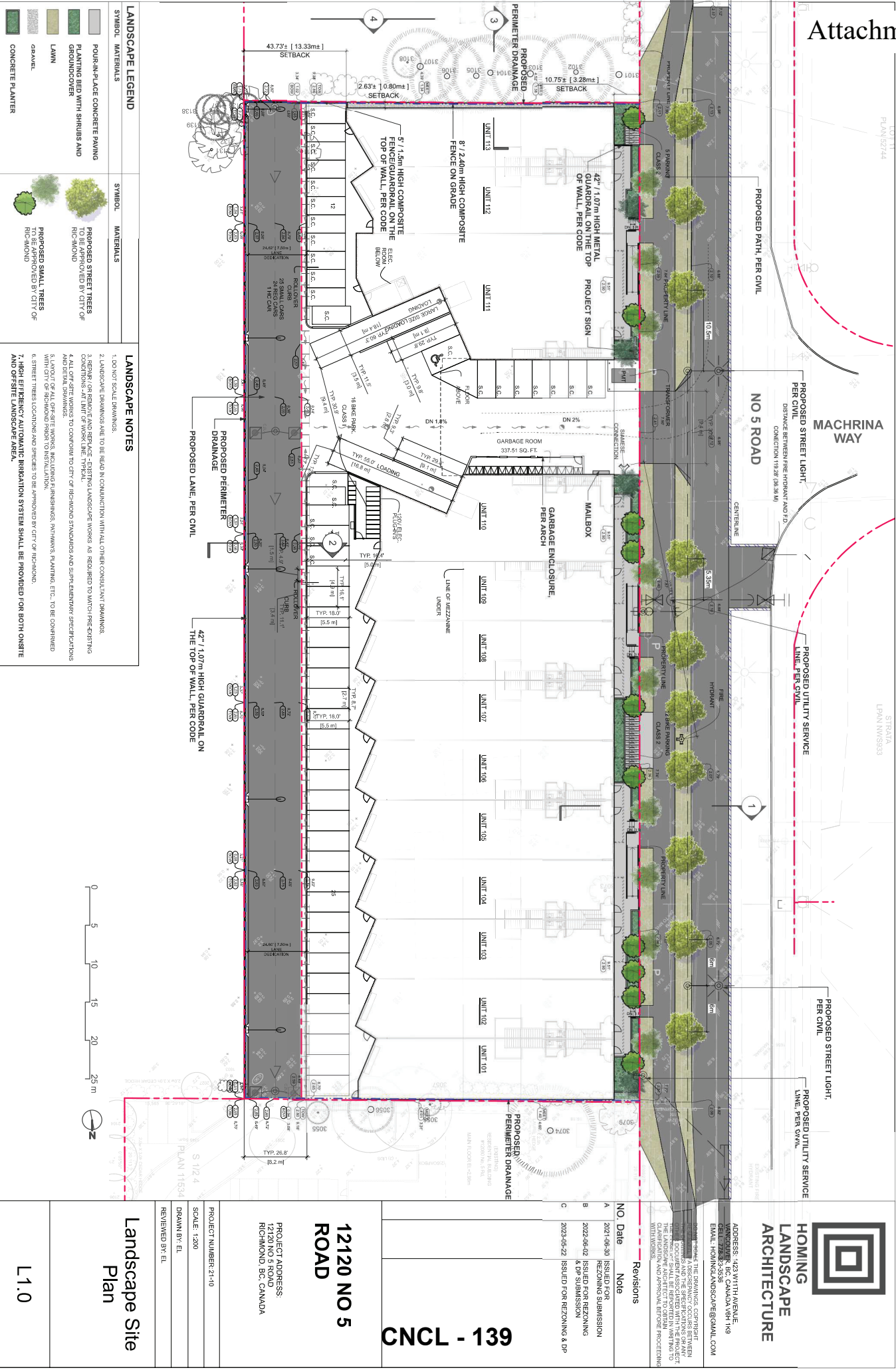
Scale: AS SHOWN

Drawn By: CH

Checked By: SWP

Drawn No.: 52.2

Sheet: 1





HOMING
LANDSCAPE
ARCHITECTURE

ADDRESS: 1423 WITTHAMULE
VANCOUVER, BC, CANADA V6H 1K4
CELL: 778-263-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT © 2022 BY HOMING LANDSCAPE ARCHITECTURE. ALL RIGHTS RESERVED. NO OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HOMING LANDSCAPE ARCHITECTURE.

Revisions

NO.	Date	Note
A	2021-06-30	ISSUED FOR RECONING SUBMISSION
B	2022-06-02	ISSUED FOR RECONING & DP SUBMISSION
C	2023-05-22	ISSUED FOR RECONING & DP

CNCL - 140

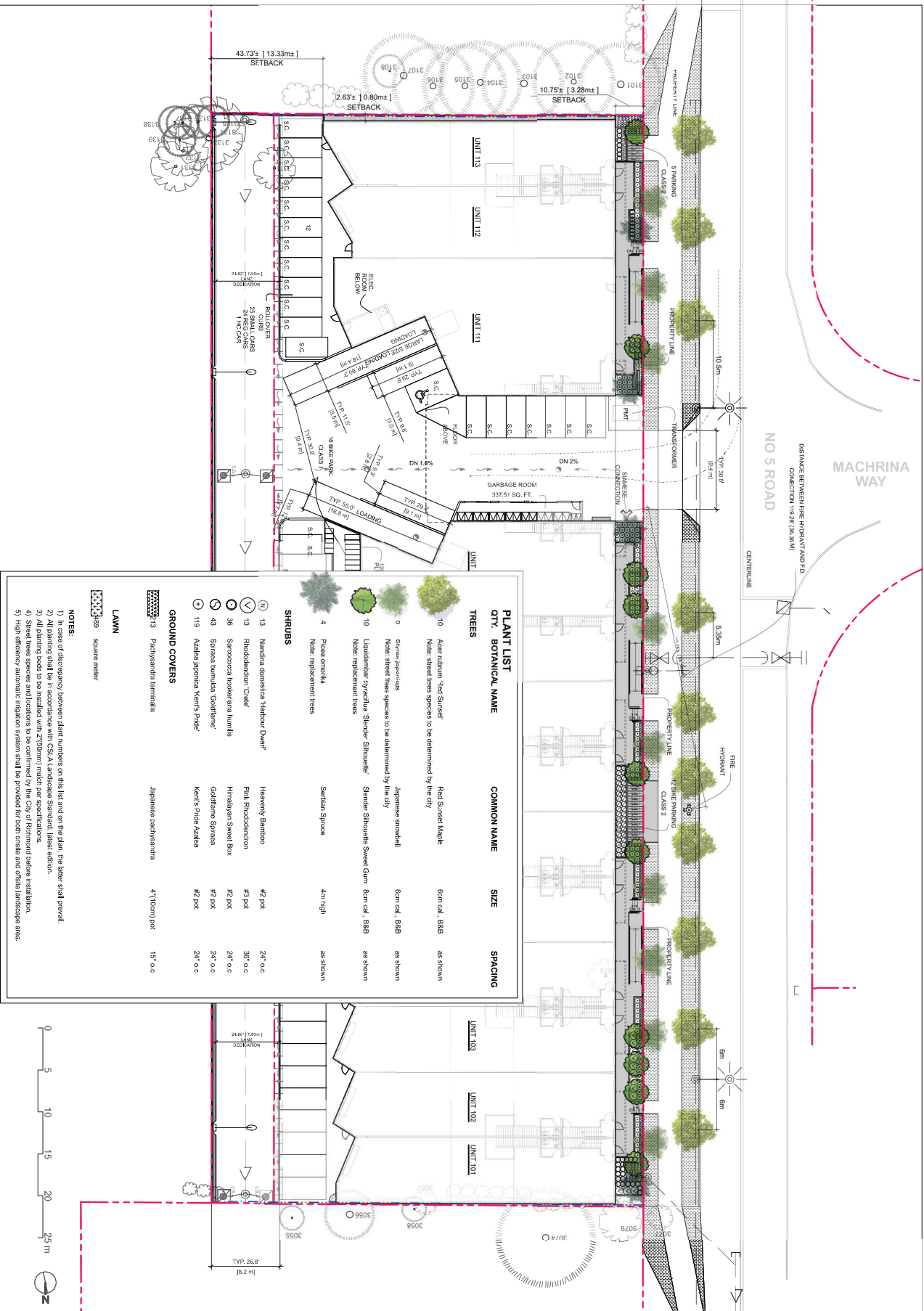
12120 NO 5 ROAD

PROJECT ADDRESS:
12120 NO 5 ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-10
SCALE: 1:200
DRAWN BY: EL
REVIEWED BY: EL

Landscaping
Planting Plan &
Plant List

L1.1





HOMING
LANDSCAPE
ARCHITECTURE

ADDRESS: 1423 WITH AVENUE
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-303-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
HOMING LANDSCAPE ARCHITECTURE. ALL RIGHTS
RESERVED. THE DRAWINGS AND THE SPECIFICATIONS OR ANY
OTHER DOCUMENT ASSOCIATED WITH THE PROJECT
ARE THE PROPERTY OF HOMING LANDSCAPE ARCHITECTURE.
THE LANDSCAPE ARCHITECT TO OBTAIN
ALL NECESSARY APPROVALS AND PERMITS
BEFORE PROCEEDING WITH THE WORK.

NO.	Date	Revisions	Note
A	2021-05-30	ISSUED FOR REZONING SUBMISSION	
B	2022-06-02	ISSUED FOR REZONING & DP APPLICATION	
C	2023-05-22	ISSUED FOR REZONING & DP	

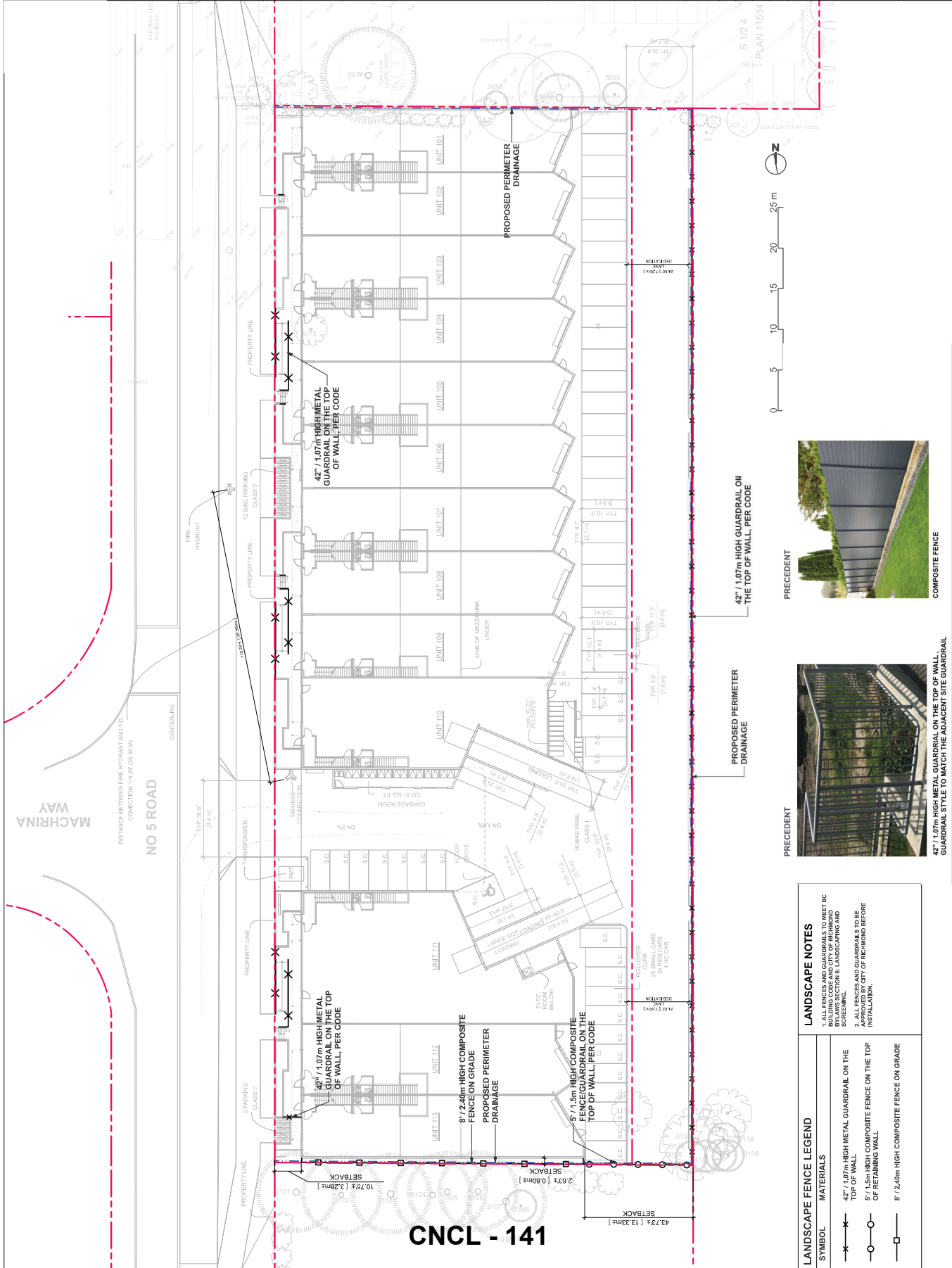
12120 NO 5
ROAD

PROJECT ADDRESS:
12120 NO 6 ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER 21-10
SCALE: 1:200
DRAWN BY: EL
REVIEWED BY: EL

Landscape Fence
Diagram

L2.0



LANDSCAPE NOTES
1. ALL FENCES AND GUARDRAILS TO MEET BC
BUILDING CODE AND CITY OF RICHMOND
SCREENING.
2. ALL FENCES AND GUARDRAILS TO BE
INSTALLED BY THE CITY OF RICHMOND BEFORE
INSTALLATION.

LANDSCAPE FENCE LEGEND	MATERIALS
42' / 1.07m HIGH METAL GUARDRAIL ON THE TOP OF WALL	—X—
5' / 1.5m HIGH COMPOSITE FENCE ON THE TOP OF RETAINING WALL	—O—
8' / 2.4m HIGH COMPOSITE FENCE ON GRADE	—□—



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 WITH AVENUE
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-303-3538
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
HOMING LANDSCAPE ARCHITECTURE. ANY
OTHER DOCUMENT ASSOCIATED WITH THE PROJECT
IS THE PROPERTY OF HOMING LANDSCAPE ARCHITECTURE.
THE LANDSCAPE ARCHITECT TO OBTAIN
ALL NECESSARY APPROVALS BEFORE PROCEEDING
WITH THE PROJECT.

Revisions	
NO.	Date
A	2021-06-30
B	2022-06-02
C	2023-05-22

Note	
ISSUED FOR REZONING SUBMISSION	
ISSUED FOR REZONING & DP APPLICATION	
ISSUED FOR REZONING & DP	

12120 NO 5 ROAD

PROJECT ADDRESS:
12120 NO 6 ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER 21-10

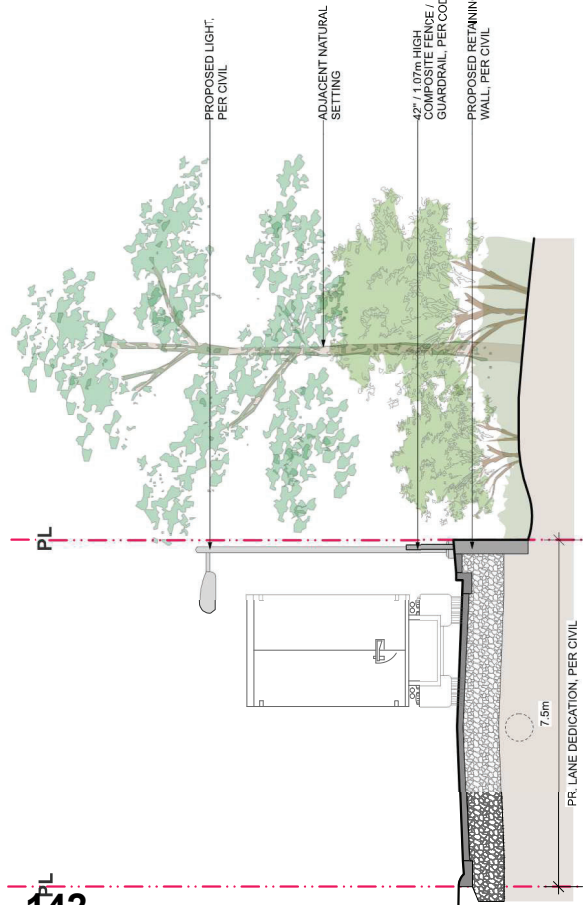
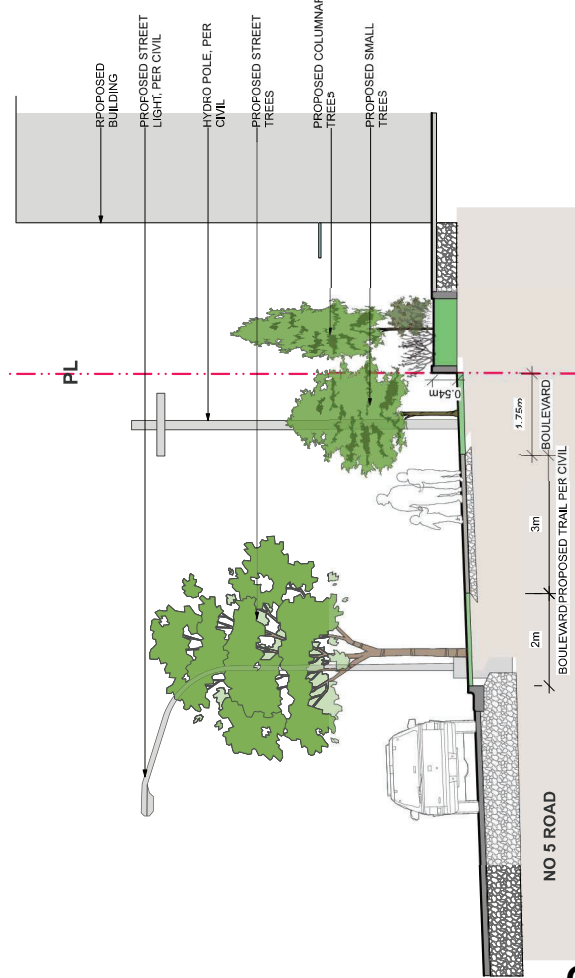
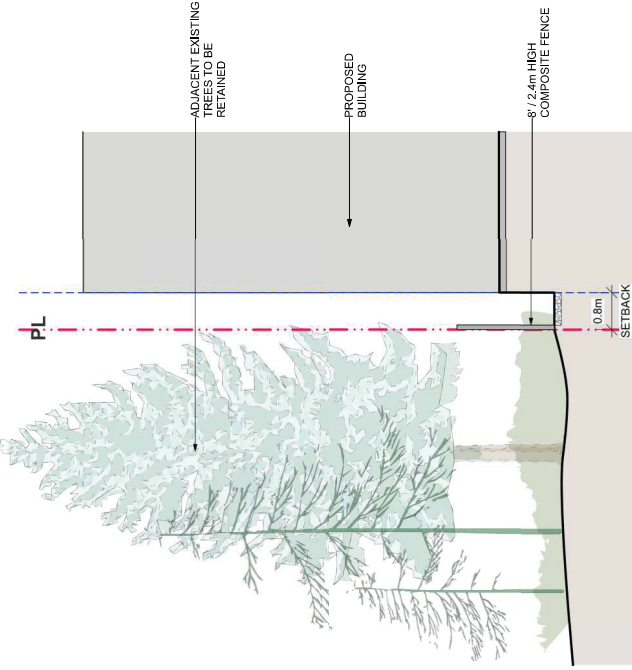
SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Landscape Sections

L3.0





Address: 12120 No 5 Road

File No.: RZ 21-941597

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10424, the developer is required to complete the following:

1. 7.5 m lane dedication along the entire east property line.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 14 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
14	8 cm		4 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of a legal agreement on Title requiring building design and setbacks to:
 - a. ensure retention of nine trees (Tree # 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 2001) on the adjacent south property through (a) design and construction of a cantilevered foundation slab design as shown on the Architectural plans provided or (b) building setbacks in compliance with the tree protection zones as required by the City; and
 - b. if trees on the adjacent north property be identified for retention through rezoning (RZ 22-005648), ensure retention of those trees through (a) design and construction of a cantilevered foundation slab design as shown on the Architectural plans provided or (b) building setbacks in compliance with the tree protection zones as required by the City
6. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 13 of the required parking spaces must be provided with Level 2 EV charging.
7. Registration of a legal agreement on Title ensuring all units provide energy reducing light sensors for building interior lighting and are pre-ducted for solar photovoltaic or other alternative energy system to the satisfaction of the Director of Building Approvals.
8. Registration of a legal agreement on Title ensuring the provision of water conserving plumbing fixtures and high efficiency irrigation.

9. Registration of a legal agreement on Title ensuring the building energy use will be a minimum 10% less than current code (BC Building Code 2018) requirements. Compliance will be confirmed at Building Permit stage through energy modelling to the satisfaction of the Director of Building Approvals.
10. Registration of a legal agreement on Title for industrial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
11. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
12. Registration of a legal agreement granting of a public-right-of-passage (PROP) statutory right-of-way (SRW) along the east/west local drive aisle to allow public vehicle egress from the rear lane through the subject site to No. 5 Road. This PROP SRW is intended to remain on title until full north-south lane connection has been achieved from Rice Mill Road to the City owned road allowance south of 12200 No. 5 Road.
13. Registration of a legal agreement on Title providing the City with the ability to require the closure of the driveway providing access to No. 5 Road and construction of the remaining frontage improvements through a City Work Order at the cost of the owner once the rear lane provides a complete north-south connection from Rice Mill Road to the City owned road allowance south of 12200 No. 5 Road becomes operational. Once the lane is fully functional, the only means of vehicle access is to be restricted to the east lane only and no access is permitted to the site from No. 5 Road.
14. City acceptance of the developer's offer to voluntarily contribute \$0.29 per buildable square foot for industrial floor area and \$0.52 per buildable square foot for commercial floor area to the City's Public Art Reserve Fund (\$20,413.00).
 - a. In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
15. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

A Servicing Agreement is required to design and construction the following works, to be registered on Title prior to Rezoning adoption.

1. **Extension of the lane:** Within the 7.5 m wide lane dedication, design and construct roll over curbs on both sides, pavement, and lighting.
 - a. BC Ferries approval for the removal of one tree (Tree # 1016) on their property is required. Tree removal replacement (2:1 replacement ration) or compensation is to be provided by the applicant (included in item #2 in the section above).
2. **No. 5 Road frontage improvements:** Road widening works to maintain two travel lanes and accommodate a new parking lane, new curb and gutter, grass and treed boulevard and asphalt trail along the east side of the road. Total pavement width to be approximately 10.15 m. On the east side of the road, install a new curb and gutter, 2 m wide grass and treed boulevard and 3 m wide asphalt trail. The developer's consultant is also required to complete a roadway lighting assessment and recommend lighting upgrade through the **Servicing Agreement**.
3. **Water works:**
 - a. Using the OCP Model, there is 601 L/s of water available at a 20 psi residual at the No 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
 - b. At Developer's cost, the Developer is required to:
 - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (2) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (3) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the

bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way location and dimensions to be finalized via the servicing agreement process.

c. At Developer's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.
- (2) Cut and cap the existing water service connection located on No 5 Road.
- (3) Install a new service connection complete with water meter and water meter box as per city specs. Water service connection should extend from the existing water main on No 5 Road to service the proposed lot. Diameter of newly proposed water service connections to be finalized during the servicing agreement process.

4. Storm Sewer Works:

a. At Developer's cost, the Developer is required to:

- (1) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

b. At Developer's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.
- (2) Cut and cap all existing storm service connections.
- (3) Install a new service connection complete with inspection chamber as per city specs. Storm service connection shall tie in to the existing storm main on No 5 Road. Diameter of proposed storm service connection to be finalized during the servicing agreement process.

5. Sanitary Sewer Works:

a. At Developer's cost, the Developer is required to:

- (1) Extend to the north the existing sanitary line along No. 5 Road located south of Machrina Way. The extension shall be from the existing manhole SMH-3735 approximately 125m to the north of SMH-3735.
- (2) Install a new sanitary service connection at the southwest corner of the proposed site complete with inspection chamber as per city specs. Sanitary service connection shall tie in from the proposed sanitary main. Diameter of the proposed sanitary service connections to be finalized during the servicing agreement process.

b. At Developer's cost, the City will:

- (1) Complete all tie-ins for the proposed works to existing City infrastructure.

6. **Street lighting:** At Developer's cost, the Developer is required to review street lighting levels along all road and lane frontages, and upgrade as required.

7. General Items:

a. At Developer's cost, the Developer is required to:

- (1) Complete other frontage improvements as per Transportation requirements.
- (2) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages. Relocation of existing BC Hydro poles may be required subject to Transportation department's requirements. If the frontage improvements required along the west property line to service the proposed development conflict with the existing BC Hydro poles then the existing BC Hydro poles need to be relocated to avoid conflict. This shall be confirmed via the servicing agreement review.
 - (c) To underground overhead service lines.
- (3) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- (4) If site preparation (e.g., preloading, soil densification, etc.) is required, provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (5) Provide a video inspection report of the existing storm sewer along the No 5 Road frontage prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (6) If preload required, conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- (7) If site preparation (e.g., preloading, soil densification, etc.) is required, monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- (8) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- (9) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (10) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- (11) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10424 (RZ 21-941597)
12120 No. 5 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LIGHT INDUSTRIAL (IL)”**.

P.I.D. 004-283-775

Lot 5 Section 7 Block 3 North Range 5 West New Westminster District Plan 23654, Except:
Part subdivided by Plan 49223

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10424”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 5, 2023
From: James Cooper, Architect AIBC **File:** 08-4375-01/2023-Vol
Director, Building Approvals 01
Re: **Bylaw No. 8856 Amendments, Construction Signage Changes**

Staff Recommendation

That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474, specifying the proposed new requirements for construction signage and addressing permitted hours of work and notification of site issues, as outlined in the report titled "Bylaw No. 8856 Amendments, Construction Signage Changes", dated June 5, 2023 from the Director, Building Approvals be introduced and given first, second and third readings.

James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)

REPORT CONCURRENCE		
ROUTED TO: Community Bylaws	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF ACTING GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

This report responds to the Richmond City Council referral from May 8, 2023:

That staff be directed to bring forward amendments to Noise Regulation Bylaw No. 8856, in order to affect the proposed changes to the construction signage, as outlined in the report titled "Referral Response Construction Signage", dated April 3, 2023 from the Director, Building Approvals.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

And Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

Background

Requirements for development signage in active construction sites are presently detailed in Noise Regulation Bylaw No. 8856. The Bylaw specifies the need to post signs on the premises where construction projects valued in excess of \$150,000 are taking place.

The Bylaw prescribes the color, minimum dimensions, letter fonts and sizes, and the required content of the signage. This specifically includes the permitted hours for construction noise, the name and phone number for the contractor undertaking the work, and the email and phone number of the City's Community Bylaws Enforcement Office.

Changes to the current signage content and configuration (Attachment 1) responding to Council direction are presented in this Bylaw Amendment No. 10474 to enhance the prominence of contact information and include the specific site address to which it relates.

Financial Impact

None

Conclusion

Upon adoption, Bylaw Amendment No. 10474 will incorporate new construction signage standards into the Noise Regulation Bylaw No. 8856. The new signage is designed to offer easier connectivity for area residents to report a problem, and more prominently detail the specific site address on which construction activities are taking place.

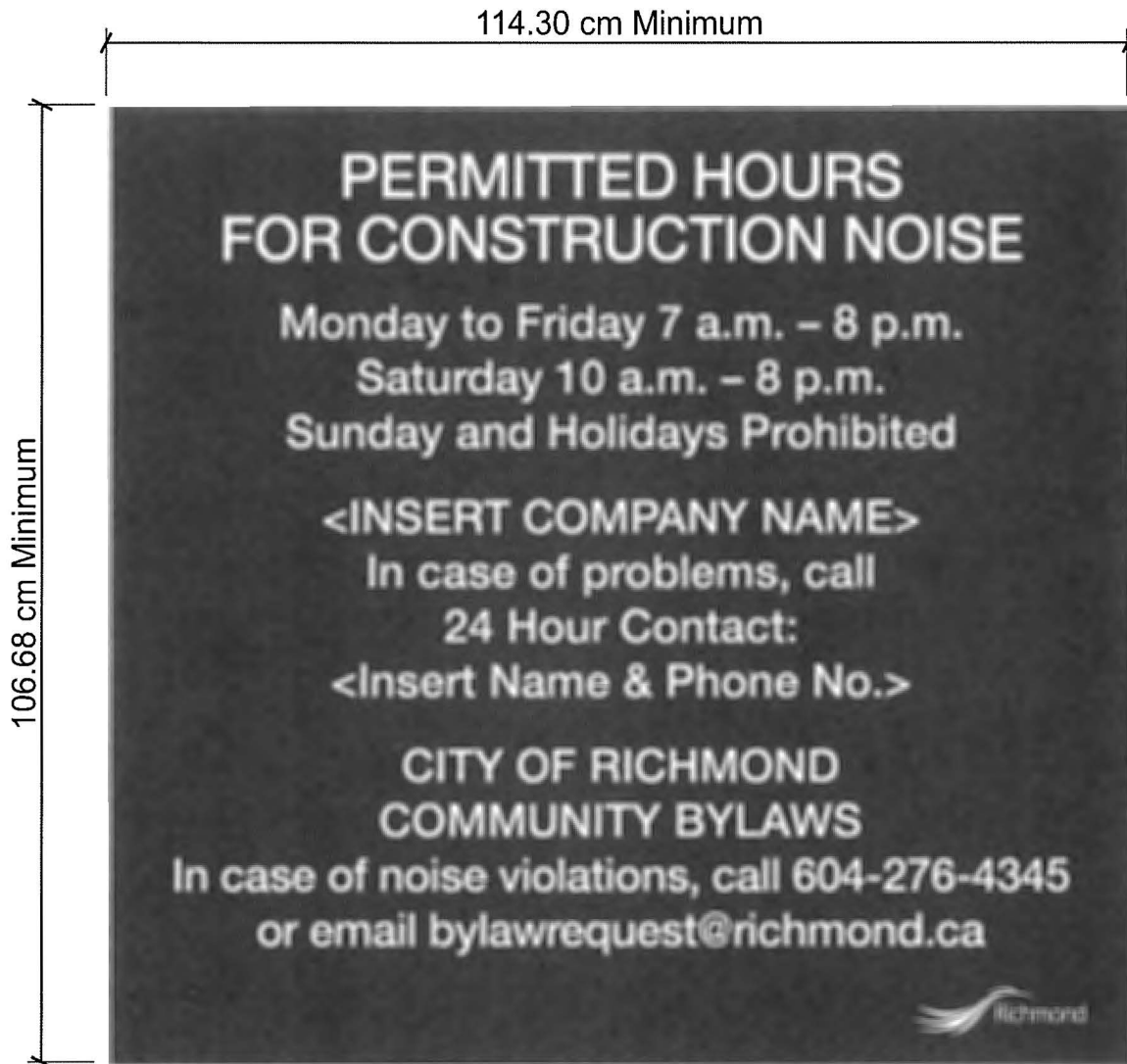


Fred Tewfik
Manager, Inspections
(604-247-4184)

JC: ft

Att. 1: Construction Signage Sample, before and after.

Construction Sign Sample - BEFORE



Construction Sign Sample - AFTER

122.0 cm Minimum

122.0 cm Minimum

PERMITTED HOURS
FOR CONSTRUCTION ACTIVITY
FOR
<Insert Unit, Address, Street Name,
City, Postal Code>

Monday to Friday	7 am - 8 pm
Saturday	10 am - 8 pm
Sunday & Holidays	Prohibited

<INSERT COMPANY NAME>
In case of problems, call
24 Hour Contact:
<Insert Name & Phone No.>

CITY OF RICHMOND
Bylaw Enforcement
604-276-4345
bylawrequest@richmond.ca

36.0 cm Minimum

36.0 cm Minimum



SCAN TO REPORT A PROBLEM

Richmond



**Noise Regulation Bylaw No. 8856,
Amendment Bylaw No. 10474**

The Council of the City of Richmond enacts as follows:

1. Noise Regulation Bylaw No. 8856, as amended, is further amended by deleting Schedule D and replacing it with Schedule A attached to and forming part of this bylaw.
2. This Bylaw is cited as “**Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10474**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE A to BYLAW NO. 10474

**SCHEDULE D to BYLAW NO. 8856
CONSTRUCTION NOISE EXEMPTION SIGN**

The diagram shows a rectangular sign with a dark background and white text. Red dimension lines indicate the following requirements:

- Width:** 122.0 cm Minimum
- Height:** 122.0 cm Minimum
- QR Code:** 36.0 cm Minimum (width) and 36.0 cm Minimum (height)

Sign Content:

PERMITTED HOURS
FOR CONSTRUCTION ACTIVITY
FOR
<Insert Unit, Address, Street Name,
City, Postal Code>

Monday to Friday	7 am - 8 pm
Saturday	10 am - 8 pm
Sunday & Holidays	Prohibited

<INSERT COMPANY NAME>
In case of problems, call
24 Hour Contact:
<Insert Name & Phone No.>

CITY OF RICHMOND
Bylaw Enforcement
604-276-4345
bylawrequest@richmond.ca

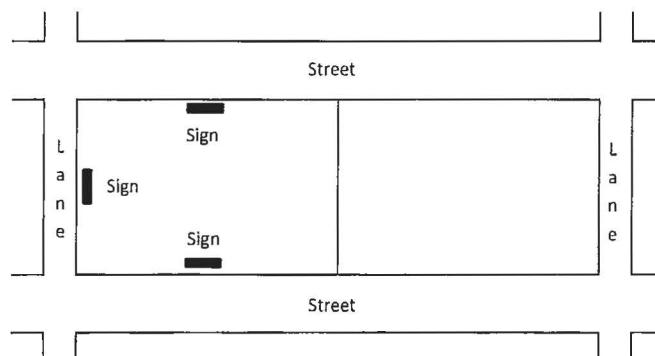
 SCAN TO REPORT A PROBLEM

Sign Placement

Height From Ground - maximum 3.65 m

Height From Ground - minimum 1.52 m

Sign Quantity - 1 sign for EACH street and/or lane fronting the property





City of Richmond

Report to Council

To: Richmond City Council
From: Todd Gross
Director, Parks Services
Date: June 30, 2023
File: 11-7200-20-01/2023-
Vol 01
Re: Liquor Consumption in Parks Pilot Program Bylaw No. 10483

Staff Recommendation

1. That Liquor Consumption in Parks Pilot Program Bylaw No. 10483 be introduced and given first, second and third reading;
2. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10482, be introduced and given first, second and third reading;
3. That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10481, be introduced and given first, second and third reading; and
4. That staff report back to Council upon completion of the pilot program to provide a status update regarding the implementation of the Liquor Consumption in Parks Pilot Program.

Todd Gross
Director, Parks Services
(604-247-4942)
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

City Council has the authority to regulate activities within their communities under the Community Charter. Under these powers, City Council may impose requirements and prohibitions by bylaw relating to municipal services and public places.

The staff report titled “Pilot Project for the Consumption of Alcohol in Public Parks” was presented to Council on June 26, 2023, and the following recommendation received Council endorsement:

That a Bylaw be drafted to permit the implementation of a Pilot Project for the consumption of liquor in designated areas in a limited number of City of Richmond parks as detailed in the report "Pilot Project for the Consumption of Alcohol in Public Parks," dated May 25, 2023, from the Directors of Parks Services and Community Bylaws with locations in the park as modified by the memo from the Manager of Parks Programs dated June 23, 2023, and with Minoru Park and McLean Neighbourhood Park removed from the Pilot Project for the Consumption of Alcohol in Public Parks.

This report responds to the above referral and summarizes key provisions of the proposed Liquor Consumption in Parks Pilot Program Bylaw No. 10483.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.

1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.2 Enhance the City’s network of parks, trails and open spaces.

Analysis

The proposed Liquor Consumption in Parks Pilot Program Bylaw No. 10483 (Bylaw) is consistent with the management of all other City-owned property and is specifically designed to permit the Liquor Consumption in Parks Pilot Program (the “Pilot Program”) to proceed in three City parks. It will also enable staff to address illegal drinking outside the boundaries of the Pilot Program’s designated permitted liquor consumption zones, as well as in parks that are not included in the Pilot Program. The Bylaw will be enforced by staff through a spectrum of actions

including proactive educational awareness and fines. For the purposes of this report, all alcoholic beverages are referred to as liquor (unless otherwise noted).

Provincial Regulatory Background

The Liquor Cannabis Regulation Branch (LCRB) is the agency tasked with regulating alcohol consumption, sales and licensing of liquor primary and food establishments in British Columbia. In June 2021, the Province amended the *Liquor Control and Licensing Act* enabling municipalities to designate public places and parks where alcohol consumption can be permitted. The *Liquor Control and Licensing Act*, Section 73, and the *Liquor Control and Licensing Regulations*, Section 197, allow municipalities to designate, by bylaw, a portion of a park where liquor can be consumed. The proposed Bylaw will allow the City to proceed with the Pilot Program.

Liquor Consumption in Parks Pilot Program Bylaw No. 10483

The proposed Bylaw identifies three park sites as part of the Pilot Program:

1. Garry Point Park;
2. Aberdeen Neighbourhood Park; and
3. King George Park/Cambie Community Park.

The proposed Bylaw features include:

- The basis on which the Pilot Program will be managed, implemented and regulated;
- Designation of the three permitted parks and specific zones within each park where liquor may be consumed (Liquor Permitted Consumption Zones) and the permitted hours and days of the week when liquor may be consumed; and
- Sign specifications to be posted on site, which will include maps of the Liquor Permitted Consumption Zones, Bylaw and Pilot Program information and resident feedback opportunities.

Amendments to Related Bylaws

The proposed Liquor Consumption in Parks Pilot Program Bylaw No. 10483 establishes the regulatory framework for the administration of the Pilot Program. Amendments are also required to two existing bylaws to support enforcement of the Pilot Program:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122; and
2. Municipal Ticket Information Authorization Bylaw No. 7321.

The Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10482 provides Bylaw Enforcement Officers with the authority to issue tickets of up to \$500 while providing a person found to be in non-compliance with an adjudication process to appeal a ticket or settle disputes. Staff are proposing an amendment and additional ticketing measures be added to the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122. The

proposed ticketing measures are a response to the enforcement measures introduced within the proposed Pilot Program Bylaw. The additional measures will expand the enforcement tools available to staff for the safe operation of the Pilot Program.

The Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10481 provides staff with the authority to issue tickets of \$950 for the consumption of liquor outside of the boundaries of the Liquor Permitted Consumption Zones. Although staff will rely on education and voluntary compliance as a first step, this fine will provide staff with an additional enforcement measure for egregious circumstances if necessary.

Site Signage

The Bylaw outlines the requirement to erect a minimum of four signs at each Liquor Permitted Consumption Zone. The information provided on signage will include:

- A map depicting the location of the Liquor Permitted Consumption Zones within the host park site and the location of a 10 metre buffer around spray parks, children's play areas and active recreation amenities where liquor consumption is not permitted;
- General information about the Pilot Program including the permitted hours when liquor may be consumed (between 11:00 a.m. and 9:00 p.m., seven days a week);
- A link, via QR code, to the Pilot Program's web page on the City's web site;
- Bylaw department contact information to report any concern regarding the Pilot Program; and
- Dedicated Pilot Program email address, phone number and link to the Let's Talk Richmond survey to provide residents a variety of means to provide 'real time' feedback about the Pilot Program to City staff, as well as to make service requests.

Impact of the Proposed Bylaw

Enforcement of the Bylaw will be shared by both Richmond RCMP and the City's Bylaw Department. Police play the sole role in the enforcement of *Criminal Code* offences associated with liquor.

Amendments to the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 and the Municipal Ticket Information Authorization Bylaw No. 7321 allows both RCMP and Bylaw Enforcement Officers to issue tickets for the consumption of liquor outside the Liquor Permitted Consumption Zones. Richmond RCMP will continue to enforce more serious incidents regarding public intoxication and impaired driving through the *Criminal Code*, as well as the consumption of liquor by minors under the *Liquor Control and Licensing Act*. Over the course of the Pilot Program, staff will monitor the number of calls for both City Bylaw and Richmond RCMP services.

Financial Impact

There is no financial impact as a result of the adoption of the Bylaw.

Conclusion

The proposed Liquor Consumption in Parks Pilot Program Bylaw No. 10483 provides regulations to permit and the means to implement the Pilot Program to proceed this summer through to September 30, 2023. Three parks sites have been identified where specific Liquor Permitted Consumption Zones have been designated. Amendments to the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 and the Municipal Ticket Information Authorization Bylaw No. 7321 will also assist staff in the management and enforcement of regulations associated with the Pilot Program including imposing fines. Signage in the three park sites will provide information on where in the park liquor consumption is permitted, additional information about the Pilot Program and the means by which park users can contact City staff to report any concerns or potential bylaw incidents. Staff will monitor the impact of the Bylaw, as well as collect “real time” anecdotal feedback and requests for City services as part of the overall assessment of the Pilot Program for a staff report to be submitted back to Council in Q1, 2024.



Alexander Kurnicki
Manager, Parks Programs
(604-276-4099)

- Att. 1: Liquor Consumption in Parks Pilot Program Bylaw No. 10483
2: Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10482
3: Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10481



**LIQUOR CONSUMPTION IN PARKS PILOT PROGRAM
BYLAW NO. 10483**

WHEREAS municipalities may designate, by Bylaw, a public space or a portion of it where liquor can be consumed;

NOW THEREFORE, the Council of the City of Richmond, in an open meeting assembled, enacts as follows:

**PART ONE: DESIGNATION OF LIQUOR PERMITTED CONSUMPTION ZONES
AND HOURS**

- 1.1 The Public Places or parts thereof listed in Schedule A to this Bylaw and further identified by signage posted in accordance with this Bylaw are hereby designated as Liquor Permitted Consumption Zones where Liquor may be consumed.
- 1.2 The hours that Liquor may be consumed in any of the Liquor Permitted Consumption Zones are from 11:00 a.m. to 9:00 p.m., seven days a week.
- 1.3 Liquor may not be consumed in parts of Public Places that are outside of the boundaries of the Liquor Permitted Consumption Zones identified by signage posted in accordance with this Bylaw.

PART TWO: SIGN SPECIFICATIONS

- 2.1 The City will post signs setting out the boundaries of each Permitted Space and the hours during which Liquor may be consumed in the Permitted Space.
- 2.2 Signs posted in Liquor Permitted Consumption Zones designating where Liquor may be consumed must:
 - (a) Be at least 18 inches by 30 inches in size;
 - (b) Have at least four signs to designate the boundaries of the Liquor Permitted Consumption Zone;
 - (c) State the hours that Liquor may be consumed; and
 - (d) Be posted on posts or affixed to other items along pathways near the approximate boundary of the Liquor Permitted Consumption Zone.

PART THREE: INTERPRETATION

3.1 In this Bylaw, unless the context requires otherwise:

APPLICABLE LAW	means any and all laws, ordinances, constitutions, regulations, statutes, treaties, rules, codes, licenses, certificates, franchises, permits, principles of common law, requirements and orders adopted, enacted, implemented, promulgated, issued, entered or deemed applicable by or under the authority of any Governmental Body having jurisdiction over a specified person or any of such person's properties or assets.
CITY	means the City of Richmond.
CITY PROPERTY	means a parcel, lot, block, strata lot, public park or other area of land that is located in the City of Richmond and which is either owned or occupied by the City, or in which the City has vested interest pursuant to a statute.
GOVERNMENTAL BODY	means any national, multi-national, federal, provincial, state, municipal, local or other government, and any agency, authority, instrumentality, regulatory body, court, central bank or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to government.
LIQUOR CONTROL AND LICENSING ACT	means the Liquor Control and Licensing Act, SBC 2015, Chapter 19, as amended.
LIQUOR CONTROL AND LICENSING REGULATIONS	means the Liquor Control and Licensing Regulation, B.C. Reg. 241/2016, as amended.
LIQUOR PERMITTED CONSUMPTION ZONE	means a Public Place or part of a Public Place that is City Property and has been designated by Council by this Bylaw as a place where Liquor may be consumed, but does not include a building, structure, vehicle or other installation within the Public Place unless that has been specifically designated by Council in this Bylaw as identified Schedule A.
PUBLIC PLACE	includes a place, building or vehicle to which the public is invited or has or is allowed access.
SIGN	has the meaning ascribed to it in Sign Regulation Bylaw No. 9700.

PART FOUR: SEVERABILITY AND CITATION

- 4.1 If any section, section, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.
- 4.2 This Bylaw is cited as “Liquor Consumption in Parks Pilot Program Bylaw No. 10483”.

PART FIVE: OFFENCES AND PENALTIES

- 5.1 Any person who:
- a) violates or contravenes any provision of this Bylaw, or who causes or allows any provision of this Bylaw to be violated or contravened;
 - b) fails to comply with any of the provisions of this Bylaw;
 - c) neglects or refrains from doing anything required under the provisions of this Bylaw; or
 - d) obstructs, or seeks or attempts to prevent or obstruct a person who is involved in the execution of duties under this Bylaw,

commits an offence and upon conviction shall be liable to a fine of not more than Fifty Thousand Dollars (\$50,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

- 5.2 A violation of any of the provisions identified in this Bylaw shall result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time.
- 5.3 A violation of any of the provisions identified in this Bylaw shall be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act, SBC 2003, c. 60*, as they may be amended or replaced from time to time.

[The Remainder of this Page is Intentionally Left Blank]

PART SIX: BYLAW TERM

6.1 The term of this Bylaw runs until September 30, 2023 and has no legal force and effect after such date.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

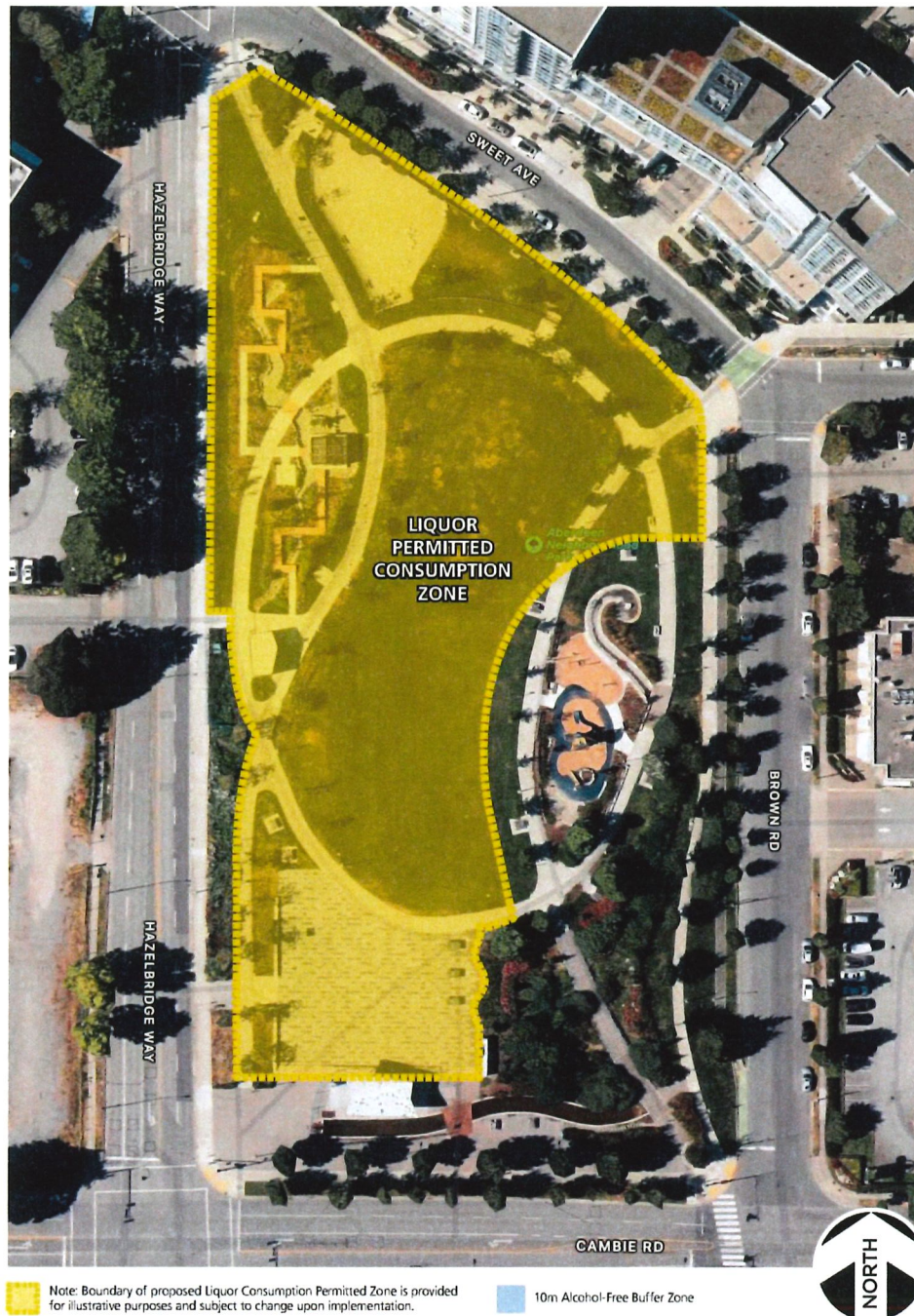
_____	CITY OF RICHMOND
_____	APPROVED for content by originating dept.

_____	APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW 10483
LIQUOR PERMITTED CONSUMPTION ZONES




Aberdeen Neighbourhood Park



King George Community Park



 Note: Boundary of proposed Liquor Consumption Permitted Zone is provided for illustrative purposes and subject to change upon implementation.



Garry Point Park



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 10482**

The Council of the City of Richmond enacts as follows:

1. **Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122**, as amended, is further amended at Part One – Application by adding the following in proper alphabetical order:

“Liquor Consumption in Parks Pilot Program Bylaw 10483”.
2. **Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122**, as amended, is further amended by adding to the end of the table in Schedule A of Bylaw No. 8122 the content of the table in Schedule A attached to and forming part of this bylaw.
3. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10482**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF
RICHMOND

APPROVED
for content by
originating
Division

APPROVED
for legality
by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 8122, AMENDMENT BYLAW NO. 10482

Designated Bylaw Contraventions and Corresponding Penalties

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Liquor Consumption in Parks Pilot Program Bylaw 10483	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
	Consumption of Liquor outside of the boundaries of the Liquor Permitted Consumption Zones.	1.3	No	\$ 250.00	\$ 250.00	\$500.00	n/a



**Municipal Ticket Information Authorization Bylaw No. 7321,
Amendment Bylaw No. 10481**

The Council of the City of Richmond enacts as follows:

1. **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended in Schedule A by adding in the proper alphabetical order:

“Liquor Consumption in Parks Pilot Program Bylaw No. 10483”.
2. **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended by adding the following Schedule B 19:

SCHEDULE B 19

LIQUOR CONSUMPTION IN PARKS PILOT PROGRAM BYLAW NO. 10483

Offence	Section	Fine
Consumption of Liquor outside of the boundaries of the Liquor Permitted Consumption Zones.	1.3	\$950.00

[The remainder of this page is intentionally left blank]

3. This Bylaw is cited as “**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10481**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



**Bylaw Enforcement Officer Bylaw No. 9742,
Amendment Bylaw No. 10462**

The Council of the City of Richmond enacts as follows:

1. Bylaw Enforcement Officer Bylaw No. 9742, as amended, is further amended by adding the following after section 1.2:
 - “1.2.1 Bylaw Enforcement Officers, while acting within the limits of those powers and duties set out in section 1.2 of this Bylaw, shall be deemed to be employed for the preservation and maintenance of the public peace and shall, without adding to those powers and duties set out in section 1.2 of this Bylaw, be designated as peace officers as defined in the *Interpretation Act*, RSBC 1996, chapter 238, and in the *Criminal Code of Canada*, R.S.C. 1985, C-46.”
2. This Bylaw is cited as “**Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10462**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JUN 26 2023

JUN 26 2023

JUN 26 2023

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

MAYOR

CORPORATE OFFICER



**Inter-Municipal Business Licence Agreement Bylaw No. 10134
Amendment Bylaw No. 10468**

The Council of the City of Richmond enacts as follows:

1. **Inter-Municipal Business Licence Agreement Bylaw No. 10134**, is amended by deleting Schedule “A” in its entirety and replacing it with Schedule “A” attached hereto.
2. This Bylaw is cited as “**Inter-Municipal Business License Agreement Bylaw No. 10134, Amendment Bylaw No. 10468**”.

FIRST READING

JUN 26 2023

SECOND READING

JUN 26 2023

THIRD READING

JUN 26 2023

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

Inter-municipal TNS Business Licence Agreement

WHEREAS the City of Abbotsford, the Village of Anmore, the Bowen Island Municipality, the City of Burnaby, the City of Chilliwack, the City of Coquitlam, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the Corporation of the City of Langley, the Corporation of the Township of Langley, the Village of Lions Bay, the City of Maple Ridge, the City of Mission, the Corporation of the City of New Westminster, the Corporation of the City of North Vancouver, the Corporation of the District of North Vancouver, the City of Pitt Meadows, the Corporation of the City of Port Coquitlam, the City of Port Moody, the City of Richmond, the District of Squamish, the City of Surrey, the City of Vancouver, the Corporation of the District of West Vancouver, the Resort Municipality of Whistler, and the Corporation of the City of White Rock (the "*Participating Municipalities*"), wish to permit transportation network services ("*TNS*") businesses to operate across their jurisdictional boundaries thereby eliminating the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the *Participating Municipalities* agree as follows:

1. The *Participating Municipalities* agree to establish an *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities*, pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter*.
2. The *Participating Municipalities* will request their respective municipal Councils to each ratify this Agreement and enact a by-law to implement an *Inter-municipal TNS Business Licence* scheme effective June 1, 2023.
3. In this Agreement:

"*Accessible Vehicle*" means a motor vehicle designed and manufactured, or converted, for the purpose of transporting persons who use mobility aids;

"*Administrative Costs*" means the direct and indirect costs and investments attributable to administering the *Inter-municipal TNS Business Licence* scheme, including wages, materials, corporate overhead and rent;

"*Business*" has the same meaning as in the *Community Charter*;

"*Community Charter*" means the *Community Charter*, S.B.C. 2003, c. 26, as may be amended or replaced from time to time;

"*Inter-municipal TNS Business*" means a *TNS Business* that has been licensed to operate in the Region 1 operating area by the Passenger Transportation Board;

"*Inter-municipal TNS Business Licence*" means a business licence that authorizes an *Inter-municipal TNS Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

"Inter-municipal TNS Business Licence By-law" means the by-law adopted by the Council of each *Participating Municipality* to implement the *Inter-municipal TNS Business Licence* scheme contemplated by this Agreement;

"Mobility Aid" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Municipal Business Licence" means a licence or permit, other than an *Inter-municipal TNS Business Licence*, issued by a *Participating Municipality* that authorizes a *Business* to be carried on within the jurisdictional boundaries of that *Participating Municipality*;

"Participating Municipality" means any one of the *Participating Municipalities*;

"Premises" means one or more fixed or permanent locations where the *TNS Business* ordinarily carries on *Business*;

"TNS Business" means a person carrying on the business of providing *Transportation Network Services*;

"Transportation Network Services" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Vancouver Charter" means the *Vancouver Charter*, S.B.C. 1953, c. 55, as may be amended or replaced from time to time; and

"Zero Emission Vehicle" means a motor vehicle that is exclusively propelled by electricity or hydrogen from an external source.

4. Subject to the provisions of the *Inter-municipal TNS Business Licence By-law*, each *Participating Municipality* will permit a *TNS Business* that has obtained an *Inter-municipal TNS Business Licence* to carry on the *Business* of providing *Transportation Network Services* within that *Participating Municipality* for the term authorized by the *Inter-municipal TNS Business Licence* without obtaining a *Municipal Business Licence* for the *TNS Business* in that *Participating Municipality*.

5. All *Inter-municipal TNS Business Licences* will be issued by the City of Vancouver.

6. The City of Vancouver may issue an *Inter-municipal TNS Business Licence* to a *TNS Business* if the *TNS Business* is an *Inter-municipal TNS Business* and meets the requirements of the *Inter-municipal TNS Business Licence By-law*, in addition to the requirements of the City of Vancouver's Licence By-law No. 4450.

7. Notwithstanding that a *TNS Business* may hold an *Inter-municipal TNS Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* for the *TNS Business* in the *Participating Municipalities*, the *TNS Business* must still comply with all orders and regulations under any municipal business licence by-law in addition to those under any other by-laws, regulations, or provincial or federal laws that may apply within any jurisdiction in which the *TNS Business* carries on *Business*.

8. Any *Participating Municipality* may require that the holder of an *Inter-municipal TNS Business Licence* also obtain a *Municipal Business Licence* for any *Premises* that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.

9. The annual *Inter-municipal TNS Business Licence* fee is \$155, plus \$150 for each vehicle operating under the authority of the *Inter-municipal TNS Business*, except that the per vehicle fee for *Zero Emission Vehicles* will be \$30, and there will be no per vehicle fee charged for *Accessible Vehicles*.

10. The fee for any additional vehicles that begin operating under the authority of an *Inter-municipal TNS Business License* holder after the annual license fee is paid will be the per vehicle fee set out in section 9, pro-rated by dividing the applicable annual per vehicle fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.

11. The City of Vancouver will distribute the revenue generated from *Inter-municipal TNS Business Licence* fees amongst all *Participating Municipalities* based on the City of Vancouver retaining an amount to cover its *Administrative Costs*, with the remaining fees to be distributed proportionally to the *Participating Municipalities*, including the City of Vancouver, based on the number of pick-ups and drop-offs in that *Participating Municipality*. The City of Vancouver will provide the other *Participating Municipalities* with an itemized accounting of the fees collected and disbursed, including an accounting of its *Administrative Costs*, at the time it distributes the remaining fees to those *Participating Municipalities*.

12. The revenue generated from *Inter-municipal TNS Business Licence* fees collected from January 1 to December 31 inclusive that is to be distributed to the *Participating Municipalities* in accordance with section 11, including the fees collected for any additional vehicles under section 10, will be distributed by the City of Vancouver by February 28 of the year following the year in which fees were collected.

13. The length of term of an *Inter-municipal TNS Business Licence* is 12 months, except that the length of term of the initial *Inter-municipal TNS Business Licence* issued to an *Inter-municipal TNS Business* by the City of Vancouver may be less than 12 months in order to harmonize the expiry date of the *Inter-municipal TNS Business Licence* with the calendar year, in which case the annual fee will be pro-rated by dividing the applicable annual license fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.

14. An *Inter-municipal TNS Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities* until its term expires, unless the *Inter-municipal TNS Business Licence* is suspended or cancelled. If a *Participating Municipality* withdraws from the *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities* in accordance with the *Inter-municipal TNS Business Licence By-law*, then the *Inter-municipal TNS Business Licence* will cease to be valid within the jurisdictional boundary of that former *Participating Municipality*.

15. A *Participating Municipality* may exercise the authority of the City of Vancouver as the issuing municipality and suspend an *Inter-municipal TNS Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence by-law of the *Participating Municipality*. The suspension will be in effect

throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal TNS Business Licence* in any *Participating Municipality* for the period of the suspension.

16. A *Participating Municipality* may exercise the authority of the City of Vancouver as the issuing municipality and cancel an *Inter-municipal TNS Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or the business licence by-law of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

17. The suspension or cancellation of an *Inter-municipal TNS Business Licence* under section 15 or 16 will not affect the authority of a *Participating Municipality* to issue a *Municipal Business Licence*, other than an *Inter-municipal TNS Business Licence*, to the holder of the suspended or cancelled *Inter-municipal TNS Business Licence*.

18. Nothing in this Agreement affects the authority of a *Participating Municipality* to suspend or cancel any *Municipal Business Licence* issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.

19. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the *Inter-municipal TNS Business Licence* scheme among the *Participating Municipalities*, and the notice must:

- (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal TNS Business Licences*, which date must be at least 6 months from the date of the notice; and
- (b) include a certified copy of the municipal Council resolution or by-law authorizing the municipality's withdrawal from the *Inter-municipal TNS Business Licence* scheme.

20. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Councils of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligations in the exercise of their functions pursuant to the *Community Charter*, *Vancouver Charter*, or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities'* discretion, and the rights, powers, duties and obligations under all public and private statutes, by-laws, orders and regulations, which may be, if each *Participating Municipality* so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities*.

21. Despite any other provision of this Agreement, an *Inter-municipal TNS Business Licence* granted in accordance with the *Inter-municipal TNS Business Licence Bylaw* does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*. Furthermore, a business licence granted under any other inter-municipal *TNS Business* licence scheme is deemed not to exist for the purposes of this Agreement even if a *Participating Municipality* is a participating member of the other inter-municipal *TNS Business* licence scheme.

22. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and may be delivered by email or facsimile transmission, and each such counterpart, howsoever delivered, shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

23. This Agreement replaces and supercedes the Inter-municipal TNS Business Licence Agreement entered into by the City of Abbotsford, the Village of Anmore, the Bowen Island Municipality, the City of Burnaby, the City of Chilliwack, the City of Coquitlam, the City of Delta, the Village of Harrison Hot Springs, the Corporation of the City of Langley, the Corporation of the Township of Langley, the Village of Lions Bay, the City of Maple Ridge, the Corporation of the City of New Westminster, the Corporation of the City of North Vancouver, the Corporation of the District of North Vancouver, the City of Pitt Meadows, the Corporation of the City of Port Coquitlam, the City of Port Moody, the City of Richmond, the District of Squamish, the City of Surrey, the City of Vancouver, the Corporation of the District of West Vancouver, the Resort Municipality of Whistler, and the Corporation of the City of White Rock in 2020.

24. In the event that the municipal Council of a *Participating Municipality* other than the City of Vancouver does not ratify this Agreement, then that municipality will not be considered a *Participating Municipality* for the purposes of this Agreement, and the terms and conditions of this Agreement shall be effective as among the other *Participating Municipalities*.

Signed and delivered on behalf of the *Participating Municipalities*, the Councils of each of which have, by By-law, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

The City of Abbotsford

Mayor

Corporate Officer

Date

Village of Anmore

Mayor

Corporate Officer

Date

Bowen Island Municipality

Mayor

Corporate Officer

Date _____

City of Burnaby

City Clerk _____

Date _____

City of Chilliwack

Mayor _____

Corporate Officer _____

Date _____

City of Coquitlam

Mayor _____

City Clerk _____

Date _____

City of Delta

Mayor _____

City Clerk _____

Date _____

Village of Harrison Hot Springs

Mayor _____

Corporate Officer _____

Date _____

The District of Hope

Mayor

Corporate Officer

Date

The District of Kent

Mayor

Corporate Officer

Date

The Corporation of the City of Langley

Mayor

Corporate Officer

Date

The Corporation of the Township of Langley

Mayor

Township Clerk

Date

Village of Lions Bay

Mayor

Corporate Officer

Date

City of Maple Ridge

Presiding Member

Corporate Officer

Date

The City of Mission

Mayor

Corporate Officer

Date

The Corporation of the City of New Westminster

Mayor

City Clerk

Date

The Corporation of the City of North Vancouver

Mayor

City Clerk

Date

The Corporation of the District of North Vancouver

Mayor

Municipal Clerk

Date

The City of Pitt Meadows

Mayor _____

Corporate Officer _____

Date _____

The Corporation of the City of Port Coquitlam

Mayor _____

Corporate Officer _____

Date _____

City of Port Moody

Mayor _____

Corporate Officer _____

Date _____

The City of Richmond

Chief Administrative Officer _____

General Manager _____

Corporate and Financial Services _____

Date _____

District of Squamish

Mayor _____

Corporate Officer _____

Date _____

City of Surrey

Mayor

City Clerk

Date

The City of Vancouver

Director of Legal Services

Date

The Corporation of the District of West Vancouver

Mayor

Corporate Officer

Date

Resort Municipality of Whistler

Mayor

Municipal Clerk

Date

The Corporation of the City of White Rock

Mayor

Director of Corporate Administration

Date



**Inter-Municipal Business Licence Bylaw No. 10159
Amendment Bylaw No. 10471**

The Council of the City of Richmond enacts as follows:

1. **Inter-Municipal Business Licence Bylaw No. 10159**, as amended, is further amended by deleting the entirety of Section 8 and replacing it with the following:

“The annual *Inter-municipal TNS Business Licence* fee is \$155, plus \$150 for each vehicle operating under the authority of the *Inter-municipal TNS Business*, except that the per vehicle fee for *Zero Emission Vehicles* will be \$30, and there will be no per vehicle fee charged for *Accessible Vehicles*.”

FIRST READING

JUN 26 2023

SECOND READING

JUN 26 2023

THIRD READING

JUN 26 2023

ADOPTED

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

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10370 (RZ 21-936277)
4880 Garry Street**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/A)"**.

P.I.D. 006-602-550

Lot 60 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10370"**.

FIRST READING

APR 11 2022

A PUBLIC HEARING WAS HELD ON

MAY 16 2022

SECOND READING

MAY 16 2022

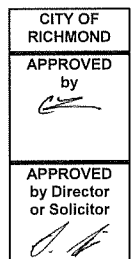
THIRD READING

MAY 16 2022

OTHER CONDITIONS SATISFIED

JUN 27 2023

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10380 (RZ 21-934410)
9271 Kilby Street**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/A)"**.

P.I.D. 008-896-844

Lot 35 Section 27 Block 5 North Range 6 West New Westminster District Plan 26092

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10380"**.

FIRST READING

JUN 13 2022

A PUBLIC HEARING WAS HELD ON

JUL 18 2022

SECOND READING

JUL 18 2022

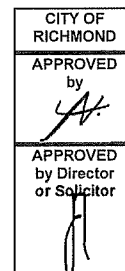
THIRD READING

JUL 18 2022

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

AUG 03 2022

ADOPTED

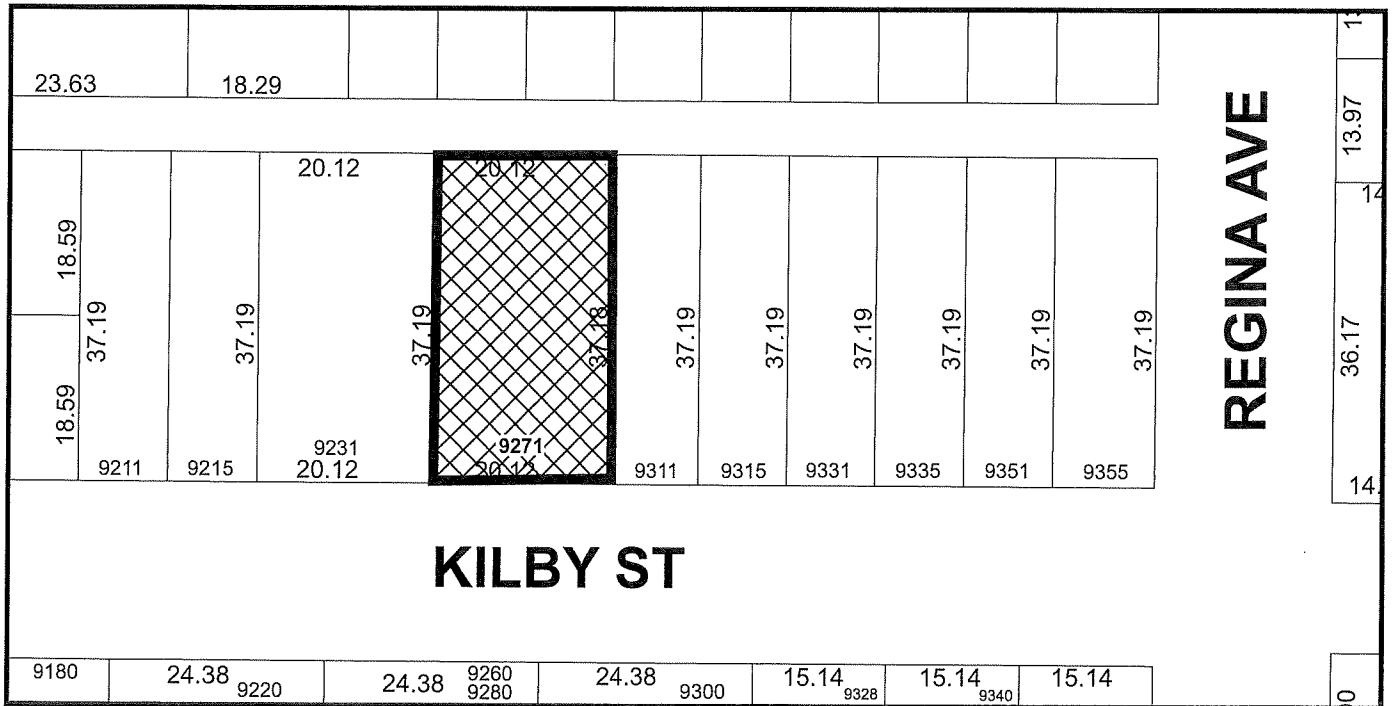
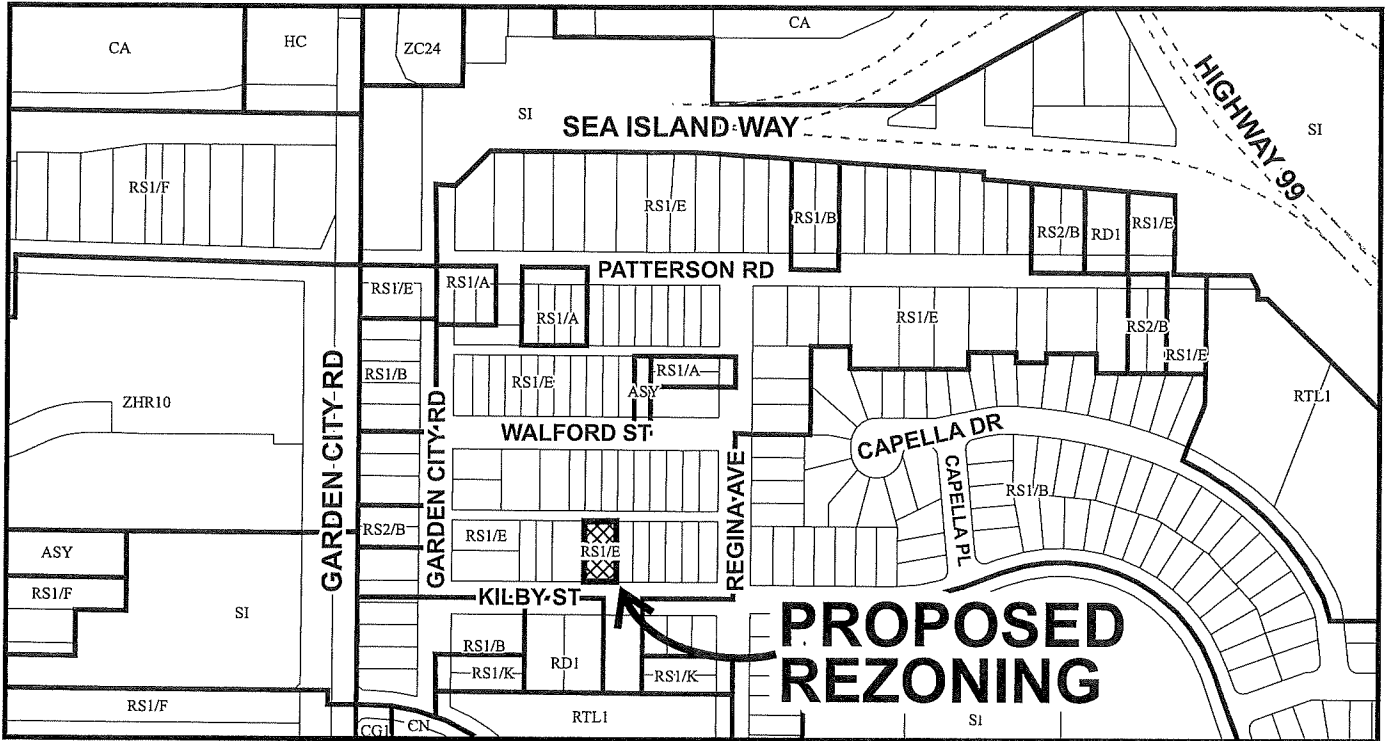


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 21-934410

Original Date: 06/28/21

Revision Date:

Note: Dimensions are in METRES



To: Richmond City Council

Date: July 4, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 22-015851

Re: Development Permit Panel Meeting Held on June 28, 2023

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 22-015851) for portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 28, 2023.

DP 22-015851 – POLYGON TALISMAN PARK LTD. – PORTIONS OF 8731, 8771, 8831/8851 CAMBIE ROAD and 8791 CAMBIE ROAD /3600 SEXSMITH ROAD
(June 28, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”. A variance is included in the proposal to increase the maximum permitted height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.

The applicant, Robin Glover, Polygon Homes; Architect, Greg Voute, of RLA Architects Inc.; and Landscape Architect, Jergus Oprsal, of PWL Partnership, provided a brief visual presentation on the project, noting the following:

- The proposal is the first phase of a four-phase development and consists of a six-storey affordable housing building and six-storey market rental building over a single-level parkade.
- A new neighbourhood City Park to the south of the proposed development will be provided through the subject development.
- A central interior courtyard on the top of the parking podium is provided between the two buildings.
- Ramps are provided on the north and south ends of the central interior courtyard to provide accessible connection from the new road cul-de-sac to the new City Park.
- All units in the two buildings are designed to meet the City’s Basic Universal Housing (BUH) standards.
- A low-carbon energy plant that will connect to the City’s District Energy Utility (DEU) is located on the central interior courtyard.
- The proposed design and architectural treatments for the buildings’ significant corners and balconies provide visual interest and express the development’s location within the Richmond Arts District.
- The proposed landscaping along the perimeter of the subject site includes, among others, low planters with shrub, trees and other plantings that provide visual interest and screening to the parkade wall.
- The public pathways along the north and west property lines of the subject site provide pedestrian connection to Garden City Road and the new City Park.
- The podium rooftop common outdoor amenity area includes, among others, a children’s play area with play structures, internal walkways, open lawn area, and outdoor dining patio areas.

- A climbing wall is incorporated into the DEU building wall adjacent to the children's play area.
- A trellis that overlooks the new City Park is proposed at the south end of the pedestrian walkway on the central interior courtyard, (vi) all existing trees along the western edge of the subject site will be retained and protected.
- An urban agriculture garden is located on the rooftop of the affordable housing building.

In reply to queries from the Panel, the applicant confirmed that (i) in addition to the public walkway along the west property line of the subject site, the central interior courtyard on top of the parking podium will not include gates to restrict access, and (ii) wall lights will be installed at ramps and stairs to address safety and security concerns.

Staff noted that (i) there is an extensive Transportation Demand Management (TDM) package associated with the project including, among others, a transit pass program, (ii) staff appreciate that the project includes 100 per cent Basic Universal Housing units, (iii) the proposed height variance associated with the project is intended to provide elevator access to the urban agriculture garden on top of the affordable housing building, and (iv) the proposed height variance is limited to the elevator access to the rooftop garden.

In reply to a query from the Panel, Staff confirmed that (i) the applicant had committed to provide a rooftop demonstration urban agriculture garden on the affordable building during the rezoning process, and (ii) the proposed height variance is necessary in order to provide universal access to the rooftop urban agriculture garden.

The Panel expressed support for the project, noting the high quality of architecture and landscaping for the proposed affordable and market rental housing development.

The Panel recommends the Permit be issued.



**Development Permit Panel
Wednesday, June 28, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 14, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-934415
(REDMS No. 6963136)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road

INTENT OF PERMIT:

Permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned "Town Housing (ZT94) – Francis Road (Broadmoor)".

Development Permit Panel

Wednesday, June 28, 2023

Applicant's Comments

Xuedong Zhao., Zhao XD Architect, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development including its site context, site layout, design rationale, architectural design, building elevations, exterior cladding materials and colours, and proposed sustainability measures, highlighting the following:

- the proposal includes 25 townhouse units in three three-storey buildings at the front and six two-storey buildings at the rear;
- the height of the three-storey buildings are stepped down to two storeys along the east property line and one storey along the west property line;
- three convertible units are provided;
- each townhouse unit will have two vehicle parking spaces in a side-by-side arrangement in a garage;
- five visitor parking spaces, including one accessible parking space, will be provided; and
- proposed sustainability features include, among others, the provision of a high efficiency air source heat pump system.

Phoenix Chan, van der Zalm + Associates, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project noting that (i) landscaped outdoor private spaces are provided for all units, (ii) the proposed common outdoor amenity area includes a significant children's play area with a play structure and play house within, (iii) the proposed planting is bird and pollinator-friendly and easy to maintain, and (iv) permeable paving treatment is proposed for majority of the internal drive aisle and for all on-site visitor parking spaces to enhance stormwater management in the subject site.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the Servicing Agreement associated with the project includes, among others, frontage works along the arterial road, City utility upgrades, and site services, (ii) the utility upgrade along the rear property line will utilize special techniques to save the trees along the rear property line, (iii) the driveway will be secured by a statutory-right-of-way to provide future access to adjacent sites should they redevelop in the future, (iv) a total of nine on-site trees will be retained and protected, (v) the project has been designed to achieve BC Energy Step Code 2, (vi) low carbon heat pumps will be installed for heating and cooling of residential units, and (vii) the proposed development includes three convertible units.

Development Permit Panel

Wednesday, June 28, 2023

Panel Discussion

In reply to a query from the Panel, the applicant advised that the proposed lighting plan for the project takes into consideration the safety and security of residents of the proposed development, avoids light pollution for neighbouring developments, and uses low energy lighting.

Correspondence

None.

Gallery Comments

Marsha Wenger, 9360 Francis Road, expressed concern that (i) the existing houses on the subject site are not well-maintained and unsightly, and (ii) visitors to the proposed development would park in front of their property across the street. In addition, Ms. Wenger noted that the project was initiated in 2017 and queried about the construction start date and provision for on-site visitor parking.

In reply to Ms. Wenger's query regarding construction start date, Mr. Zhao advised that subject to the City's building permit approval, project construction could start in two to three months.

The Chair then advised Mr. Zhao to reach out to Ms. Wenger and other owners of neighbouring properties to hear them and exert best efforts to address their concerns regarding the proposed development.

In reply to Ms. Wenger's concern about on-street parking, Mr. Craig advised that (i) there are two side-by-side parking stalls provided for each townhouse unit, (ii) five on-site visitor parking stalls are provided and located throughout the subject site, and (iii) the number of proposed resident and visitor parking stalls in the proposed development complies with the City's Zoning Bylaw.

Panel Discussion

The Panel expressed support for the project and the Chair reiterated the Panel's advice to the applicant to reach out to the owners of neighbouring properties to hear and exert best efforts to address their concerns prior to the subject application moving forward for Council consideration. The Chair also noted that prior to Building Permit issuance, the applicant will need to submit a Construction Traffic and Parking Management Plan.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned "Town Housing (ZT94) – Francis Road (Broadmoor)".

CARRIED

3.

Development Permit Panel
Wednesday, June 28, 2023

2. DEVELOPMENT PERMIT 21-936427
(REDMS No. 7267244)

APPLICANT: Kadium No. 4 Development Ltd.

PROPERTY LOCATION: 10340, 10360, 10380, 10400 and 10420 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard setback from 6.0 m to 4.5 m.
 - (b) reduce the minimum lot depth from 35.0 m to 34.0 m.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, floor plans, exterior cladding materials and colours, and sustainability features, highlighting the following:

- the proposed townhouse development consists of 19 units in three front buildings four rear buildings;
- the existing sanitary sewer right-of-way along the east property line of the subject site will be enlarged from three meters to six meters at the northeast corner of the subject site to save the four existing trees on the adjacent property to the east for the upgrade of the sanitary sewer;
- the existing grade along the east property line of the subject site will be maintained to protect the existing trees within the sanitary sewer right-of-way;
- 38 residential side-by-side parking stalls in individual garages and four visitor parking stalls including one accessible parking stall are provided in the proposed development;
- two convertible units are proposed and provided with one indoor accessible parking space for each unit;
- the proposed development includes four secondary suites;
- proposed sustainability features include, among others, individual air source heat pumps; and
- the project has been designed to achieve BC Energy Step Code Level 3.

Development Permit Panel

Wednesday, June 28, 2023

Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) four existing trees on the neighbouring property to the east will be retained and protected, (ii) two existing on-site trees will be relocated to suitable locations within the subject site, (iii) landscaped private outdoor spaces are provided for each unit, (iv) wood fencing is proposed along the north, east and south edges of the site to provide privacy to neighbouring properties, (v) low transparent aluminum fencing is proposed along the frontage, (vi) the common outdoor amenity area is centrally located and includes, among others, a children's play area with a play equipment, (vii) construction works near the tree protection zone (TPZ) will be done under arborist supervision, (viii) permeable pavers are proposed on certain portions of the site, and (ix) screening will be provided for individual air source heat pumps.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the two relocated trees will be installed at the front yard and within the common outdoor amenity area, (ii) individual air source heat pumps will be provided for each unit and will be located either in the front or side yards of units, (iii) the air source heat pumps will be screened and will meet the City's Noise Bylaw standards, and (iv) the developer had tried to purchase the adjacent properties to the north to consolidate these properties with the subject property but was unsuccessful.

Staff Comments

Mr. Craig clarified that the applicant is required to register a legal agreement on Title for shared access to future neighbouring developments to the north and south; however, only a concept plan for shared vehicle access for properties to the north of the subject site has been provided.

Also, he noted that (i) the proposed front yard setback variance was identified at rezoning stage and is a result of the two-meter road dedication being provided along No. 4 Road, (ii) the applicant is required to submit an acoustical report demonstrating that all of the front units will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards, (iii) the proposed lot depth variance is a technical variance and is also a function of the two-meter road dedication and is supported by staff, and (iv) the Servicing Agreement associated with the project includes frontage improvements along No. 4 Road, utility upgrades along the rear property line, and site services.

Correspondence

None.

Development Permit Panel

Wednesday, June 28, 2023

Gallery Comments

Donald Smith, 10271 Dennis Crescent expressed support for the project and queried (i) whether the existing sanitary sewer right-of-way along his property's shared rear property line with the subject property would remain in place, and (ii) whether the existing trees along the sanitary sewer right-of-way would be retained and protected should the sanitary sewer upgrade go ahead. In addition, he sought clarification regarding the provision of on-site parking in the proposed development.

In reply to Mr. Smith's queries, Mr. Craig noted that (i) the existing sanitary sewer right-of-way along Mr. Smith's shared rear property line with the subject site will remain in place, (ii) the sanitary sewer will be upgraded through the Servicing Agreement associated the project, (iii) the existing trees on the neighbour's property along the sanitary sewer right-of way will be retained and protected, (iv) the right-of-way will be expanded on the subject site to allow the sewer to be relocated around the existing trees in order to avoid impacting them during the sewer upgrade, (v) each townhouse unit will be provided with two vehicle parking spaces in a side-by-side arrangement in a garage, and (vi) four on-site visitor parking stalls will be provided.

Panel Discussion

The Panel expressed support for the project, noting that the proposed variances were identified at rezoning stage.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum front yard setback from 6.0 m to 4.5 m.*
 - (b) *reduce the minimum lot depth from 35.0 m to 34.0 m.*

CARRIED

3. DEVELOPMENT PERMIT 22-015851

(REDMS No. 7138839)

APPLICANT: Polygon Talisman Park Ltd.

PROPERTY LOCATION: Portions of 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road

Development Permit Panel

Wednesday, June 28, 2023

INTENT OF PERMIT:

1. Permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase maximum permitted building height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), Robin Glover, Polygon Homes, introduced the project and Greg Voute, RLA Architects, Inc., provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, accessibility features, and exterior cladding materials and colours, highlighting the following:

- the proposal is the first phase of a four-phase development and consists of a six-storey affordable housing building and a six-storey market rental building over a single-level parkade;
- a new neighbourhood City Park to the south of the proposed development will be provided through the subject development;
- a central interior courtyard on the top of the parking podium is provided between the two buildings;
- ramps are provided on the north and south ends of the central interior courtyard to provide accessible connection from the new road cul-de-sac to the new City Park;
- all units in the two buildings are designed to meet the City's Basic Universal Housing (BUH) standards;
- a low-carbon energy plant that will connect to the City's District Energy Utility (DEU) is located on the central interior courtyard; and
- the proposed design and architectural treatments for the buildings' significant corners and balconies provide visual interest and express the development's location within the Richmond Arts District.

Development Permit Panel

Wednesday, June 28, 2023

Jergus Oprsal, PWL Partnership, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) the proposed landscaping along the perimeter of the subject site includes, among others, low planters with shrub, trees and other plantings that provide visual interest and screening to the parkade wall, (ii) the public pathways along the north and west property lines of the subject site provide pedestrian connection to Garden City Road and the new City Park, (iii) the podium rooftop common outdoor amenity area includes, among others, a children's play area with play structures, internal walkways, open lawn area, and outdoor dining patio areas, (iv) a climbing wall is incorporated into the DEU building wall adjacent to the children's play area, (v) a trellis that overlooks the new City Park is proposed at the south end of the pedestrian walkway on the central interior courtyard, (vi) all existing trees along the western edge of the subject site will be retained and protected, and (vii) an urban agriculture garden is located on the rooftop of the affordable housing building.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) in addition to the public walkway along the west property line of the subject site, the north-south pedestrian walkway on the central interior courtyard on top of the parking podium is also accessible to the public to access the new City Park from the new road cul-de-sac, and (ii) wall lights will be installed at ramps and stairs to address safety and security concerns.

Staff Comments

Mr. Craig noted that (i) there is an extensive Transportation Demand Management (TDM) package associated with the project including, among others, a transit pass program, (ii) staff appreciate that the project includes 100 per cent Basic Universal Housing units, (iii) the proposed height variance associated with the project is intended to provide elevator access to the urban agriculture garden on top of the affordable housing building, and (iv) the proposed height variance is limited to the elevator access to the rooftop garden.

In reply to a query from the Panel, Mr. Craig confirmed that (i) the applicant had committed to provide a rooftop demonstration urban agriculture garden on the affordable housing building during the rezoning process, and (ii) the proposed height variance is necessary in order to provide universal access to the rooftop urban agriculture garden.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel

Wednesday, June 28, 2023

Panel Discussion

The Panel expressed support for the project, noting the high quality of architecture and landscaping for the proposed affordable and market rental housing development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase maximum permitted building height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, July 12, 2023 be cancelled.

CARRIED

5. Date of Next Meeting: July 26, 2023

ADJOURNMENT

It was moved and seconded

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

CARRIED

Development Permit Panel
Wednesday, June 28, 2023

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 28, 2023.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

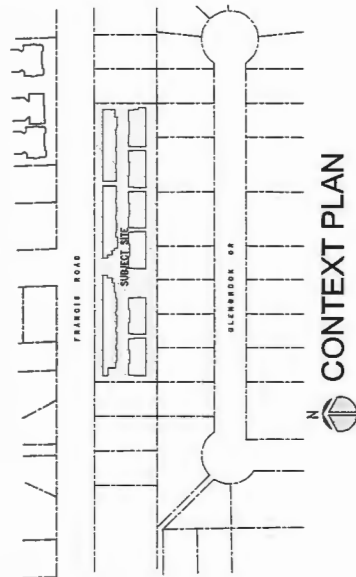
ISSUED ON JUNE 15, 2023 FOR DPP PRESENTATION



25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC

(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)





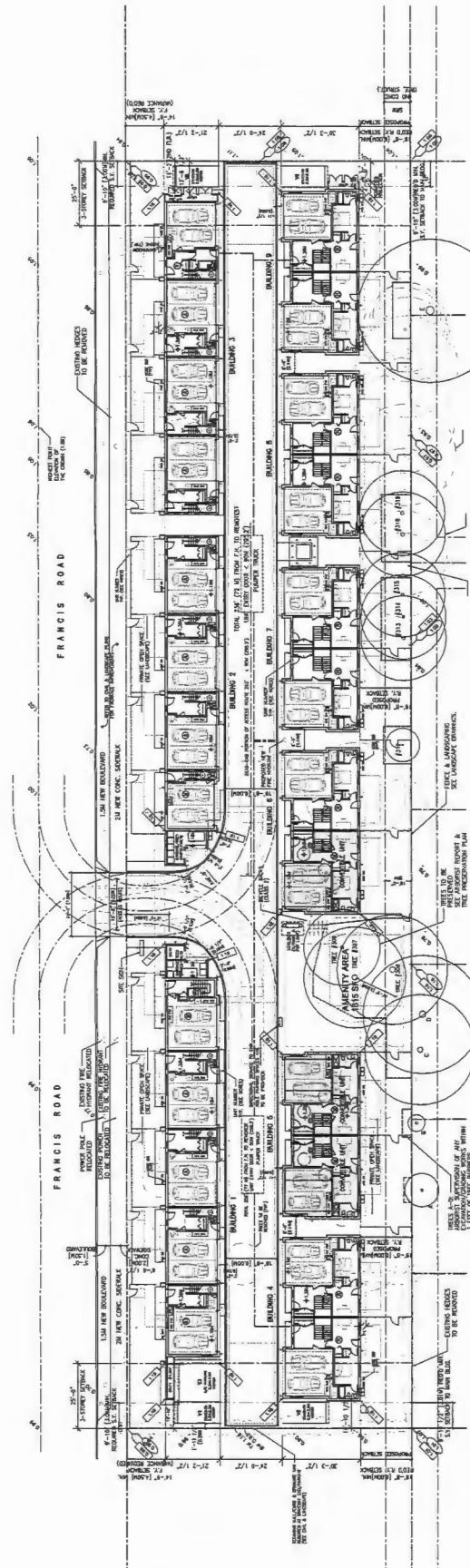
25-UNIT TOWNHOUSE DEVELOPMENT T

9200 - 9340 FRANCIS ROAD, RICHMOND, BC

25-Unit Townhouse Development facing an arterial road, Francis Road (per City Arterial Road Land Use Policy and Arterial Road Guidelines for Townhouses)

Driveway access is directly from the street connecting to an east-west internal driveway. The driveway is aligned up with Heather Street on north across Francis Road.

There are nine buildings. One is of 5-units, two buildings are fourplex. The six buildings facing rear yard are 2-storey duplex buildings with proper setbacks and building height to match the single-family neighborhood on south.



SITE PLAN

ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882





ZHAO XD
ARCHITECT
LTD.

225-1111, Yonge St.,
1st Fl., Toronto, Ont. M5E 1B5
Tel: (416) 593-8888
Fax: (416) 593-1726
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing and all its contents are the property of Zhao XD Architect Ltd. and shall not be reproduced without written permission.

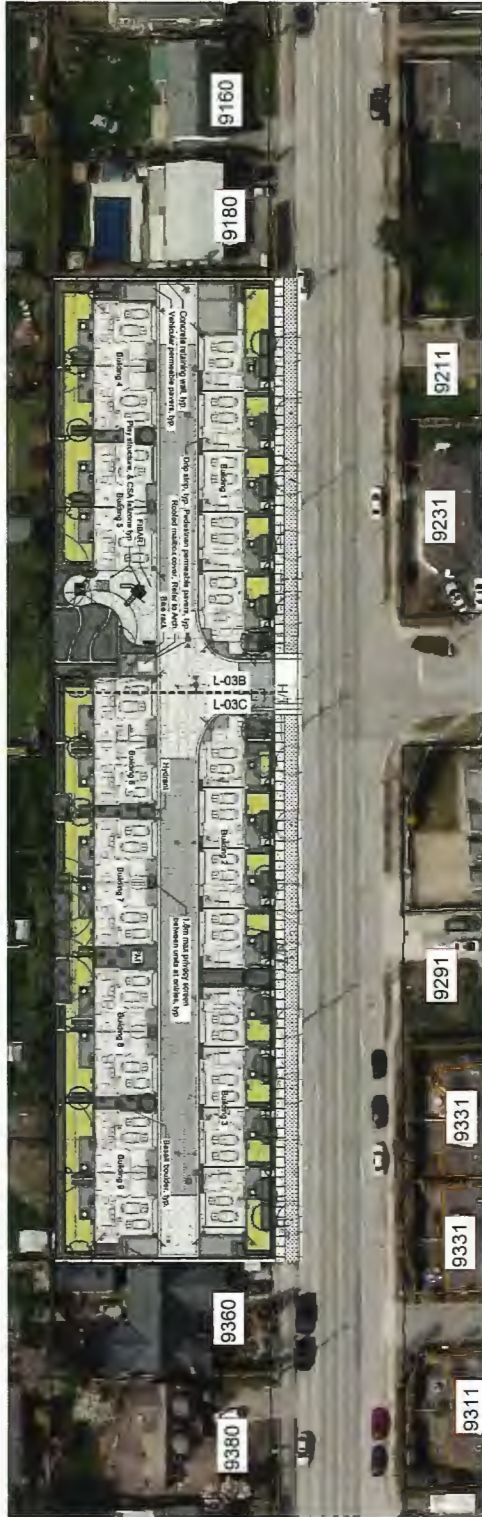
MAR 20/20	APP
MAY 22/20	APP
MAY 22/20	CITY COMMENTS
MAY 22/20	CITY COMMENTS
MAY 22/20	FOR CITY COMMENTS
SEP 18/18	FOR CITY COMMENTS
MAY 17/18	REVISION APP
Date:	Issued For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

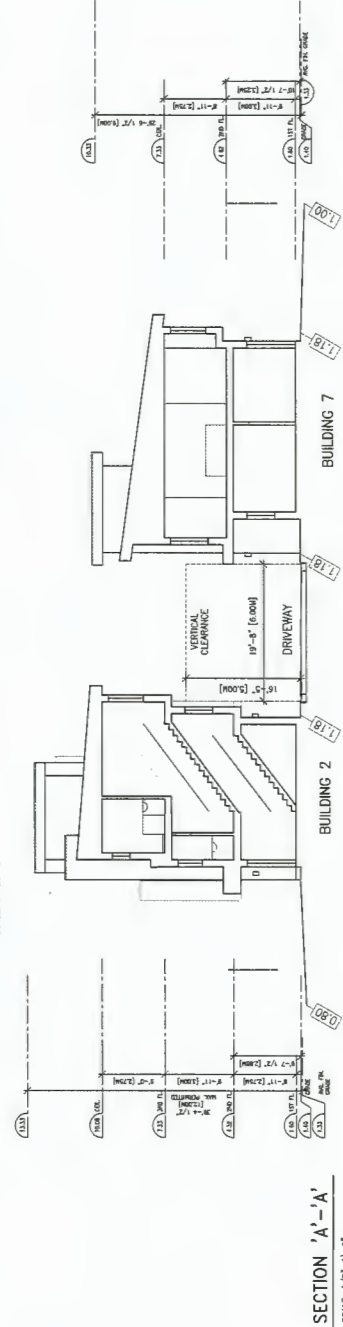
Project:
TOWNHOUSE
DEVELOPMENT

Drawing Title:
STREETSCAPE
ELEVATIONS &
CROSS SECTION

Scale:
Scale:
Checked By:
Project No.:
Drawing No.: A9



STREET SCAPE
SCALE: 1"=40'-0"



SECTION 'A-A'
SCALE: 1/8"=1'-0"



25-UNIT TOWNHOUSE DEVELOPMENT
9200 - 9340 FRANCIS ROAD, RICHMOND, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

SCALED MODEL

Building materials and colors:

Masonry veneer for the ground floor wall and

Hardie siding and Hardie panel on upper stories.

Color selections are made in association with the geometry, the form of the building.

Outdoor Amenity Area follows the City requirement for townhouse development,

It is located in the middle of the site, and also

at rear side of the site for both security for children to plan and get more sunshine for the open area.

Mailbox is located nearby with a roof cover.

Visitor bicycle racks are also there for convenience.

Garbage and recycling closets are located near the driveway entrance for easy pickup by City truck.

They are also hidden from the street view. NOT visible to the street.

The location of outdoor amenity area also considers for tree protections,

as there are two good trees to be protected.

The beauty of trees are not hidden but shared with Outdoor Amenity Area.

The placement of the Outdoor Amenity Area is exposed to site entrance.

An ideal location for both visibility and convenient use.

Such a publicity and visual exposure for both pedestrian and other traffic

to demonstrate our development is garden oriented.

The outdoor amenity space is well landscaped.

Private outdoor spaces are also provided for dwelling units.

Landscape architect will soon talk about it.



(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)

25-UNIT TOWNHOUSE DEVELOPMENT
9200-9340 FRANCIS ROAD
RICHMOND, BC

EXTERIAL FINISH - MATERIAL & COLOR

HARDIE BOARD / SIDING
COBBLE STONE

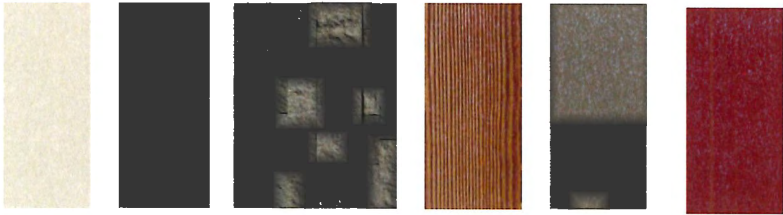
HARDIPANEL / SIDING
AGED PEWTER

FACE BRICK (CULTURE STONE)
TALUS HEWN STONE BY BORAL

FISHER (CEMENT BOARD SIDING)
CEDARTONE 2.0

GARAGE DOOR
BM: AF-720 SPARROW

SOLID CORE WOOD DOOR
("RED-BROWN")



1

2

3

5

14

7

EXTERIOR FINISH & COLOR

① JAMES HARDIE PANEL * / COBBLE STONE

② JAMES HARDIE PANEL * / AGED PEWTER

③ FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0

④ GLASS/ALUMN. GUARD SYSTEM

⑤ HARDIE SIDING (7") - AGED PEWTER

⑥ DOUBLE-GLAZED WINDOWS IN VINYL FRAMES

⑦ CULTURED STONE BY BORAL - HEWN STONE

⑧ POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)

⑨ HOLLOW CORE DOOR - "RED-BROWN"

⑩ GARAGE DOOR - GREY

⑪ LIGHT FIXTURE (MOTION SENSOR LED)

⑫ 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER

⑬ PICKET/GLASS ALUMN. GUARD SYSTEM

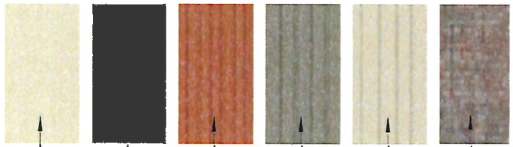
⑭ HARDIE SIDING (7") - COBBLE STONE

⑮ 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE

⑯ ASPHALT SHINGLES - BLACK - IKO

⑰ WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION

* EASTRIM ON FAÇADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE





ZHAO XD
ARCHITECT
LTD.

#635-11181 Yonge Street, W.
2nd Floor, Suite 200
Toronto, Ontario M6P 1A5
Tel: (416) 593-8822
Fax: (416) 593-8823
Email: info@zhaoxd.com
Web: zhaoxd.com



Project:
TOWNHOUSE
DEVELOPMENT

Scale:
Drawing No.:
A4

Project:
TOWNHOUSE
DEVELOPMENT

Scale:
Drawing No.:
A4

Project:
TOWNHOUSE
DEVELOPMENT

Scale:
Drawing No.:
A4

Project:
TOWNHOUSE
DEVELOPMENT





CNCL - 208



25-UNIT TOWNHOUSE DEVELOPMENT

9200 - 9340 FRANCIS ROAD, RICHMOND, BC

For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amenity Area.

Proposed buildings are designed in modern style. The building heights, massing and scale of details fit the site context.

The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered.

Both harmony and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

Architectural details to express the individuality of each townhouse units. Form of balcony to express the residential building character.

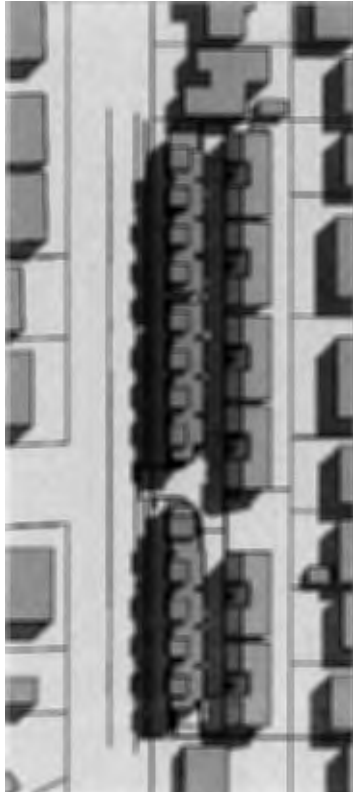
Repetition of the units as well as a variation to add some break-ups to the repetition.

The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front. Variations with different color and change of details are used in composition.

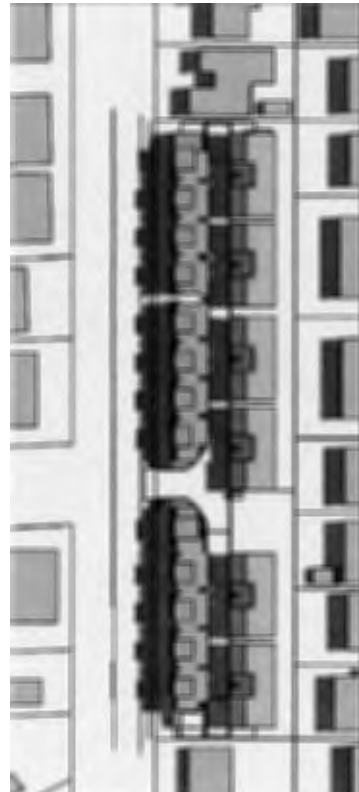
Upper portion of the building and roof lines follow the same design expressions with repetition and variation, for both a rhythm and some breaks for interest.

SUN SHADING DIAGRAMS

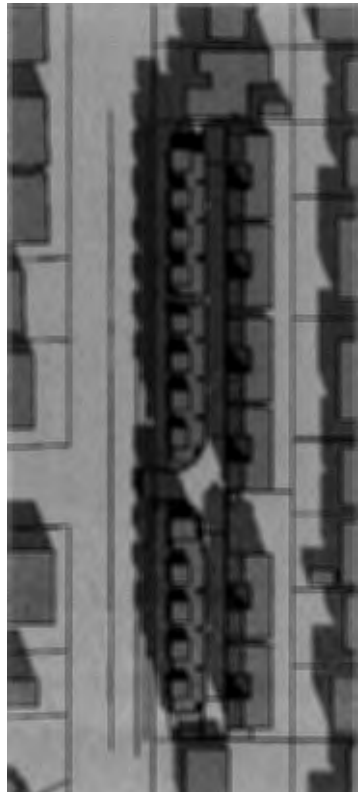
SUN SHADING DIAGRAMS



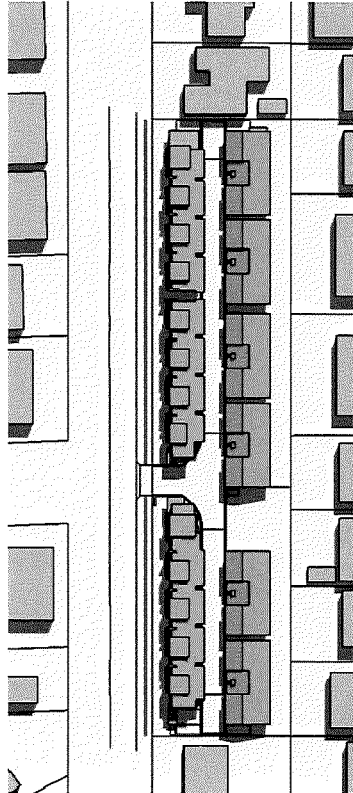
MARCH 21 10:00 am



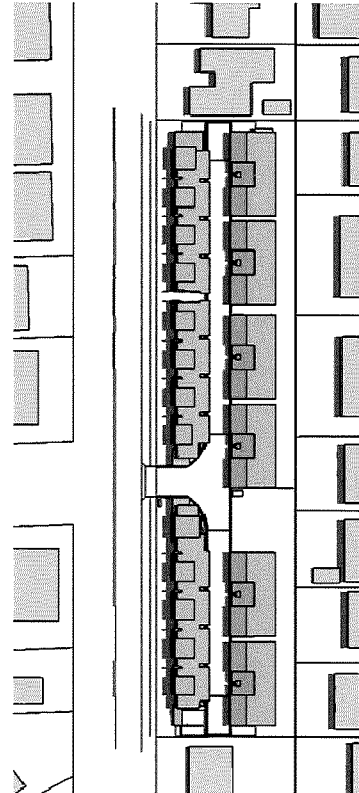
MARCH 21 12:00 pm



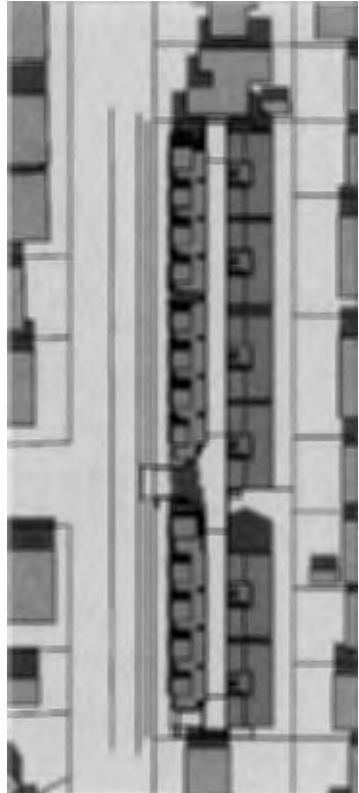
MARCH 21 4:00 pm



JUNE 21 10:00 am



JUNE 21 12:00 pm



JUNE 21 4:00 pm



ZHAO XD
ARCHITECT
LTD.

#65-11181 Yonge St.,
Toronto, Ontario M2H 3P9
Tel: (416) 278-8002
Fax: (416) 598-1736
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing and all its contents are the property of Zhao XD Architect Ltd. and shall remain confidential.

DATE	20/23	APP
REV	22/20	APP
REV	23/20	FOR CITY COMMENTS
REV	24/20	FOR CITY COMMENTS
REV	25/20	FOR CITY COMMENTS
REV	26/20	FOR CITY COMMENTS
REV	27/20	FOR CITY COMMENTS
REV	28/20	FOR CITY COMMENTS
REV	29/20	FOR CITY COMMENTS
REV	30/20	FOR CITY COMMENTS
REV	31/20	FOR CITY COMMENTS
REV	32/20	FOR CITY COMMENTS
REV	33/20	FOR CITY COMMENTS
REV	34/20	FOR CITY COMMENTS
REV	35/20	FOR CITY COMMENTS
REV	36/20	FOR CITY COMMENTS
REV	37/20	FOR CITY COMMENTS
REV	38/20	FOR CITY COMMENTS
REV	39/20	FOR CITY COMMENTS
REV	40/20	FOR CITY COMMENTS
REV	41/20	FOR CITY COMMENTS
REV	42/20	FOR CITY COMMENTS
REV	43/20	FOR CITY COMMENTS
REV	44/20	FOR CITY COMMENTS
REV	45/20	FOR CITY COMMENTS
REV	46/20	FOR CITY COMMENTS
REV	47/20	FOR CITY COMMENTS
REV	48/20	FOR CITY COMMENTS
REV	49/20	FOR CITY COMMENTS
REV	50/20	FOR CITY COMMENTS
REV	51/20	FOR CITY COMMENTS
REV	52/20	FOR CITY COMMENTS
REV	53/20	FOR CITY COMMENTS
REV	54/20	FOR CITY COMMENTS
REV	55/20	FOR CITY COMMENTS
REV	56/20	FOR CITY COMMENTS
REV	57/20	FOR CITY COMMENTS
REV	58/20	FOR CITY COMMENTS
REV	59/20	FOR CITY COMMENTS
REV	60/20	FOR CITY COMMENTS
REV	61/20	FOR CITY COMMENTS
REV	62/20	FOR CITY COMMENTS
REV	63/20	FOR CITY COMMENTS
REV	64/20	FOR CITY COMMENTS
REV	65/20	FOR CITY COMMENTS
REV	66/20	FOR CITY COMMENTS
REV	67/20	FOR CITY COMMENTS
REV	68/20	FOR CITY COMMENTS
REV	69/20	FOR CITY COMMENTS
REV	70/20	FOR CITY COMMENTS
REV	71/20	FOR CITY COMMENTS
REV	72/20	FOR CITY COMMENTS
REV	73/20	FOR CITY COMMENTS
REV	74/20	FOR CITY COMMENTS
REV	75/20	FOR CITY COMMENTS
REV	76/20	FOR CITY COMMENTS
REV	77/20	FOR CITY COMMENTS
REV	78/20	FOR CITY COMMENTS
REV	79/20	FOR CITY COMMENTS
REV	80/20	FOR CITY COMMENTS
REV	81/20	FOR CITY COMMENTS
REV	82/20	FOR CITY COMMENTS
REV	83/20	FOR CITY COMMENTS
REV	84/20	FOR CITY COMMENTS
REV	85/20	FOR CITY COMMENTS
REV	86/20	FOR CITY COMMENTS
REV	87/20	FOR CITY COMMENTS
REV	88/20	FOR CITY COMMENTS
REV	89/20	FOR CITY COMMENTS
REV	90/20	FOR CITY COMMENTS
REV	91/20	FOR CITY COMMENTS
REV	92/20	FOR CITY COMMENTS
REV	93/20	FOR CITY COMMENTS
REV	94/20	FOR CITY COMMENTS
REV	95/20	FOR CITY COMMENTS
REV	96/20	FOR CITY COMMENTS
REV	97/20	FOR CITY COMMENTS
REV	98/20	FOR CITY COMMENTS
REV	99/20	FOR CITY COMMENTS
REV	100/20	FOR CITY COMMENTS

Project:

TOWNHOUSE
DEVELOPMENT

8231-93 Williams Road
Richmond, BC

Drawing Title:

SUN SHADING
DIAGRAMS &
SECTIONS

Date:

Scale:

Drawn By:

Checked By:

Project No.:

Drawing No.:

A10

See sheets 101 to 102 for details. No other drawings are.

25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

SCALED MODEL



3 Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience.

The requirements of aging-in-place and accessibility will be for all units.

Sustainable materials such as Hardie products will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver will allow maximum storm water infiltration.

Sustainability strategy has been taken including the energy saving with the proposal by Certified Energy Advisor. Every building will achieve the BC Building Code requirements and the City's required Energy Step Code standard. Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs.

Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance. Certified Energy Advisor is engaged and proper HVAC system will be selected to increase livability, energy saving and efficiency. Units will have conduits roughed in to adapt future solar panel installation. More items are listed in the Sustainability Strategy.

SCALED MODEL



Accessibility is well considered in our design. Convertible units are proposed per City requirement and guidelines. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (More details are shown in the Accessibility Strategy).

CPTED (Crime prevention through environmental design) natural access control, natural surveillance and territoriality (defensible space) are the key factors in our design considerations.

Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.



9200-9340 FRANCIS ROAD

LANDSCAPE ARCHITECTURE

JUNE 2023

CNCL - 211

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

LANDSCAPE DESIGN RATIONALE

Street Oriented Units

The street oriented units will include patios & buffer planting with direct access to the adjacent courtyard or public sidewalks. The separation between public and private is achieved with a gate and planting that acts as a passive barrier. The private patio zone has a visual connection to the adjacent public spaces to enhance the sense of community, neighbourliness and security.



Tree Protection

The project landscape architect coordinated with project Arborist. The play area is away from the tree critical root zone. Planting underneath the existing trees and the footing of play structure have been reviewed and approved by project arborist.



Human Scale Amenity

The playground will have picket fence to provide separation and protection to avoid kids running into driveway.

The landscape space and playground promote strong physiological well-being for the residents. The Robinia play structure contribute to a sense of natural play range. The hardscape materials are selected for their robust nature and long-term durability.



Amenity Area Plan



GREEN INFRASTRUCTURE

Urban Habitat

Bird and Pollinator friendly

The creation of natural habitat is a key focus for the site, including the provision of pollinator gardens and the reintroduction of naturalized rain gardens to attract native fauna and the introduction of ethnobotanical edible planting for both human enjoyment and ecosystem function.



Planting Design

The planting selection supports a diversity of insects plants animals and other organisms, many of which are beneficial to local food production. It also supports urban habitats allowing plants and animals to move between different urban green zones, overcoming the effects of habitat fragmentation and helping to diversify the gene pool.

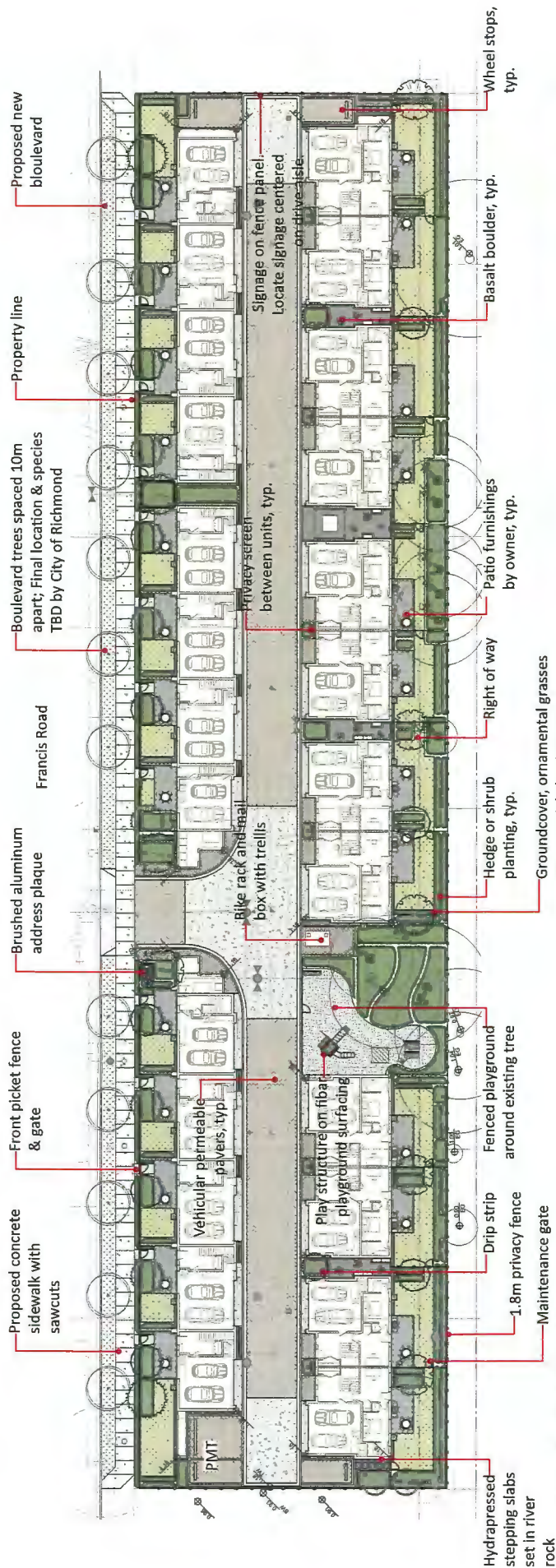


Stormwater management Permeable Paving & Soil & Plant Hydrology







The absorptive properties of soil act as containment and controlled release of rainwater. In times of heavy rainfall, the soils become saturated and have the potential to hold large quantities of water before discharging into the drainage layer of the landscape. This reduces the total discharge rate from the landscape into stormwater systems.

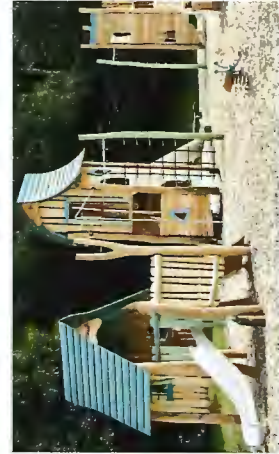


LANDSCAPE PLAN



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer glabrum / Paperbark Maple	845	8cm cal.	8
	Cornus kousa 'Salomi' / Red Kousa Dogwood	845	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	845	8cm cal.	6
	Picea omorika / Serbian Spruce	845	4m ht.	2
	Picea pungens 'Iseli Fastigiate' / Fastigiate Spruce	845	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	845	8cm cal.	2



Amenity Space - Play structure on fiber



Feature Paving



Landscape Feature in btw Units

PRECEDENT IMAGES



Paving



Privacy screen



Bike racks



Trellis for mail box



Privacy screen

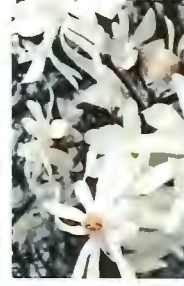
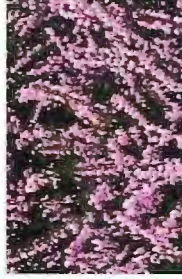
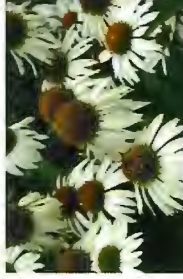
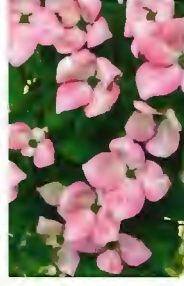


Seating area



Entry signage

PLANTING PALETTE



Acer griseum



Bird Friendly



Landscape Feature in btw Units



Planting in Comment Area

19 TOWNHOUSES

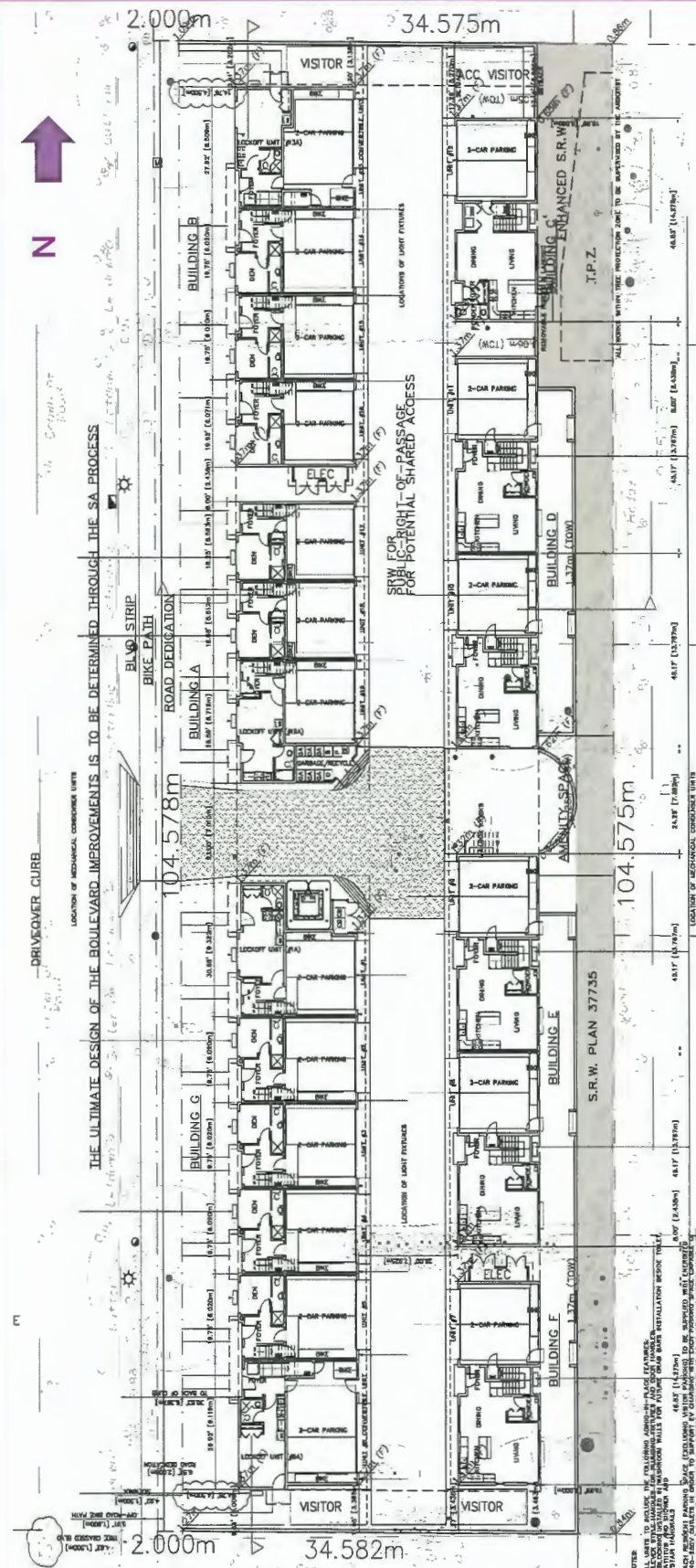
10340, 10360, 10380, 10400, 10420 NO 4 RD

Developer	Kadium No 4 Development Ltd.
Architect	Matthew Cheng Architect Inc
Landscape Architect	PMG Landscape Architects Ltd



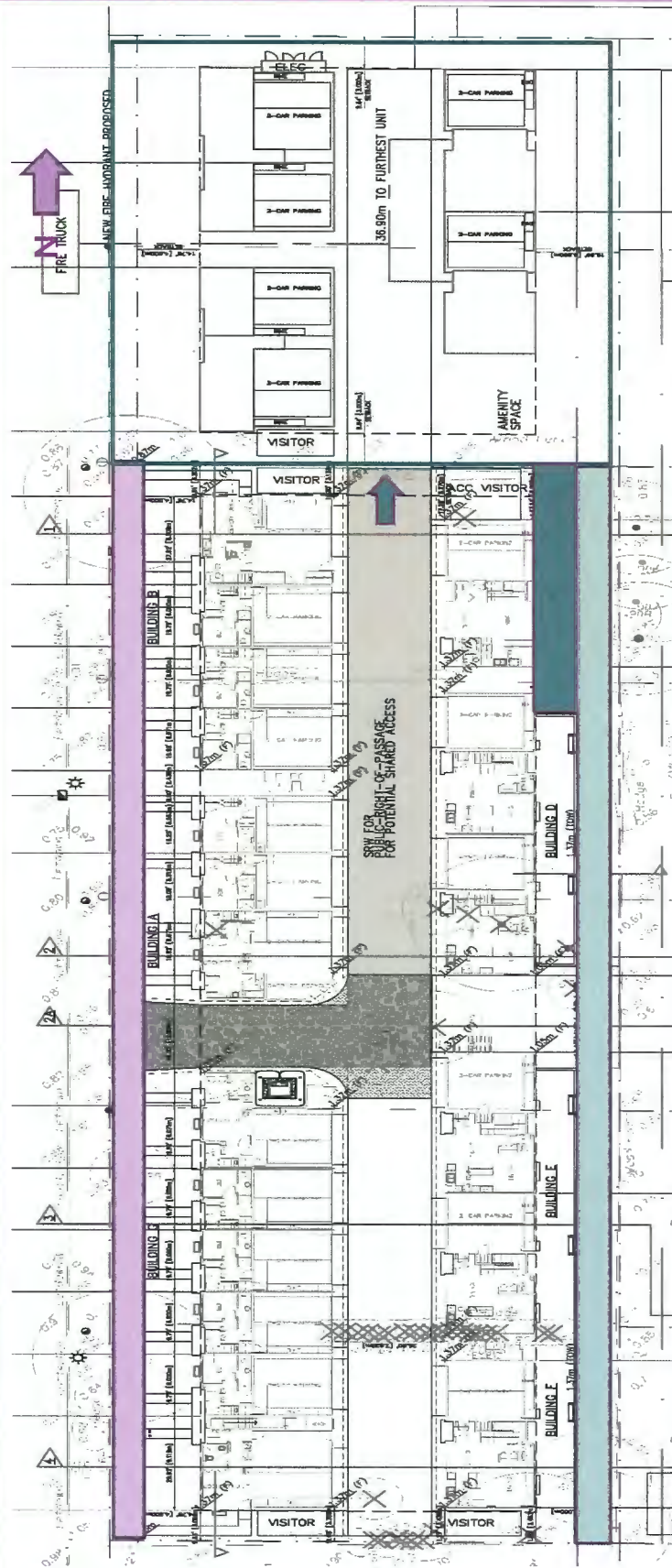
19 Townhouse Development
10340, 10360, 10380, 10400, 10420 No. 4 Rd.

Site, G/F Plan



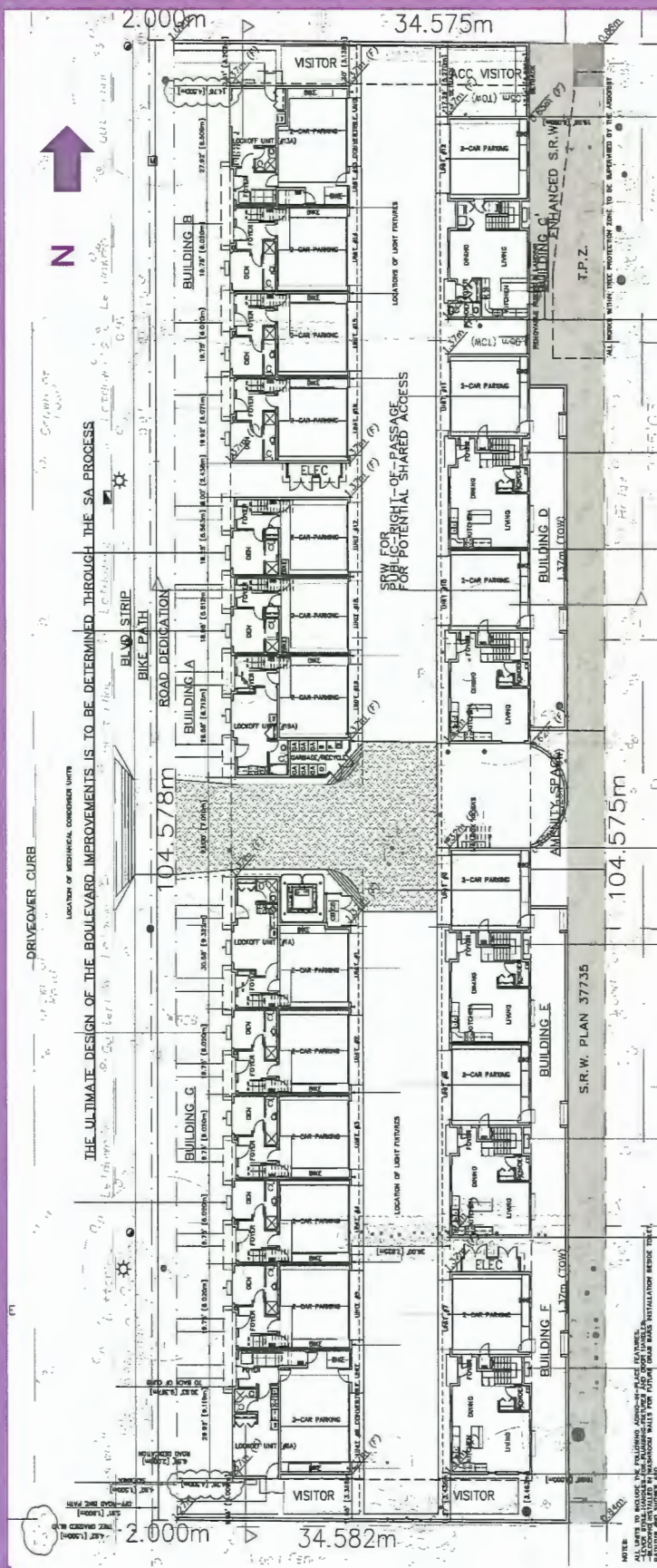
- 5 lots at No. 4 Rd (Between Williams & Steveston Hwy.)
- Frontage 104.578m (Fulfills major arterial road min 50m frontage)
- Rezone from RS1/E to RTM2 (Permits 0.65 FAR because of 2m road dedication for bike lane and provide 4 lock off units)
- FAR calculated from net site area after dedication

Site Plan



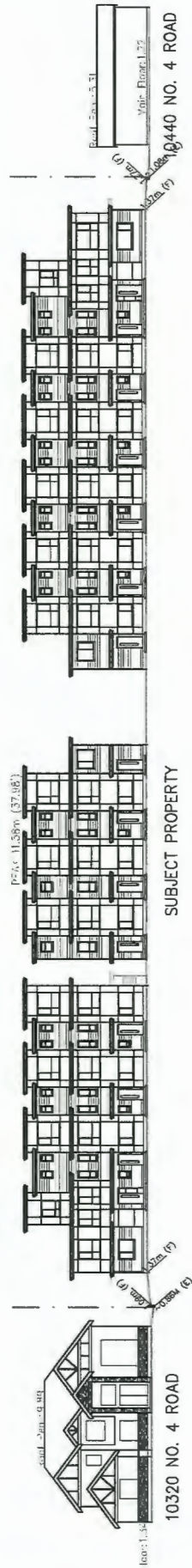
- 2m dedication along No 4 Rd. frontage for bike lane (Light purple)
- Existing 3m SRW at east property line. (Light Blue)
- SRW Enlarged to 6m @ north east corner (Dark Blue) for rerouting the utility in order to save trees on property to east with TPZ inside SRW
- Cross access easement to 2 properties to north (Neighbors < 50m frontage requirement for major arterial road)

Site, G/F Plan



- Propose 19 unit townhouses in front and back rows
- 3 buildings in front row & 4 buildings in back row
- Front yard setback 4.5m after dedication
- Rear yard setback 6m
- Side yard setback 3m

Streetscape

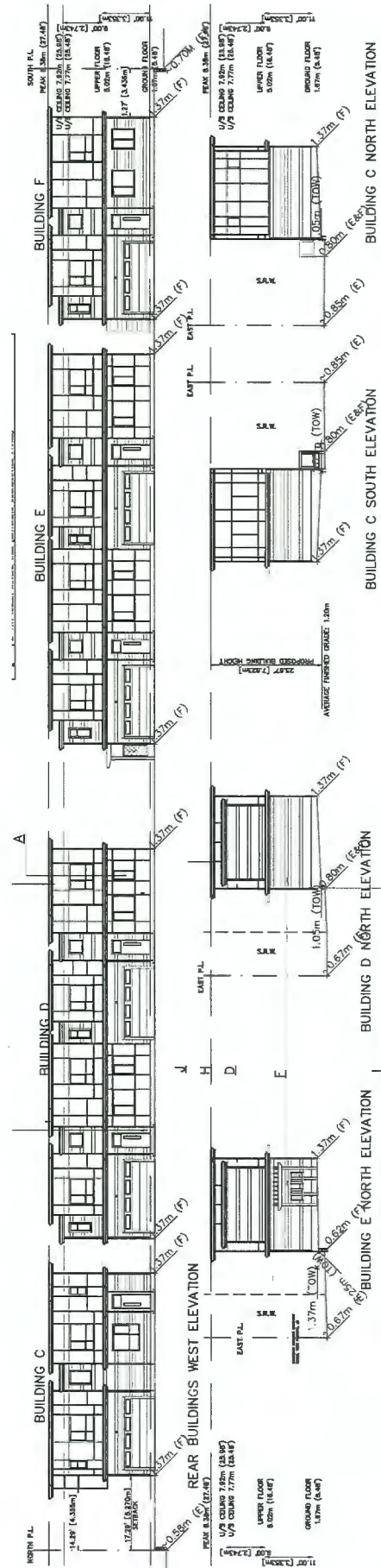


STREETSCAPE ALONG NO. 4 ROAD

Front row along No 4 Road

- 3 buildings of 3 story
- One building w/ 4 units, one bldg. w/ 3 units and one bldg. w/ 6 units to give variation of scale along No 4 Rd.
- Step down to 2 story within 7.5m (25 ft) against single family houses to north and south
- Also step down to 2 story on either side of entrance driveway

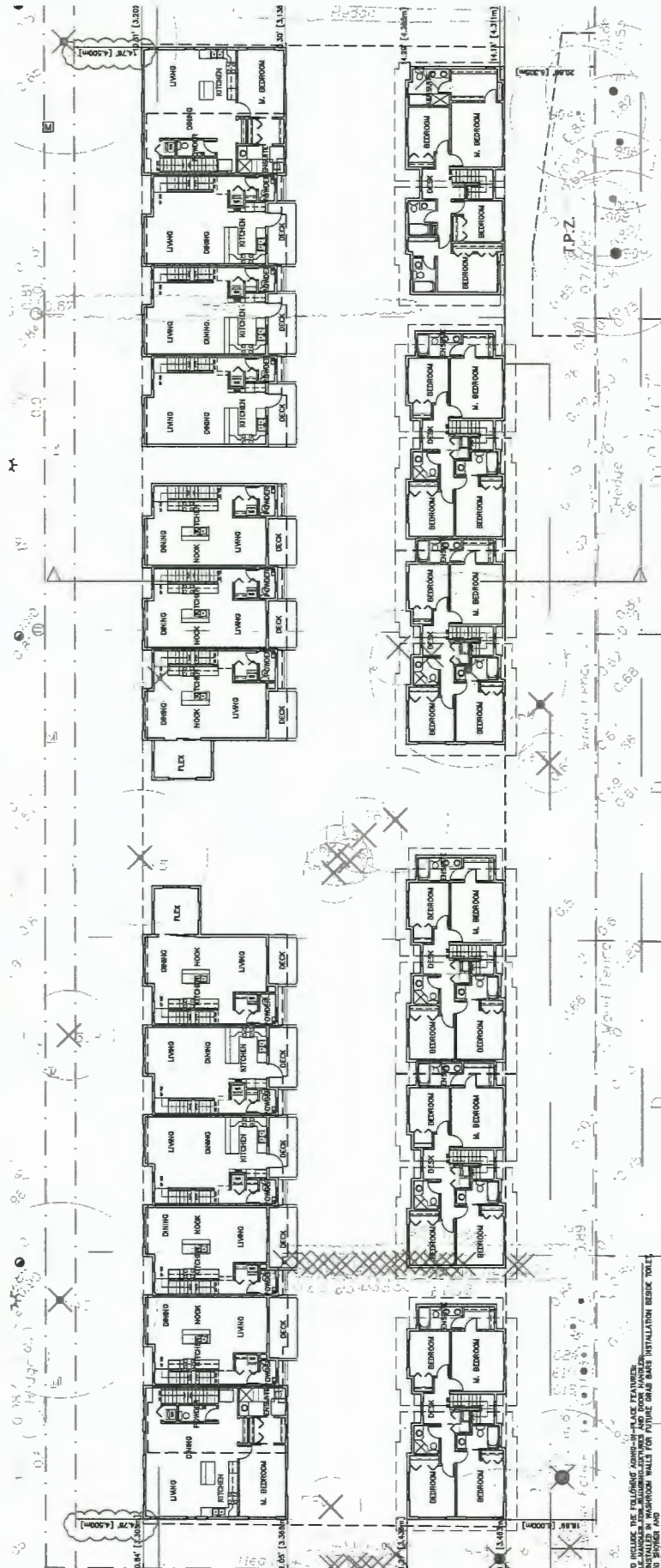
Elevations



Rear row

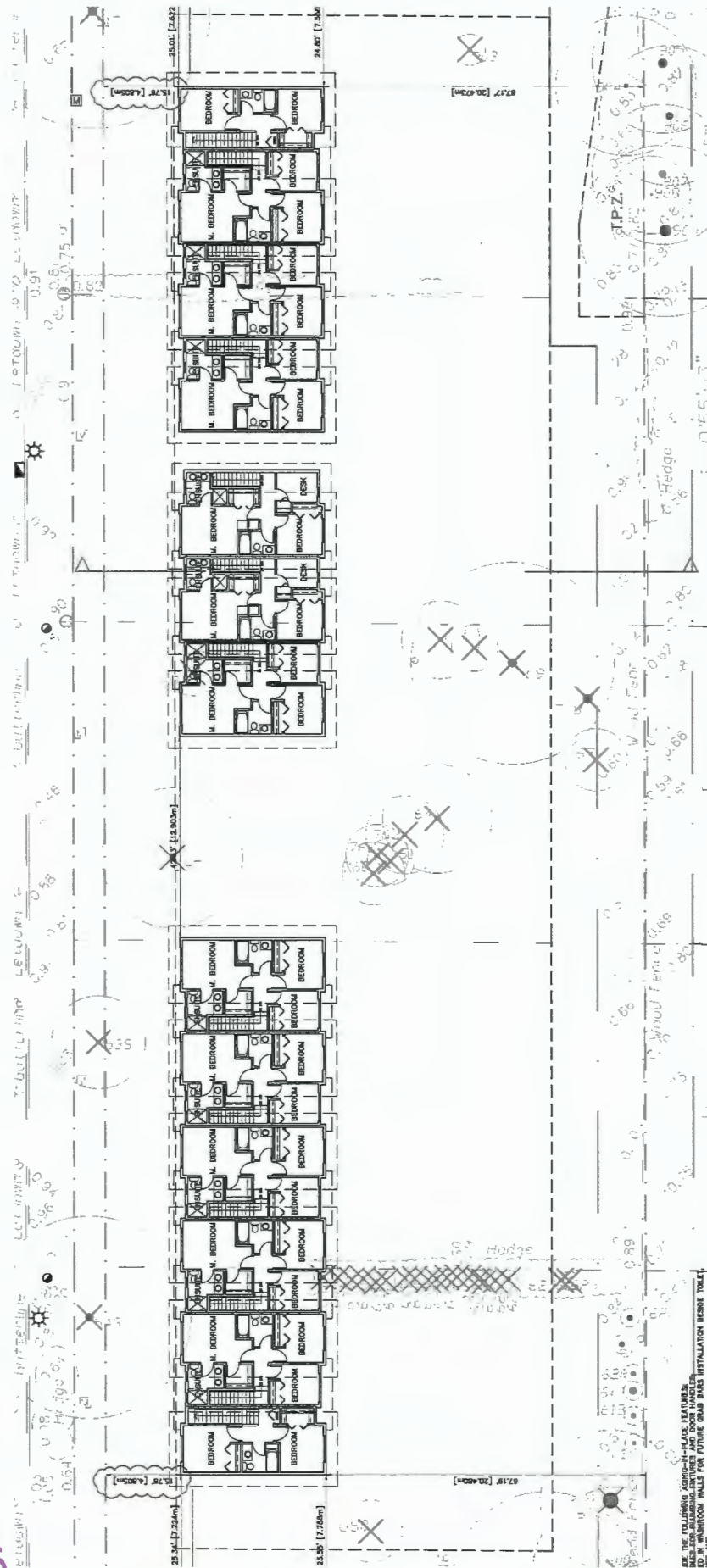
- 4 buildings
- 2 duplexes and 2 single family unit buildings
- 2 story height
- Provide transition to single family dwellings behind
- Wall mount light fixtures at top or side of garage doors to provide lighting for driveway

2/F Plan



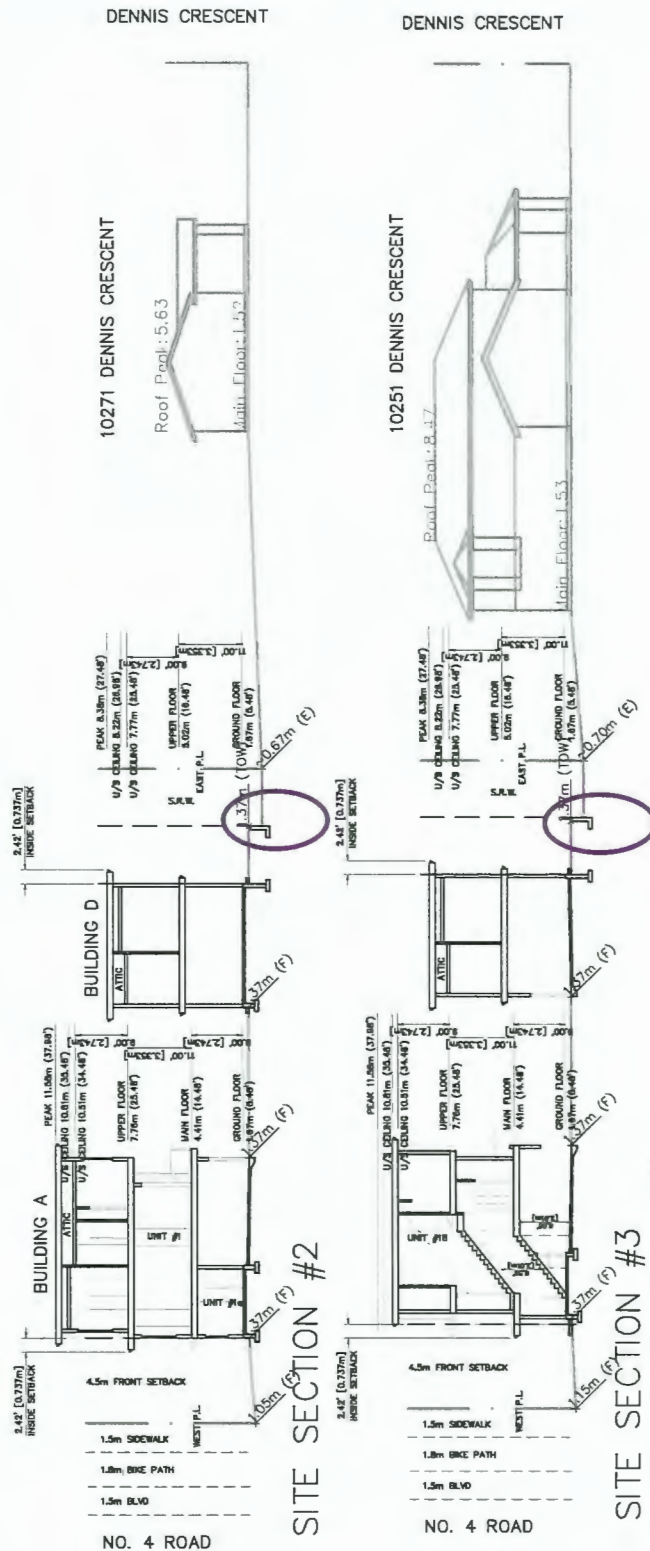
- Decks provided on 2/F of front buildings off living area on driveway side
(Fulfills unit outdoor space of 30 sm. together with front yard outdoor space)

3/F Plan



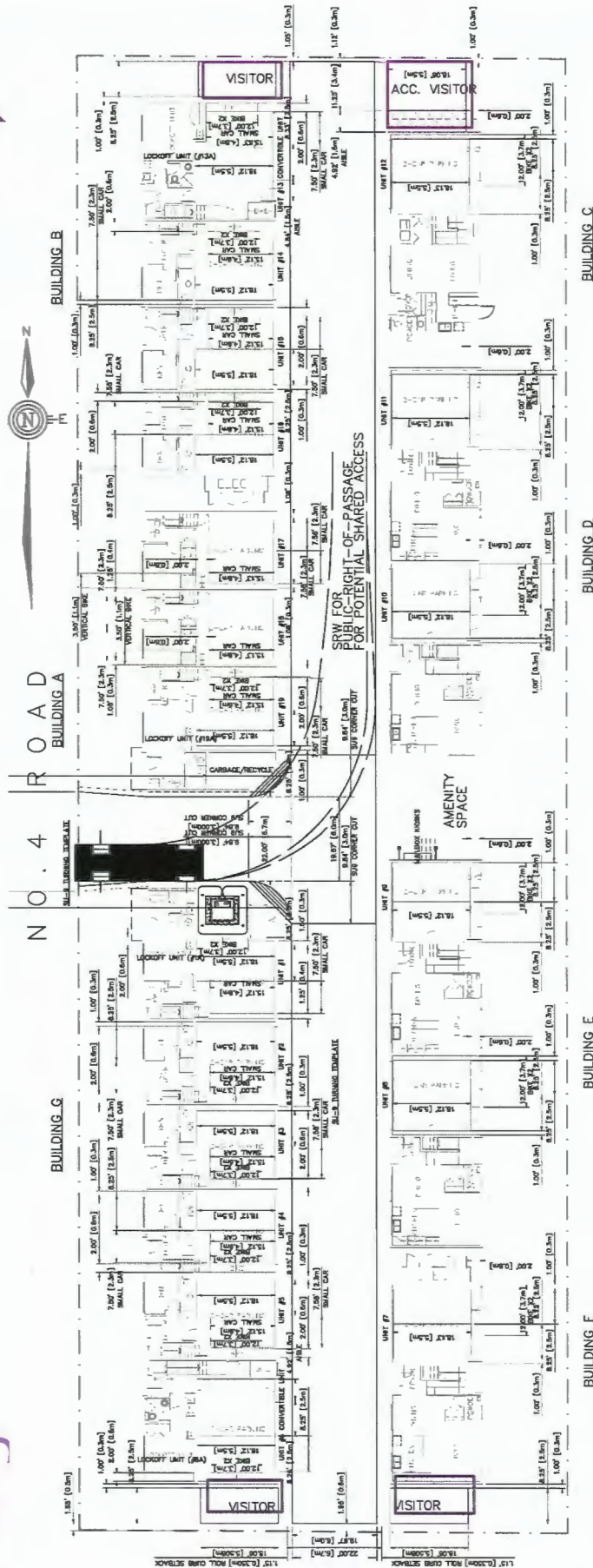
To mitigate impact of unit along street frontage-
3/F setback 1' from lower floor of front buildings facing No. 4 Rd.

Grading @ PL



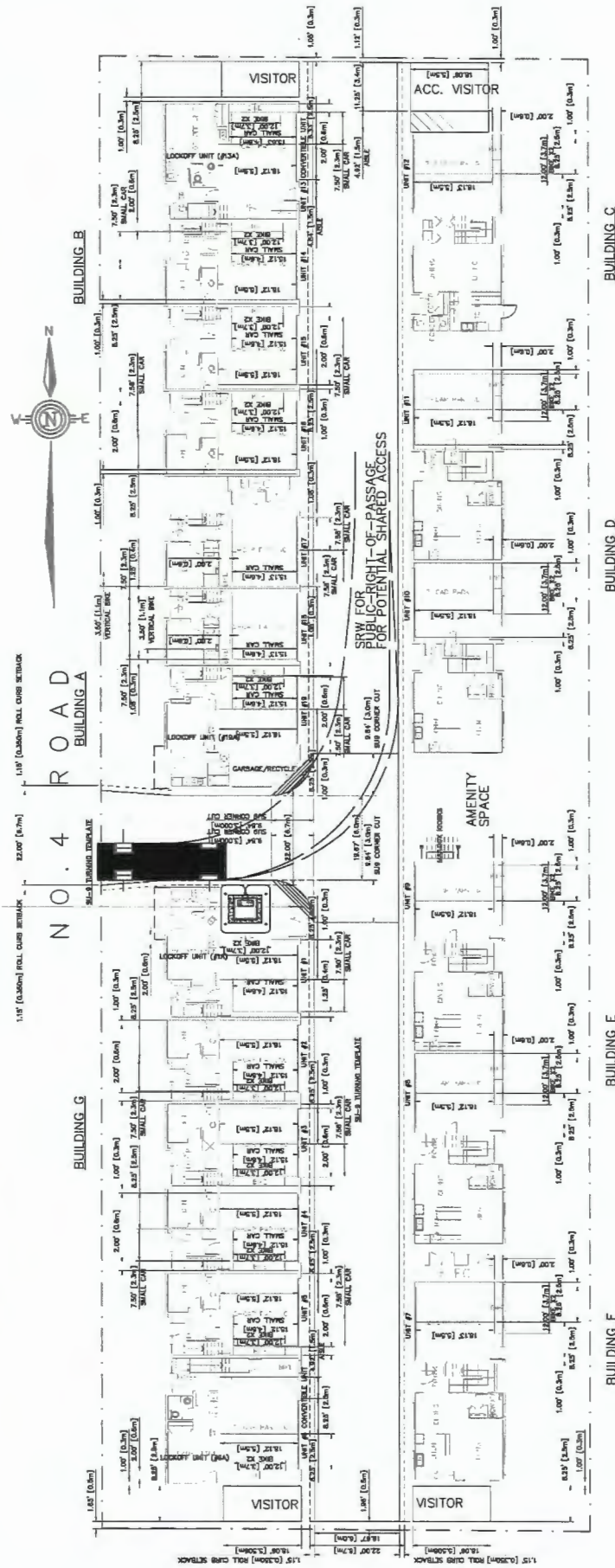
- Main floor min 0.3m above crown of No 4 Rd.
- Finish grade slightly sloped to No 4 Rd and N & S property lines so no retaining walls is required on three sides.
- Finish grade at east property line is 0.6 – 0.7m above single family houses to east
- Grade of 3m SRW @ east PL could not be altered and also there are trees and TPZ inside the SRW
- Low retaining wall proposed at west edge of SRW to split the back yard of rear units into 2 tiers. Upper tier accessible from units

Parking



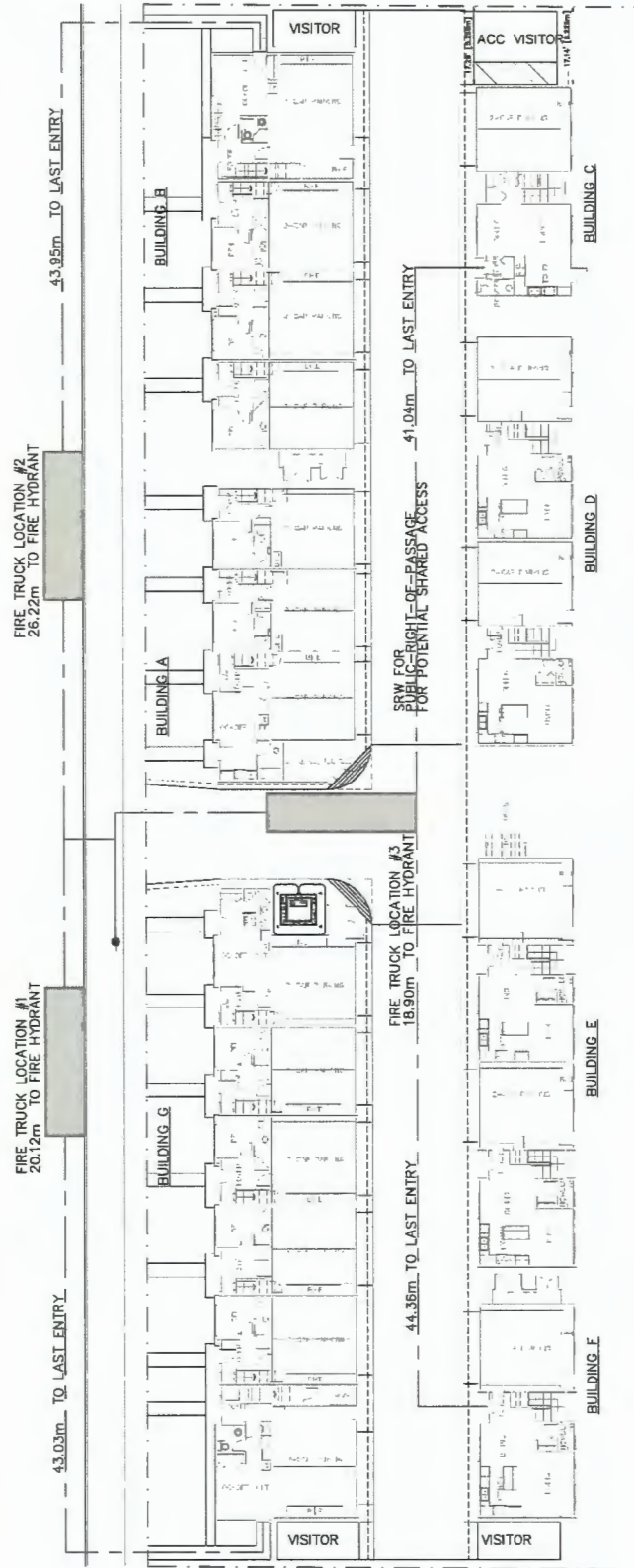
- All side by side garages (38)
- 4 visitor parking spaces (includes 1 accessible space for accessible van (4.9m wide))
- 11 small cars (29% < 50% permitted)
- 2 accessible parking spaces (4m wide) in both convertible units
- Class 1 bike in garages (36 > 24 req.)
- Class 2 bike between building C & D off driveway (4)

SU-9 Turning Plan



- Fulfills SU-9 turning radius
- PMT on south side of entrance driveway (Location approved by Hydro)

Fire Truck Access Plan



- New hydrant on south site of entry driveway
- Max 45m from hydrant to fire truck
- Max 45m from fire truck to every unit entry doors
- Measured in lines parallel to driveways



- Mailbox kiosk in outdoor amenity space

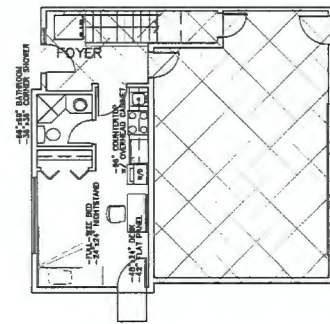
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm

↑
Z

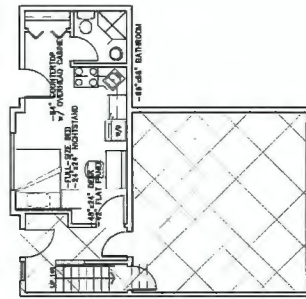


- ## Designated pathway to doors of convertible units

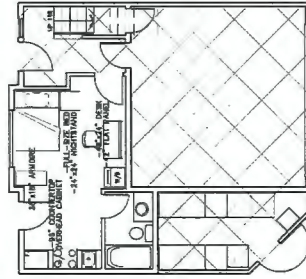
Lock Off Units



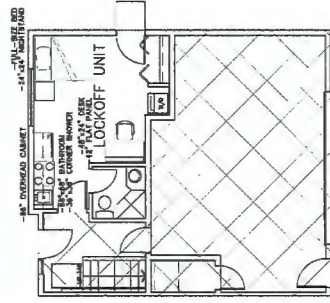
LOCKOFF UNIT
BUILDING G: ~25.46SM



LOCKOFF UNIT
BUILDING C: ~25.72SM



LOCKOFF UNIT
BUILDING A: ~25.96SM



LOCKOFF UNIT
BUILDING B: ~25.39SM

- 4 lock off units
- Fulfills min 25 sm
- Includes bath, kitchenette, sleeping area and a desk
- Stacked washer / dryer in all units

Sustainability

- **Step Code 3**
- **Certified Energy Advisor**
- **Air source heat pump**
10 HSPF for heating & 18 SEER for cooling
(3'-6" ht. Al Knotwood fence for AC screening
(Removable for maintenance)
- **Electric hot water tank**
(min. 0.85 EF)
- **HRV** (min 65% SRE @ o c)
- **Insulation** fulfill advisor's requirements
- **Windows** (U- 1.38)
- **Doors** (Fiberglass polystyrene core)
- **Airtightness** (2.5 ACH @50 Pa)

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm and master suites
- Low E glass windows

Form & Character



- Westcoast contemporary style
- To provide a clean look including all trims for fiber cement board to be the same color
- More appealing to younger generation families
- Provide 4 lock off units as mortgage helping for young families
- zoom from Community Commercial Center with a daycare / after school

Form & Character



- Architectural character consistent with other successful projects in Shellmont neighborhood including Five Road by Anthem and Jasmine at the Gardens
- To bring in young families to give energy to this community and improve low enrollment to schools

Exterior colors and materials - Front buildings



- Fiber cement panels
(Night Grey , Iron Grey
and off white painted



- Gutter, downpipes
(Charcoal)



- Fiber cement siding
(Nichiha Wood Series
-Vintagewood cedar)



- Windows and garage doors
(Night Grey , Iron Grey)



- Front doors
(Night Grey , Iron Grey)

Exterior colors and materials - Rear buildings



- Fiber cement panels
(Night Grey , Iron Grey
and off white painted



- Fiber cement siding
(Nichiha Wood Series
-Vintagewood cedar)



- Gutter, downpipes
(Charcoal)



- Windows and garage doors
(Night Grey , Iron Grey)



- Front doors
(Night Grey , Iron Grey)



View from No 4 Road



View at site entrance driveway



View at north-west corner from No 4 Rd



View at south-west corner from No 4 Rd



View at south-east corner from neighboring properties

Landscape Plan 1

CNCL - 242

NO. 4 ROAD

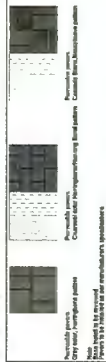


ALL WORKS WITHIN THE TREE PROTECTION ZONE
TO BE SUPERVISED BY THE PROJECT ARBORIST

FURNITURE LEGEND



FENCE LEGEND



FENCE LEGEND



LIGHTING LEGEND



PLANT SCHEDULE

PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME	TYPE	LOCATION
PLANTED DATE	REMARKS	TOTAL CM IN BUD.
COMMON NAME		

PLANT SCHEDULE

PLANT	QTY	NOTES	COMMON NAME	TYPE	LOCATION	PLANTED DATE
1	1	1"	AMERICAN BEECH	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
2	1	1"	JAPANESE LANCE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
3	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
4	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
5	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
6	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
7	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
8	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
9	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
10	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
11	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
12	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
13	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
14	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
15	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
16	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
17	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
18	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
19	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
20	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
21	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
22	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
23	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
24	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
25	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
26	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
27	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
28	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
29	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
30	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
31	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
32	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
33	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
34	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
35	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
36	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
37	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
38	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
39	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
40	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
41	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
42	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
43	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
44	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
45	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
46	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
47	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
48	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
49	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
50	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
51	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
52	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
53	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
54	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
55	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
56	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
57	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
58	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
59	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
60	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
61	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
62	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
63	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
64	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
65	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
66	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
67	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
68	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
69	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
70	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
71	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
72	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
73	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
74	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
75	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
76	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
77	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
78	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
79	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
80	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
81	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
82	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
83	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
84	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
85	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
86	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
87	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
88	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
89	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
90	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
91	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
92	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
93	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
94	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
95	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
96	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
97	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
98	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
99	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54
100	1	1"	RED PINE	SEEDLING	4252 CAL. 1100 FT. 800	4/23/54

ALL WORKS WITHIN THE TREE PROTECTION ZONE TO BE SUPERVISED BY THE PROJECT ARBORIST

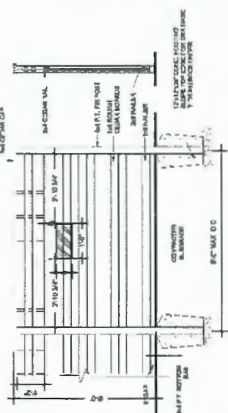
NAME

Landscape Plan 3

Notes:
1. All work to be done by the contractor.
2. All work to be done by the contractor.
3. All work to be done by the contractor.
4. All work to be done by the contractor.
5. All work to be done by the contractor.

NOTES

1. ALL WORK TO BE DONE BY THE CONTRACTOR.
2. ALL WORK TO BE DONE BY THE CONTRACTOR.
3. ALL WORK TO BE DONE BY THE CONTRACTOR.
4. ALL WORK TO BE DONE BY THE CONTRACTOR.
5. ALL WORK TO BE DONE BY THE CONTRACTOR.

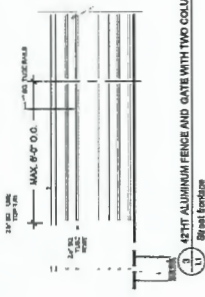


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

NOTES

1. METAL GALVANIZED ALUMINUM RAILS.
2. GALVANIZED ALUMINUM RAILS.
3. GALVANIZED ALUMINUM RAILS.
4. GALVANIZED ALUMINUM RAILS.

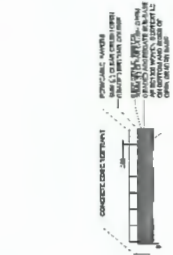


11 6' HEIGHT ALUMINUM FENCE AND GATE WITH TWO COLUMNS

1/2" x 1/2"

11 6' HEIGHT ALUMINUM FENCE AND GATE WITH TWO COLUMNS

1/2" x 1/2"

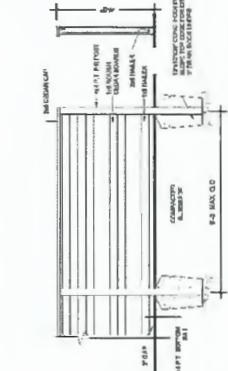


11 6' HEIGHT ALUMINUM FENCE AND GATE WITH TWO COLUMNS

1/2" x 1/2"

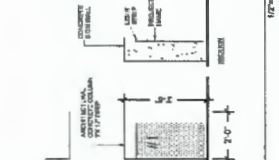
NOTES

1. ALL WORK TO BE DONE BY THE CONTRACTOR.
2. ALL WORK TO BE DONE BY THE CONTRACTOR.
3. ALL WORK TO BE DONE BY THE CONTRACTOR.
4. ALL WORK TO BE DONE BY THE CONTRACTOR.
5. ALL WORK TO BE DONE BY THE CONTRACTOR.



11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

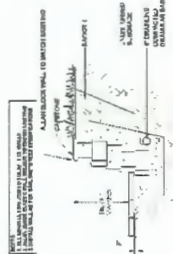


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

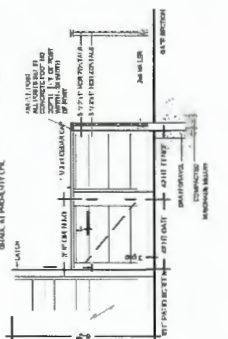


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

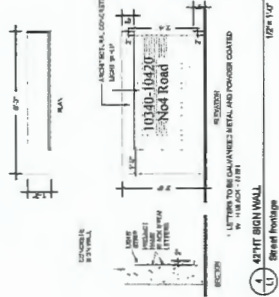
NOTES

1. ALL WORK TO BE DONE BY THE CONTRACTOR.
2. ALL WORK TO BE DONE BY THE CONTRACTOR.
3. ALL WORK TO BE DONE BY THE CONTRACTOR.
4. ALL WORK TO BE DONE BY THE CONTRACTOR.
5. ALL WORK TO BE DONE BY THE CONTRACTOR.



11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

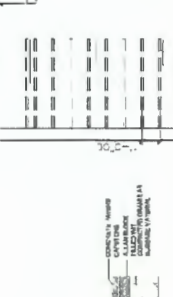


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

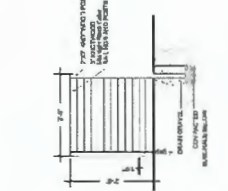


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

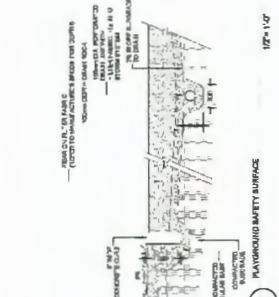
NOTES

1. ALL WORK TO BE DONE BY THE CONTRACTOR.
2. ALL WORK TO BE DONE BY THE CONTRACTOR.
3. ALL WORK TO BE DONE BY THE CONTRACTOR.
4. ALL WORK TO BE DONE BY THE CONTRACTOR.
5. ALL WORK TO BE DONE BY THE CONTRACTOR.



11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

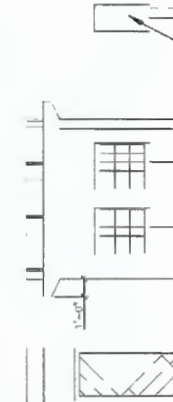


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

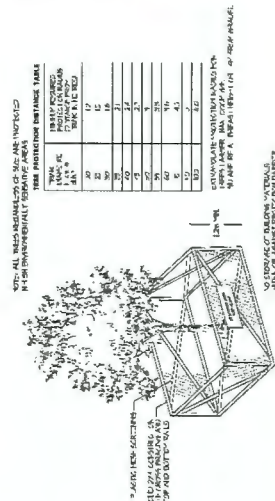
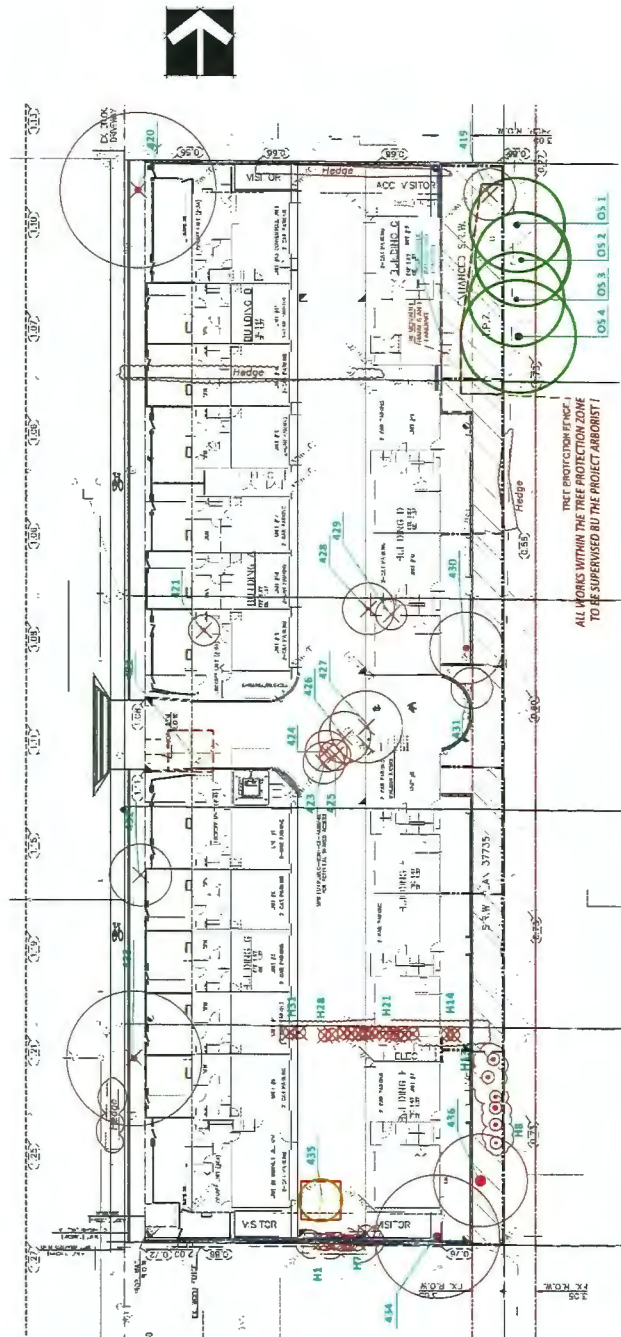


11 6' HEIGHT WOOD FENCE WITH LATTICE

1/2" x 1/2"

Landscape Plan 4

CNCL - 245



NOTE: ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE. DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.

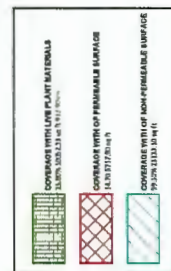
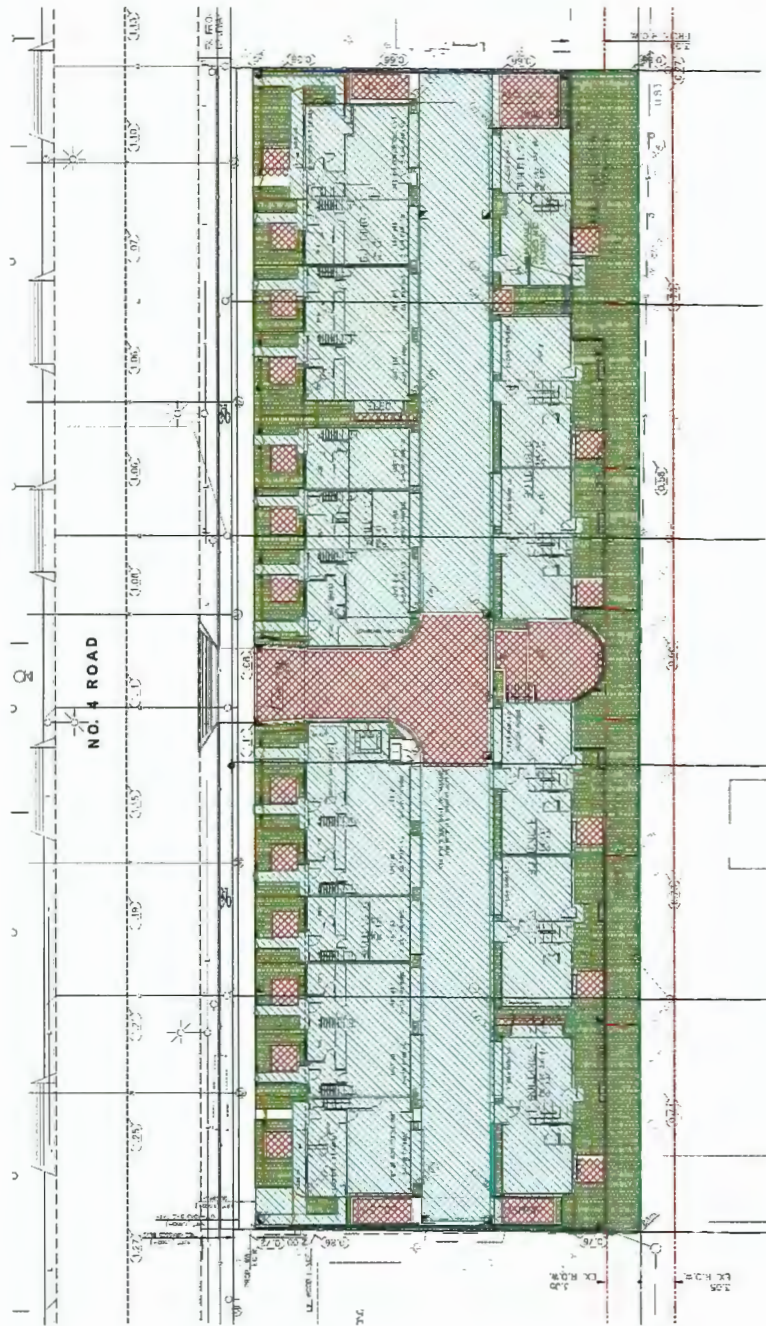
TREE TAG	TREE SPECIES	TREE DBH (CM)	TREE HEIGHT (M)	TREE SPREAD (M)	TREE PROTECTION DISTANCE (M)
419	Fig	40	2.40	3.00	3.00
420	Deodar cedar	73	4.38	3.00	3.00
421	Fig	39	2.34	3.00	3.00
422	Japanese maple	30	1.80	3.00	3.00
423	Smaragd cedar	36	2.16	3.00	3.00
424	Smaragd cedar	40	2.40	3.00	3.00
425	Smaragd cedar	28	1.68	3.00	3.00
426	Oyama magnolia	24	1.44	3.00	3.00
427	Japanese maple	36	2.16	3.00	3.00
428	Himalayan birch	48	2.88	3.00	3.00
429	Elderberry	24	1.44	3.00	3.00
430	Apple	43	2.58	3.00	3.00

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-	Western red cedar	30	1.80
H8-	Western red cedar	30	1.80
H13	Western red cedar	30	1.80
H14-	Western red cedar	30	1.80
H31	Western red cedar	30	1.80
os1	Hemlock	60	3.60
os2	Hemlock	60	3.60
os3	Hemlock	60	3.60
os4	Western red cedar	85	5.10

Landscape Plan 5

CNCL - 246





THANK YOU

Presentation Team:

Robin Glover - Polygon Homes
Greg Voute - RLA Architects
Jergus Oprsal - PWL Partnership Landscape Architects

CNCL - 248



TALISMAN

AFFORDABLE & RENTAL HOUSING

CAMBIE ROAD & GARDEN CITY ROAD, RICHMOND, B.C.
DEVELOPMENT PERMIT RESUBMISSION

Development Permit Panel Presentation - June 28, 2023



Project Context



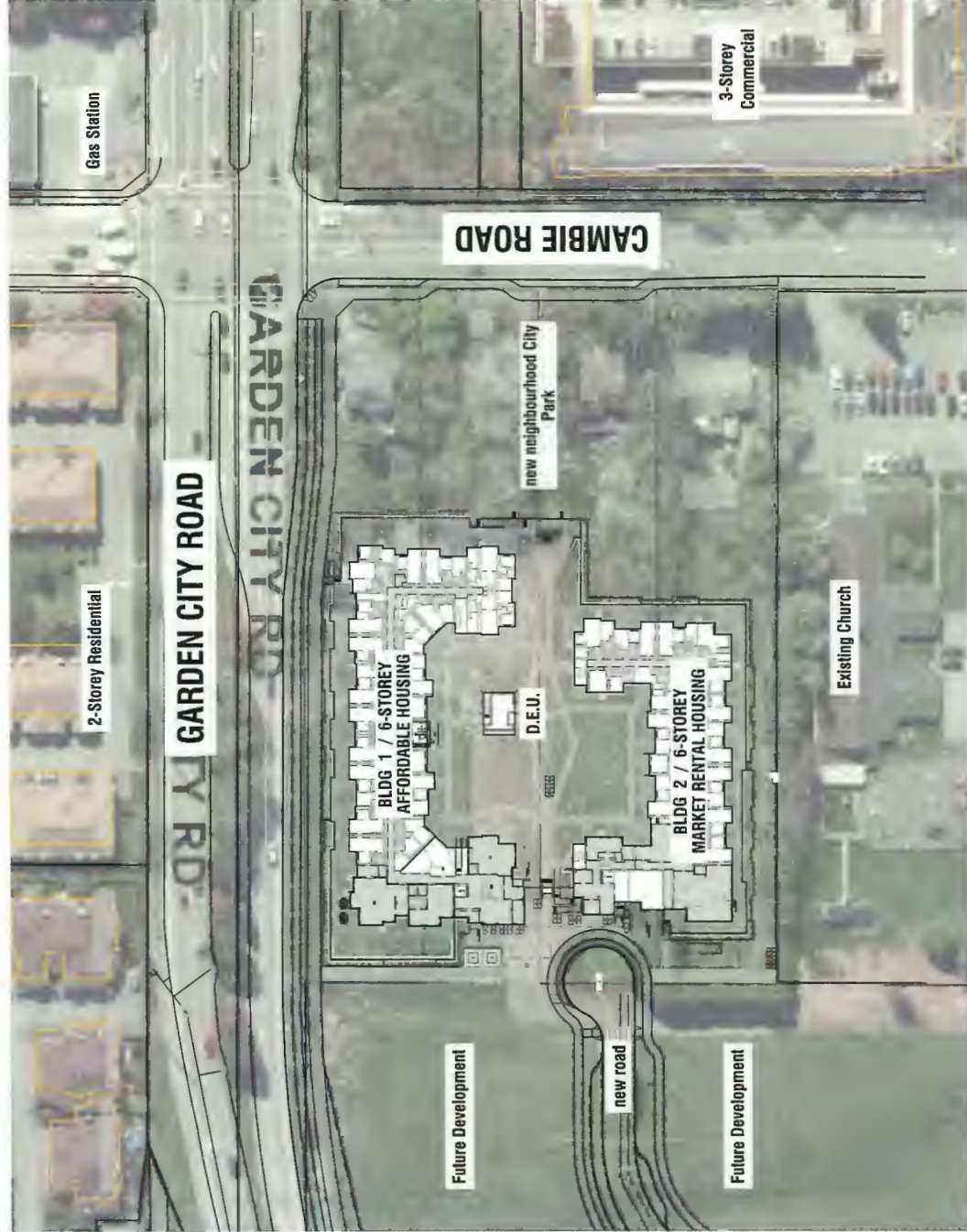
Phase 1
of a four phase
development

Offsites
delivered
concurrently with
Phase 1
occupancy

Future city park
to the south

Project Context

Site Plan & Aerial Overlay – Scale: 1:1000 Metric



6-storey wood frame construction on a single level parkade

Massing organized around a central amenity courtyard

Active edges & homes with patios overlooking public spaces

Accessible connection through the site from north to south via ramps

Accessible connection to new park west of site

156 Affordable
Rental homes in
Building 1

120 Market Rental
homes in
Building 2

Accessible ramp
connection to
future City park

All homes to meet
Richmond's Basic
Universal Housing
standards

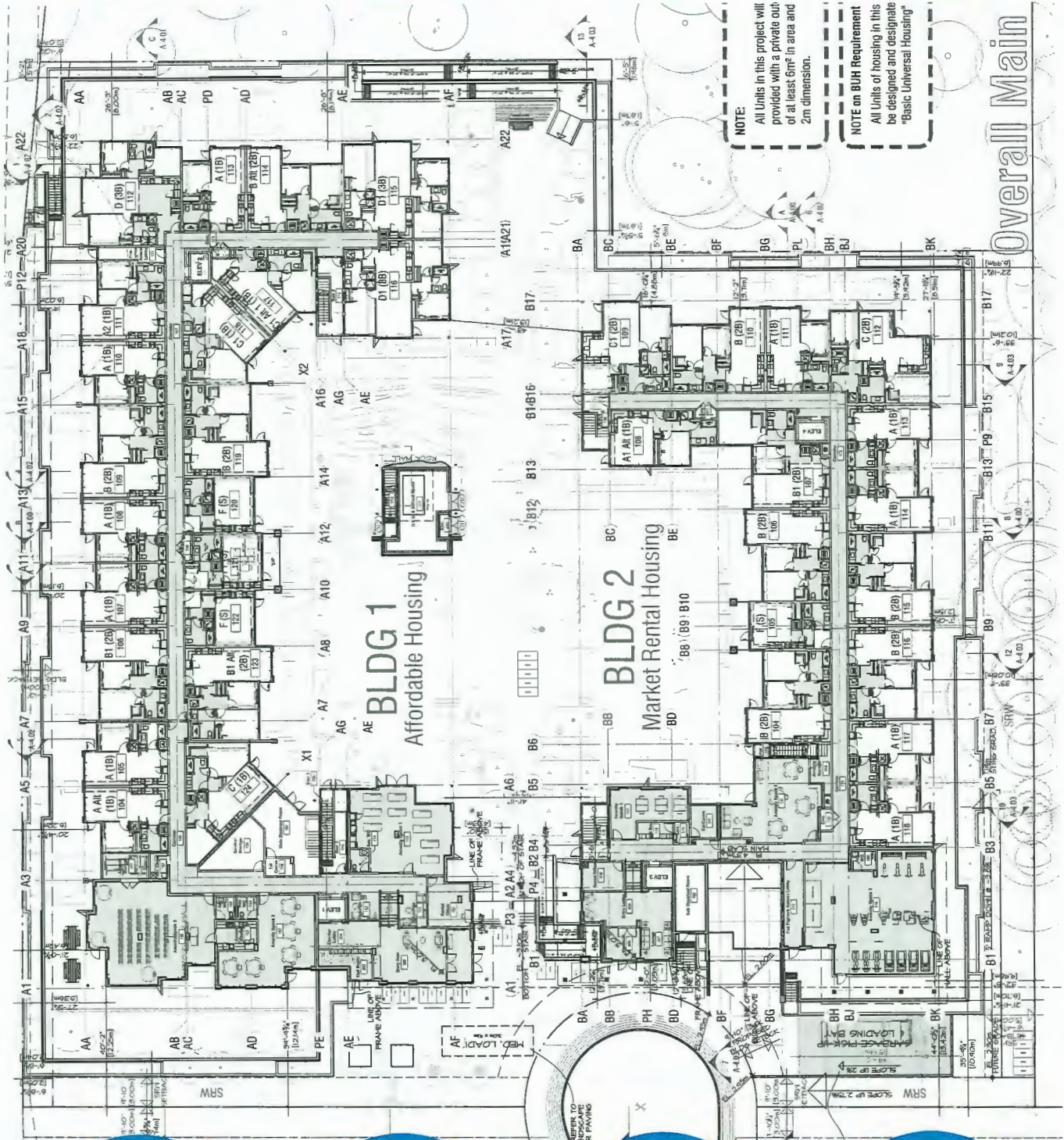
Indoor amenities
close to entries and
connected to
exterior common
areas

Roof top amenity
See Landscape

Access to entries
and parkade from
New Road

Loading & garbage
staging area

CNCL - 251



Artistic Visualizations

Overall Development

Significant corners expressed with frames

Largest building frames located at entry points

Entry canopies expressed with warm wood colour

Ramp added to connect the podium with the future park via accessible route



Building 1 & 2 Entry from East Road Roundabout.



Building 1 & 2 Courtyard facing Proposed Park looking North



Aerial View of Building 1 & 2 Entries towards South

Artistic Visualizations

Overall Context

Accessible ramp
connection from
podium to future
park

...taller massing
located to the north
and west

Overall
development starts
with lower massing
to the south...



Building 1&2 South view from new park

Artistic Visualizations

Building 1

Parkade
visually reduced
through planting,
stepping, material
treatment, and
guardrail
style

Roof pop-ups
create roof line
articulation to
correspond with
building steps

DEU plant for
future connection to
adds animation to
the courtyard...

...and placed to
provide optimal
open space for
outdoor amenity



Northeast Corner along Garden City Road



Southeast Corner along Garden City Road



Building 1 Courtyard looking Southeast



Feature Cladding

Roofing

Fascia: Dark

Soffit: Typical

Picket Guard Rail

Trim: Neutral

Siding: Light

Siding: Neutral

Windows: Light

Feature Cladding: Warm

Panel: Feature

Window Trim

Picket Guard Rail

Windows: Dark

Windows: Dark

Concrete Lintel & Sills

Windows: Light & Dark
Bird Friendly Dot Pattern
Applied on Lvl 1 to 4,
(see A-3.18)

Brick

Doors & Transoms:
Bird Friendly Dot Pattern
Applied on Lvl 1 to 4,
(see A-3.18)



Roofing
2-Ply SBS Roofing
Coloured Light Grey



Fascia & Trim: Dark
1" Fibre Cement
B.M. 2125-30 Wicking Hour



Trim & Panel: Neutral
Fibre Cement
B.M. 2119-40 Silver Stuck



Feature Cladding: Warm
6" Exposure Wood- like Fibre Cement
Woodstone Summer Wheat



Siding & Trims: Light
Fibre Cement
B.M. OC-66 Snow White



Siding & Trims: Neutral
Fibre Cement
B.M. OC-66 Snow White



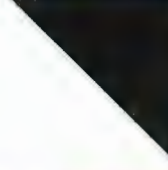
Soffit: Typical
Fibre Cement
B.M. OC-66 Snow White



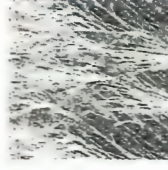
Feature Cladding: Neutral
6" Exposure Wood- like Fibre Cement
Woodstone Cascade Slate



Feature Panel:
Fibre Cement - Blue/Green/Yellow
See A-3.27 for Color & Details



Metal & Glass Guardrails
Light Coloured: Cascade Metals Polar White
Dark Coloured: Cascade Metals Iron Ore



Glass Guard Panel
Laminated Safety Glass Panels
With Custom Etched or Fritted Design



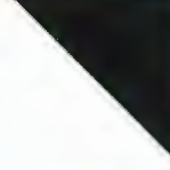
Brick: Dark
Allargata Imperial
Normal Size - Half Running Bond



Heavy Timber Columns
Color match Woodstone Summer Wheat



Concrete Lintel: Neutral
Neutral Concrete Color



Windows
Light Coloured: White
Dark Coloured: Metal Cascade Metals Iron Ore

Colour palette

Light colours above dark brick base

Dark fascia, guardrails, and trim

Colour & Material Board



Art district expressed by feature colours and unique guard design

Bird friendly frit pattern, inspired by Richmond fields, applied to guardrail of corner frames

11C

Bird Friendly Glazing

Project will adhere to bird-friendly glazing by utilizing the following techniques as outlined in the UBC bird Friendly Design Guidelines for Buildings.

- The use of an adhesive film, acid-etch, or frit pattern. Pattern to be high contrast and dense: spacing at maximum 5cm x 5cm apart with markers no more than 0.32cm in size.
- Application of patterns to the exterior surface of glazing to minimize reflections
- Application of fritted glass pattern to all glazed guardrailings
- Application of dotted pattern (Fig 1) to all standard vision glass on the first four storeys.

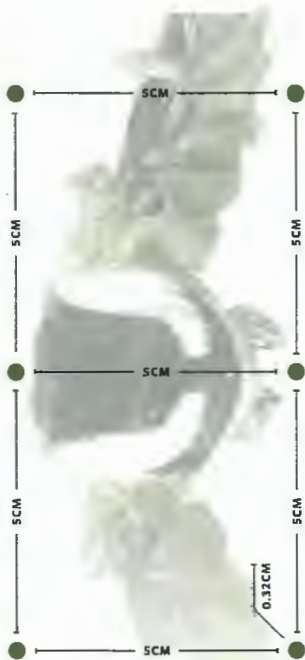
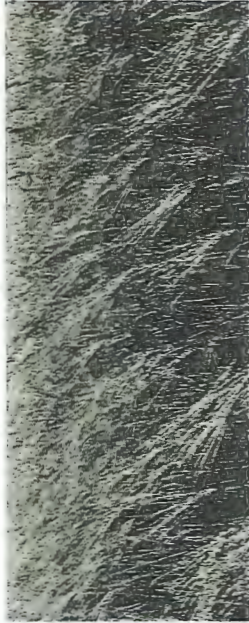


FIG 1) Diagram of bird friendly glazing pattern with visual markers of maximum 5cm x 5cm spacing IMAGE SOURCE: FLAP CANADA

Glass windows of first four floors to include bird friendly dot-matrix frit pattern



Example of "grass" pattern on glazed balcony railings

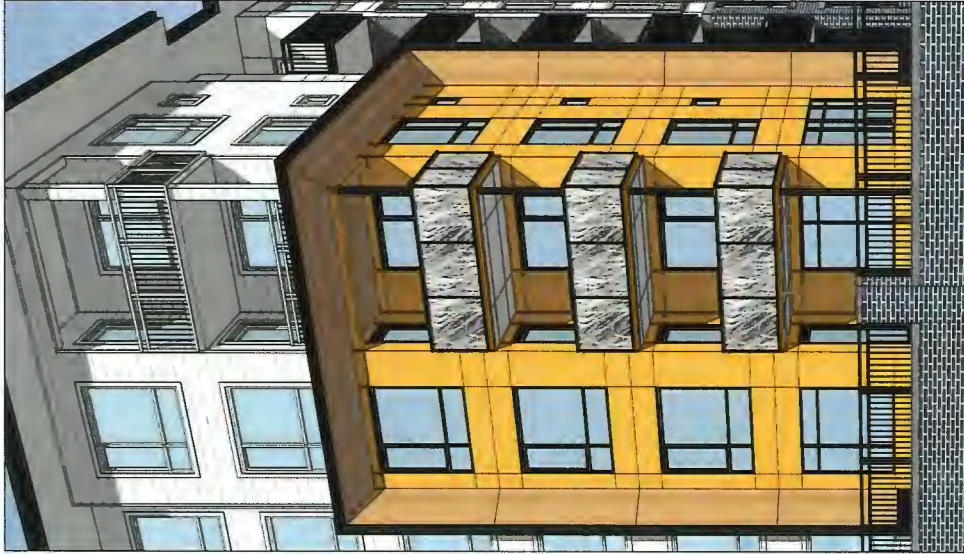
Bird Friendly Glazing



Feature Panel: Blue
Pilot Concept
B.N. 251 Shallow Blue



Feature Panel: Green
Pilot Concept
B.N. 263 Garden Greens



Feature Panel: Yellow
Pilot Concept
S.N. 1602 June Day



Feature Colour Map

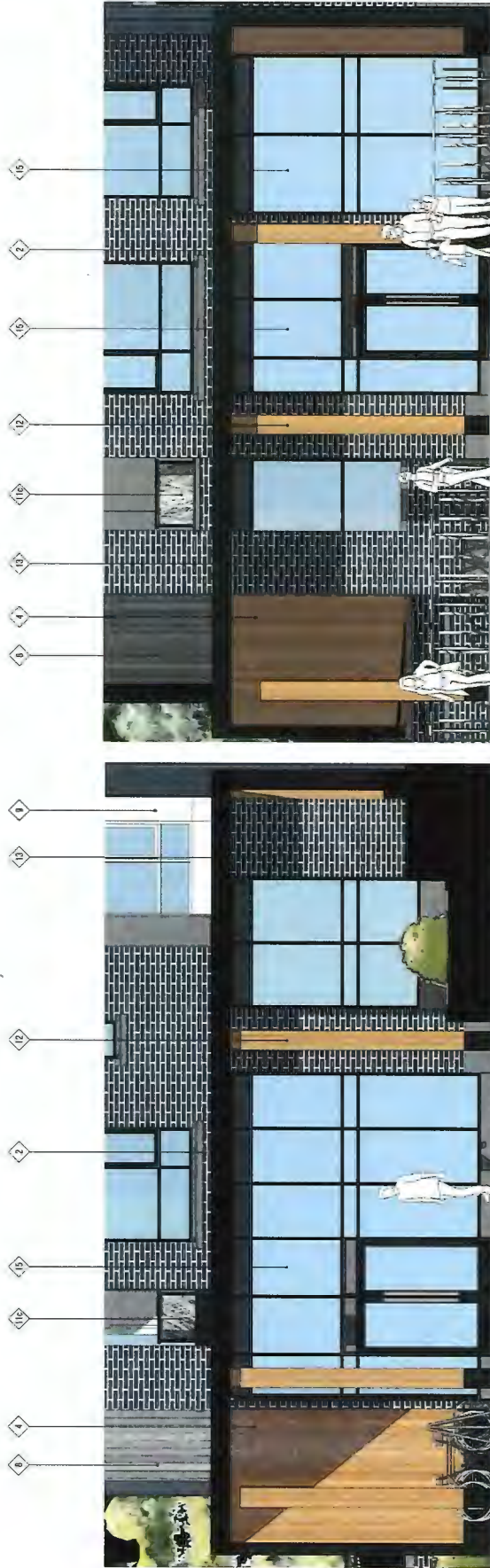
Feature Frame Colours



Material Legend

Provide samples of all exterior colours & materials for review & approval

- | | | | | | | | | | |
|---|---|----|--|----|--|----|---|----|--|
| 1 | Roofing
2-Ply SRS Roofing
Coloured Light Grey | 4 | Feature Cladding: Warm
6" Exposure Wood-like Fibre Cement
Woodstone Summer Wheat | 19 | Dark Coloured Metal Guardrails
Cascadia Metals Iron One | 12 | Heavy Timber Columns
Colour Match Woodstone Summer Wheat | 15 | Windows
Light Coloured: White
Dark Coloured: Match Cascadia Metals Iron One |
| 2 | Fascia & Trim: Dark
1" Fibre Cement
B.M. 2120-30 Witching Hour | 5 | Siding & Trims: Light
6" Exposure Fibre Cement
B.M. OC-66 Snow White | 10 | Feature Panel: Blue
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-590 Live | 13 | Brick: Dark
Manganese Ironspid
Normal Size - Half Running Bond | 16 | Architectural Concrete
B.M. Pigeon Gray Elastomeric Paint |
| 3 | Trim & Panel: Neutral
Fibre Cement
B.M. 2119-45 Silver Sheek | 6 | Feature Cladding: Neutral
6" Exposure Wood-like Fibre Cement
Woodstone Cascade Slate | 11 | Feature Panel: Green
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. 699 Garden Oasis | 14 | Concrete Linels: Neutral
Natural Concrete Colour | 17 | Mechanical Equipment Screen
Painted Aluminum
Colour white |
| | | 7 | Soffit: Light
Light Coloured Fibre Cement
B.M. OC-66 Snow White | 12 | Feature Panel: Yellow
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6882 June Day | | | | |
| | | 8 | Panel: Light
Light Coloured Fibre Cement
B.M. OC-66 Snow White | | | | | | |
| | | 9 | Feature Cladding: Neutral
6" Exposure Wood-like Fibre Cement
Woodstone Cascade Slate | | | | | | |
| | | 10 | Feature Panel: Green
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-590 Live | | | | | | |
| | | 11 | Feature Panel: Yellow
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6882 June Day | | | | | | |
| | | 12 | Feature Cladding: Neutral
6" Exposure Wood-like Fibre Cement
Woodstone Cascade Slate | | | | | | |
| | | 13 | Feature Panel: Green
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-590 Live | | | | | | |
| | | 14 | Feature Panel: Yellow
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6882 June Day | | | | | | |
| | | 15 | Feature Panel: Blue
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-590 Live | | | | | | |
| | | 16 | Feature Panel: Green
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-590 Live | | | | | | |
| | | 17 | Feature Panel: Yellow
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6882 June Day | | | | | | |
| | | 18 | Feature Panel: Green
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-590 Live | | | | | | |
| | | 19 | Feature Panel: Yellow
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6882 June Day | | | | | | |



A Building 1 - Lobby Elevation
1:3,19 SCALE: HTS

B Building 2 - Lobby Elevation
1:3,19 SCALE: HTS

Warm wood tones
and pedestrian
scale at residential
building entries

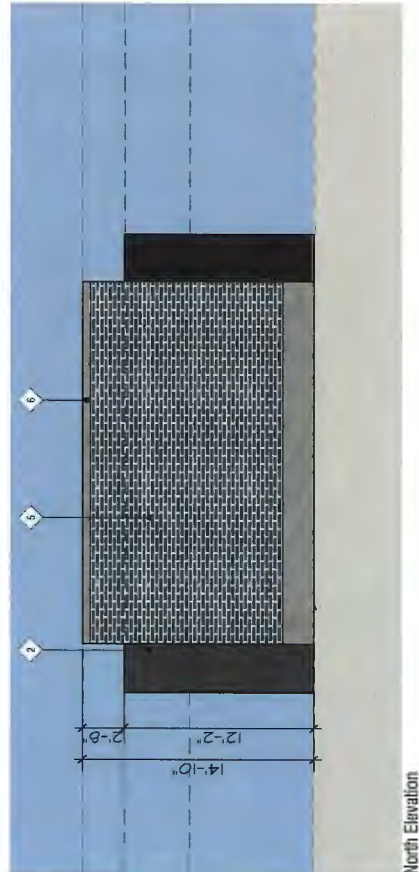
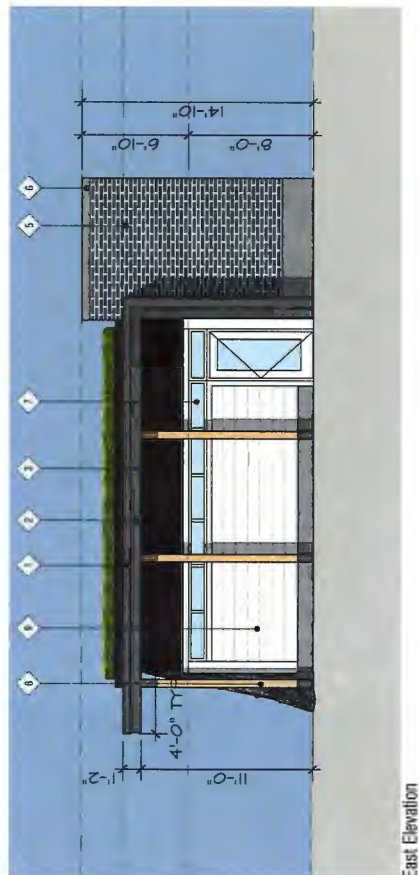
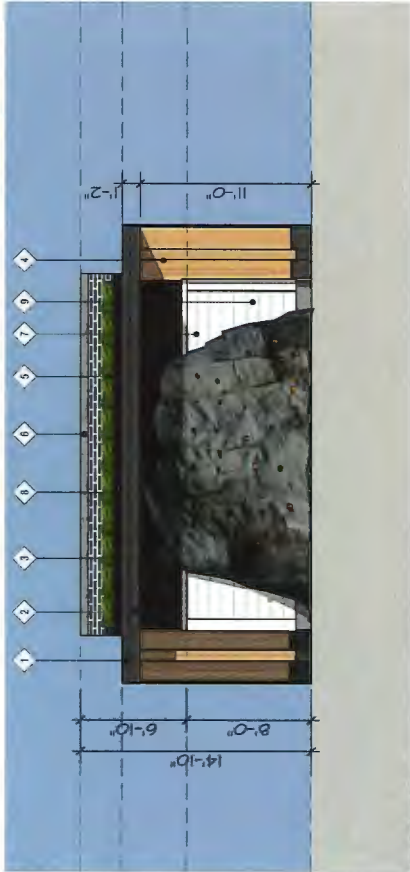
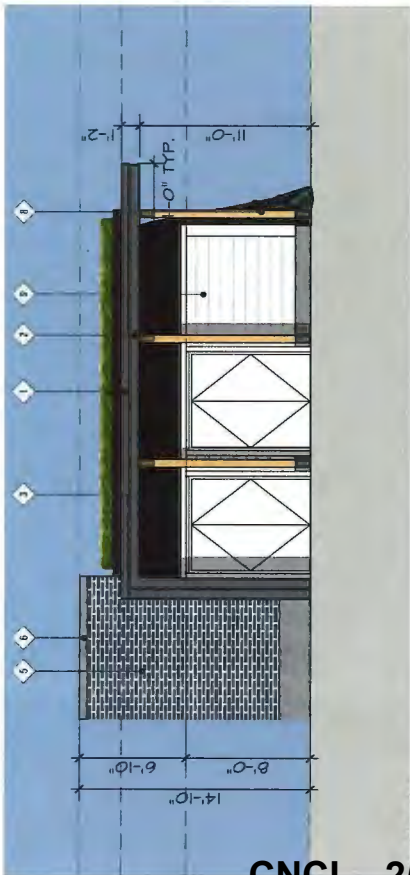
Lobby Elevations

Material Legend - DEU

Provide samples of all exterior colours & materials for review & approval

- 1 **Roofing**
SFS, SFS Roofing
Coloured Light Grey
- 2 **Fascia & Trim: Dark**
1" Fibre Cement, Double Fascia
B.M. 2120-30 Wishing Hour
- 3 **Feature Panel: Yellow**
Fibre Cement
B.M. Wings AF-190
- 4 **Soffit: Warm**
Exposed Fibre Cement
Woodruff Summer Wheat
- 5 **Windows**
6" Exposed Fibre Cement, Single Glazed
Dark Coloured, Match Cascade Metals Iron One
- 6 **Feature Climbing Wall**
Concrete Free-Formed Flux Rock
- 7 **Siding & Trims: Light**
6" Exposure Fibre Cement
B.M. OC-66 Snow White

- DEU building with re-imagined with character to match residential lobbies
- Climbing wall to south face of DEU building



DEU Elevations



<p>Revised 4/2020 Based for Planning Dec 23, 2020 Update 2: Issued for Planning June 17, 2021 Development Permit Submittal November 21, 2021 Update 3: Issued for Development Permit January 12, 2022 ReSubmission #1 for Development Permit March 8, 2023 ReSubmission #2 for Development Permit May 22, 2023 ReSubmission #3 for Development Permit</p>	<p>DP Plan # May 30, 2023 DP 22-015851</p>
---	--



TALISMAN
AFFORDABLE & RENTAL HOUSING
Camble & Garden City Rd.
Richmond, B.C.

Art Railing Detail

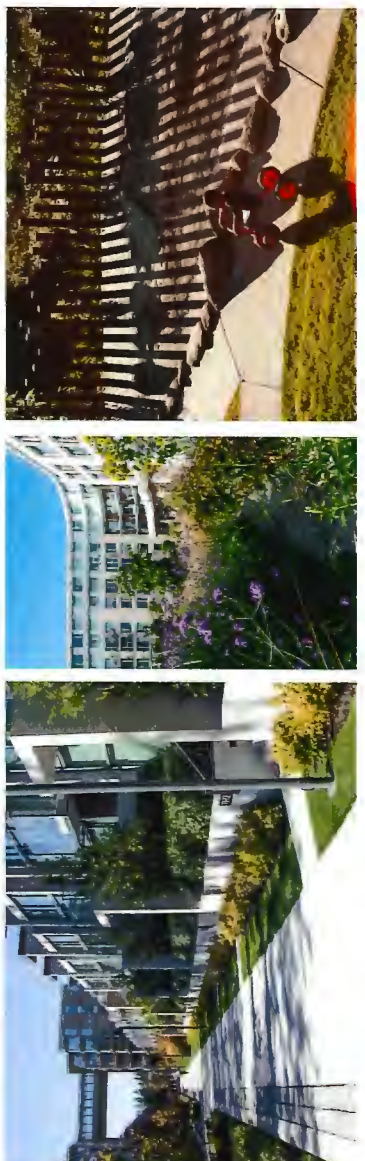
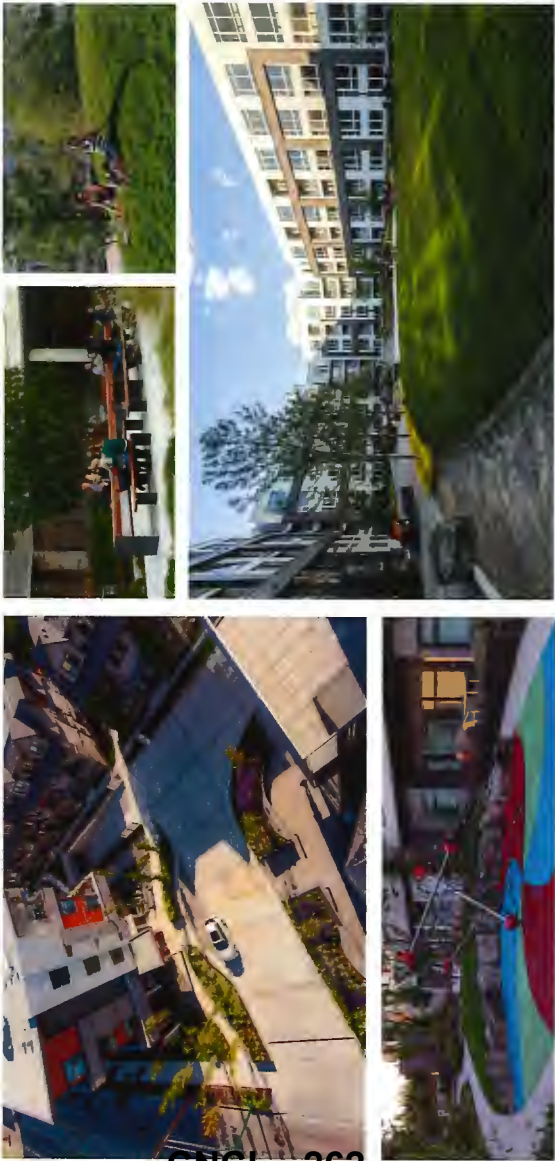
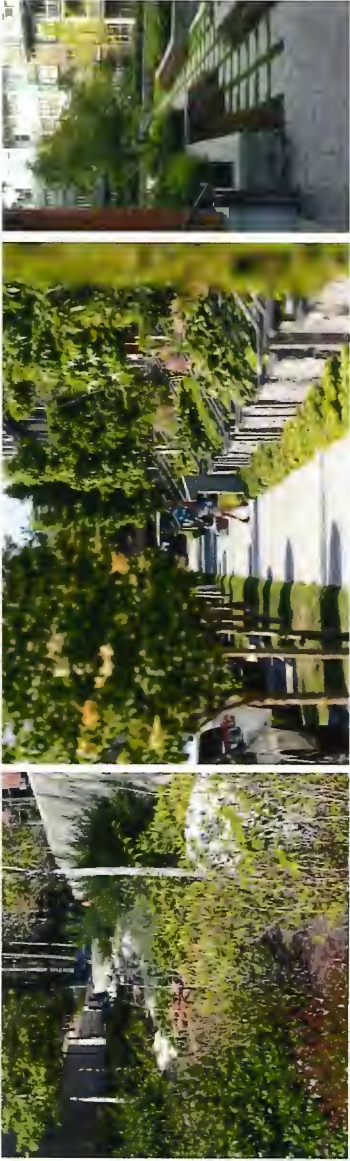
Scale: MTS
June 21, 2023

A-3.29

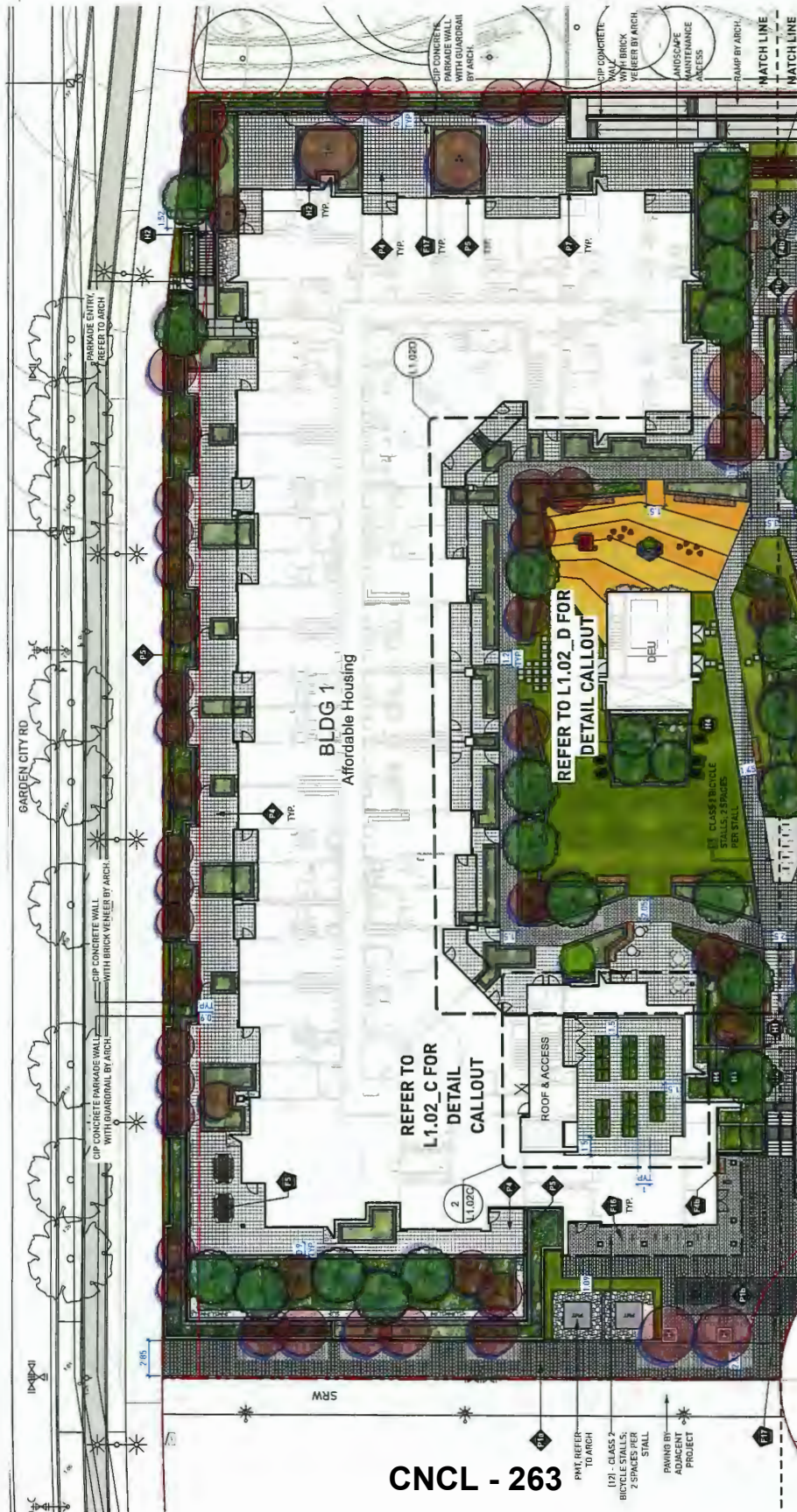


Decorative metal
guardrail at
parkade steps

Landscape



Landscape Precedents



Layout & Materials: East



F7 - KOMPAN - PLAYHOUSE



F9 - KOMPAN - BLOXX



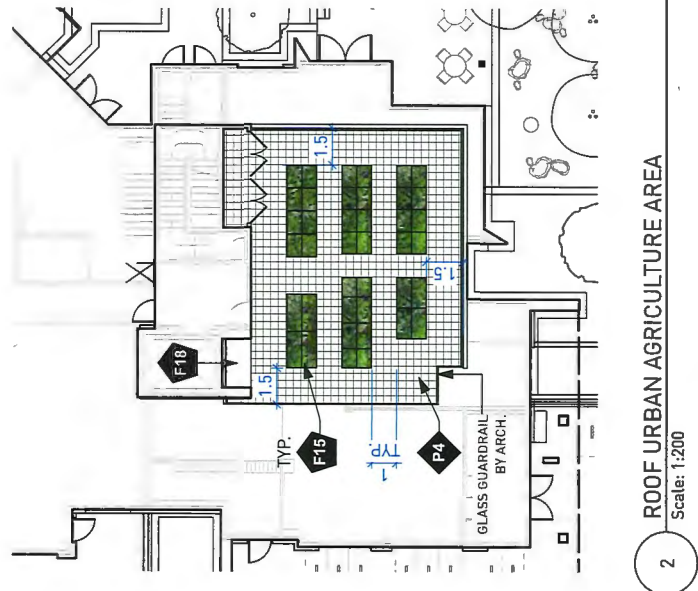
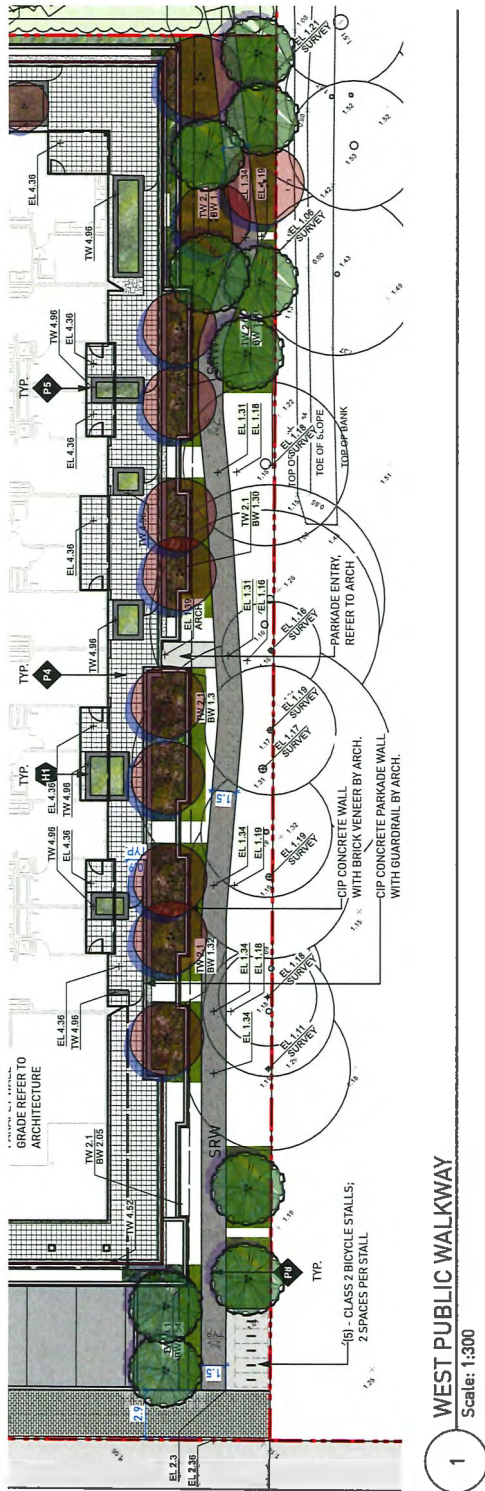
F8 - KOMPAN - WATERLILIES



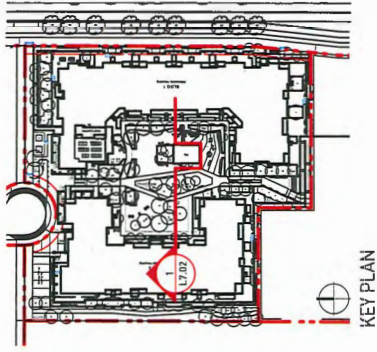
F12 - CLIMBING WALL

FOR LEGENDS AND NOTES
REFER TO DRAWING L1.01

Layout & Materials: Central



Layout & Materials: West Pathway & Rooftop



KEY PLAN



Planter with Seating



Landscape Mound

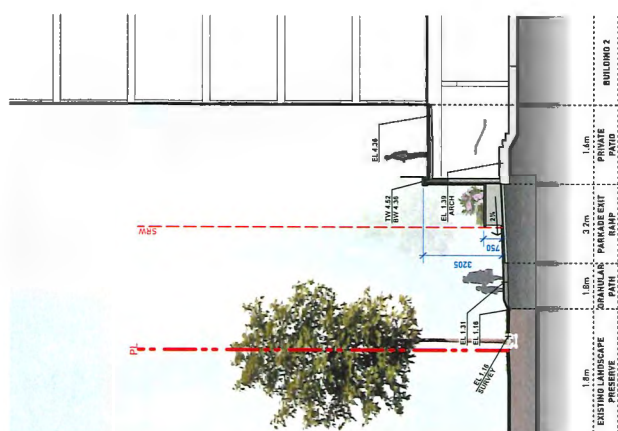
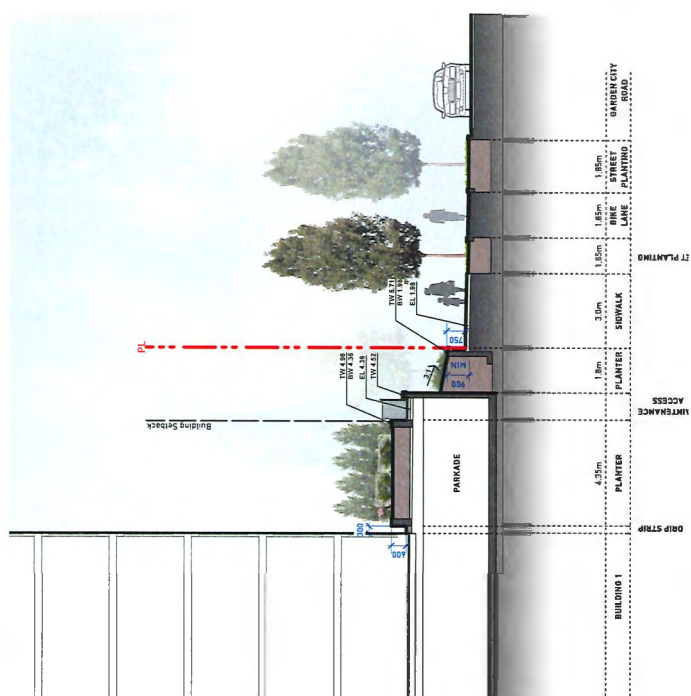


Courtyard Experience



East-West Section

1 North Courtyard Elevation
Scale: 1:200



3 Wall Section Along West Parkway

Extra Sheets

City of Richmond - Waste Management Requirements

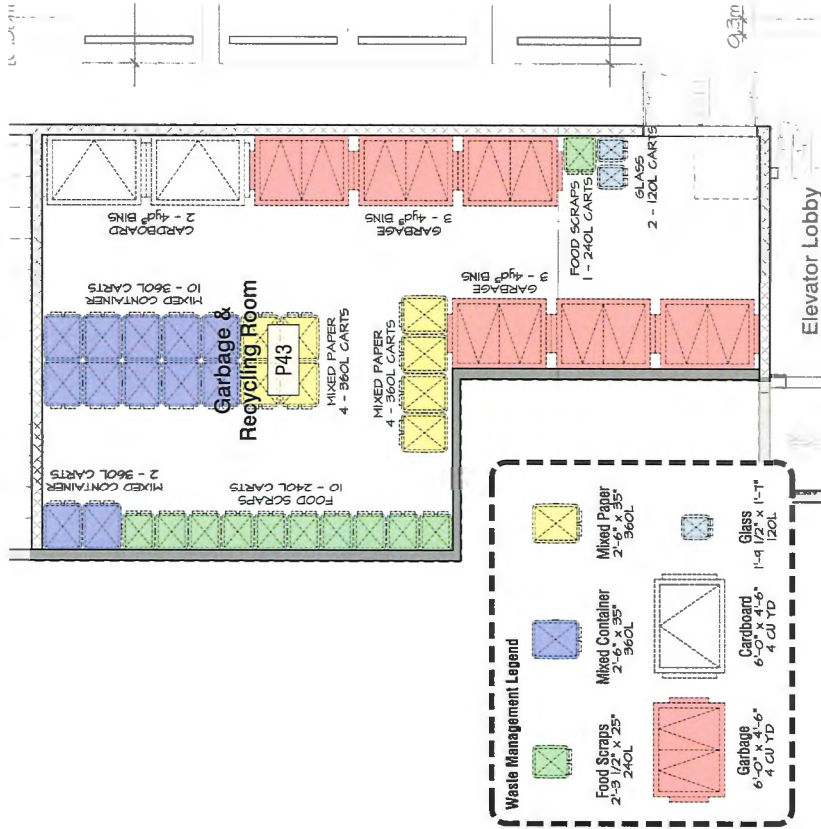
Number of Bins Required

Waste Type	Quantity	Bin Type	Footprint of Bin (m ²)
Mixed Containers	12	360L Cart	0.56
Mixed Paper	8	360L Cart	0.56
Food Scraps	11	240L Cart	0.43
Glass	2	120L Cart	0.26
Cardboard	2	4yd ³ Bin	2.51
Garbage	6	4yd ³ Bin	2.51

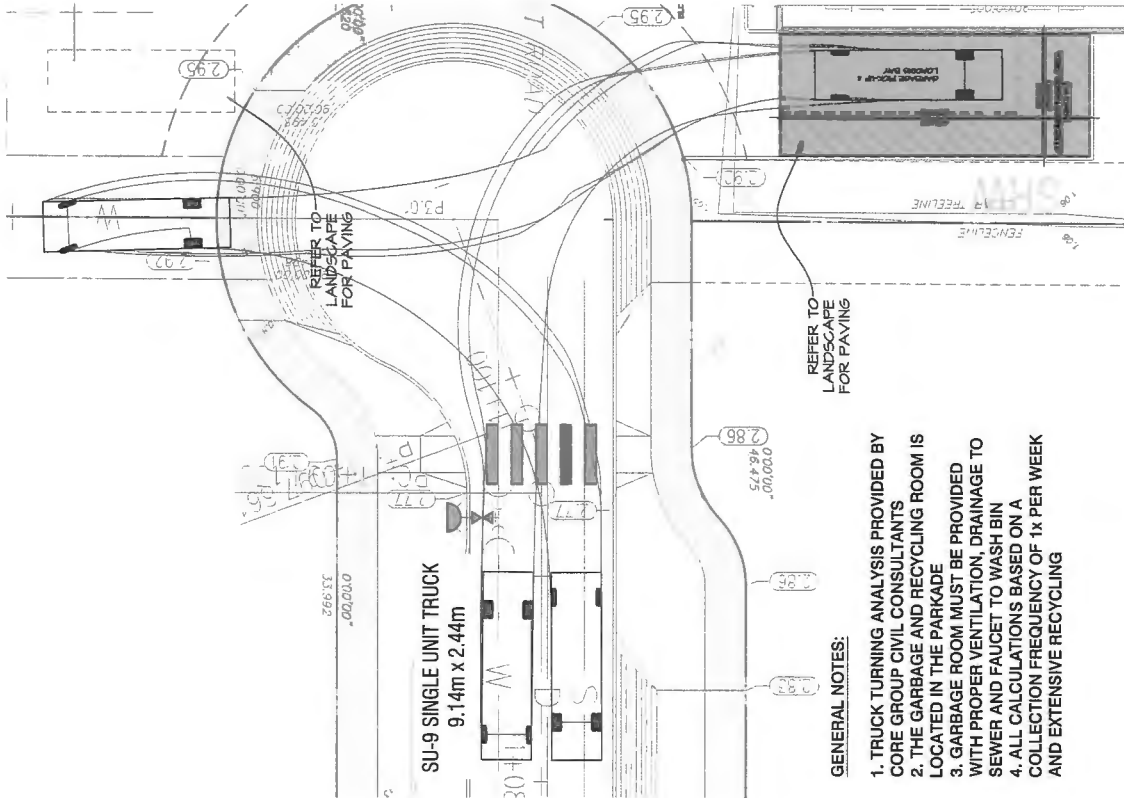
Storage Space

Space Required 82.2 m² / 884.7 ft²

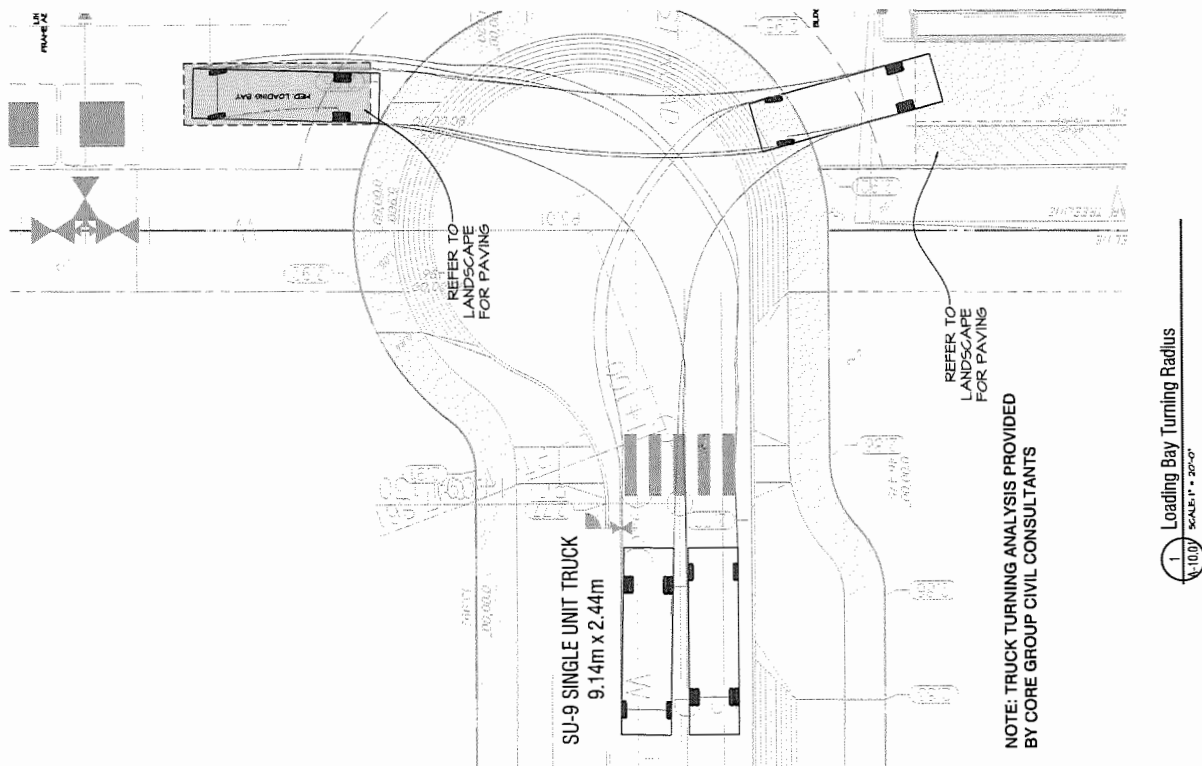
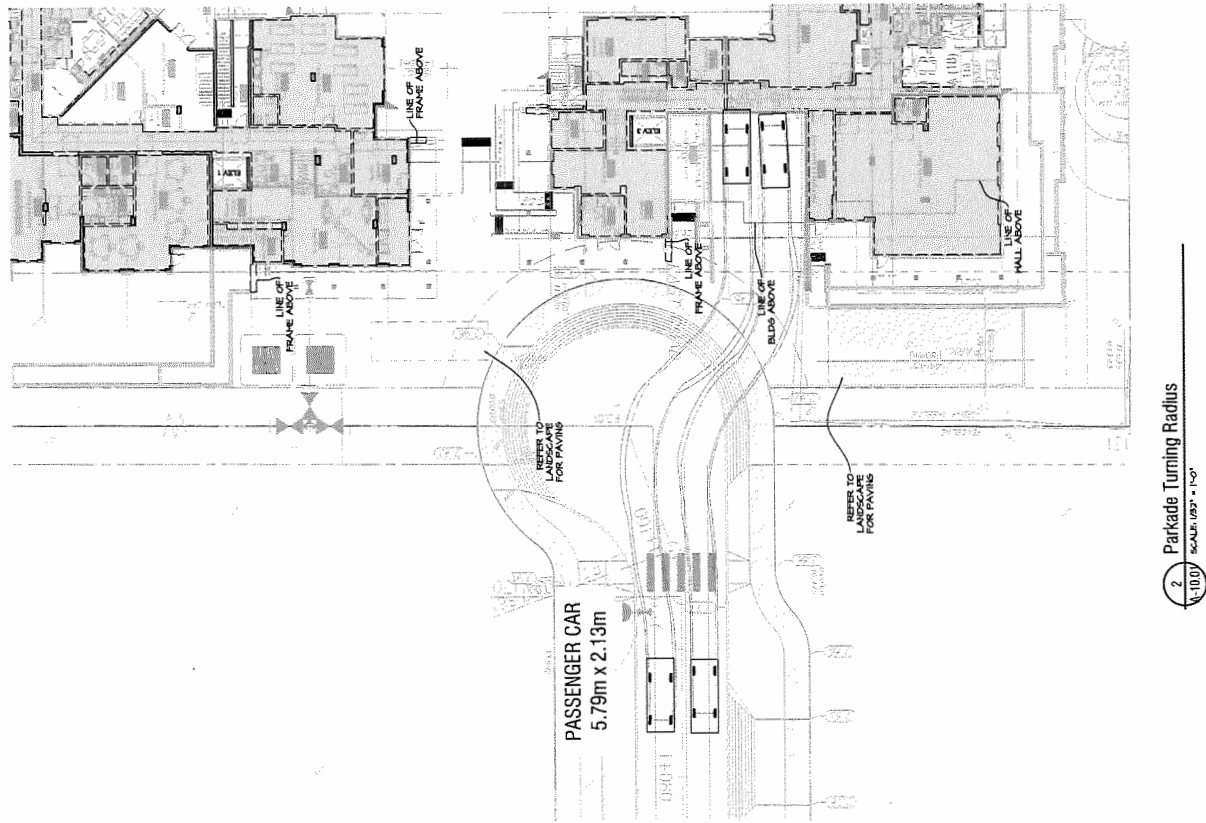
Space Proposed 92.8 m² / 998.7 ft²



2 Garbage & Recycling Room Plan



1 Garbage Truck Turning Radius





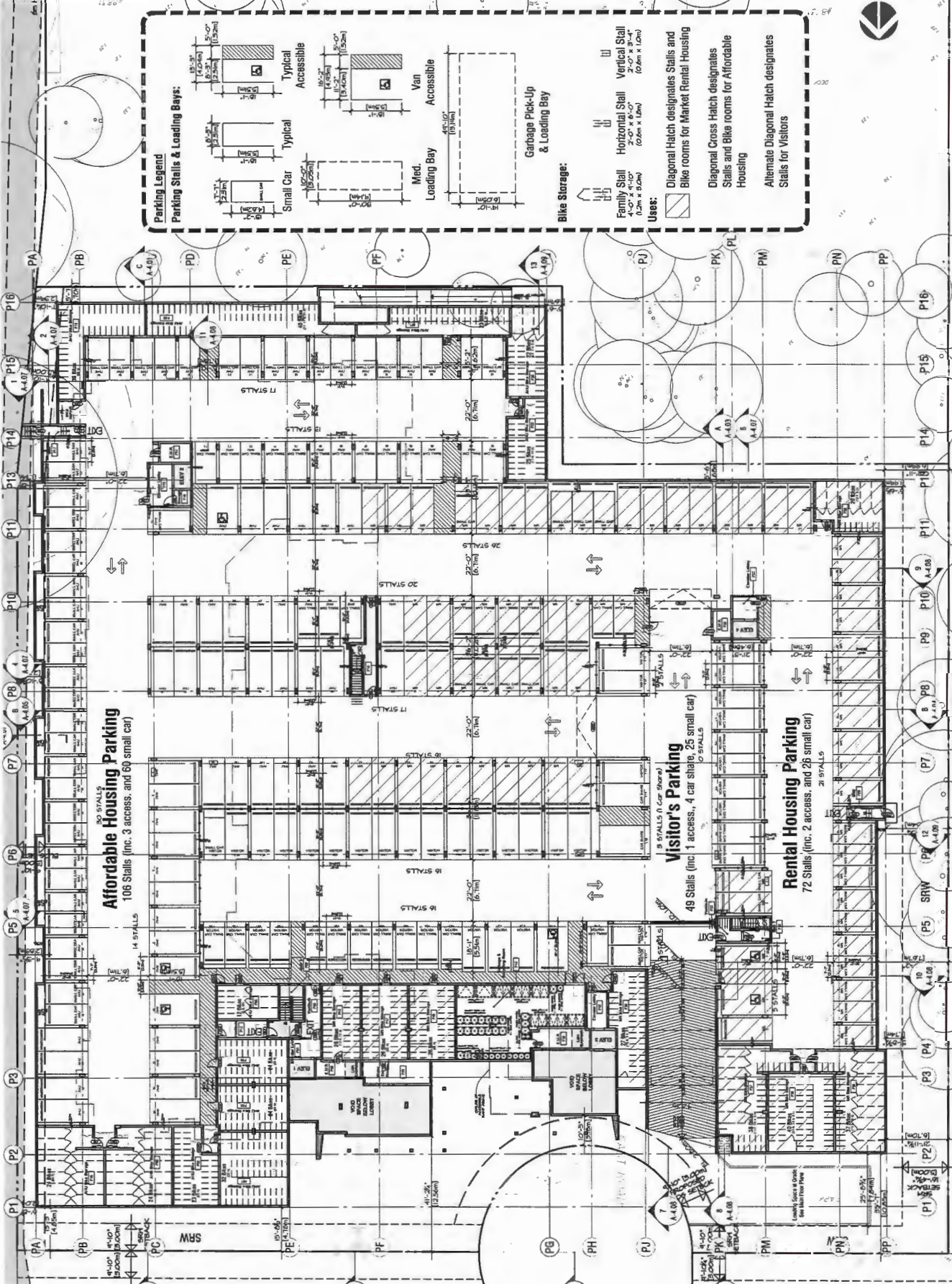
Dec 4, 2020 Issued for Reopening	June 17, 2021 Reopening Permit Submission	November 21, 2021 Reopening Permit Development Permit	January 13, 2022 Development Permit Submission	March 8, 2022 Reopening #3 for Development Permit	May 20, 2022 Reopening #3 for Development Permit	May 30, 2023 Reopening #3 for Development Permit	DP Plan # DP 22-015851
-------------------------------------	---	---	--	---	--	--	---------------------------



TALISMAN
AFFORDABLE & RENTAL HOUSING
Cambie & Garden City Rd.
Richmond, B.C.

**Parking
Overall Plan**
Scale: 1/32" = 1'-0"
June 21, 2023

A-1.00





ARCHITECTS INCORPORATED
 1111 11th Avenue, Suite 100
 Vancouver, BC V5C 1A1
 Tel: 604.681.1111
 Fax: 604.681.1112
 Email: info@architectsinc.com

Architects Incorporated is pleased to provide this drawing as a final design. This drawing is for the purpose of construction and is not to be used for any other purpose without the written consent of Architects Incorporated. The drawing is the property of Architects Incorporated and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Incorporated. The drawing is the property of Architects Incorporated and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Incorporated.

DP Plan #
 May 30, 2023
 DP 22-015851



TALISMAN
 AFFORDABLE & RENTAL HOUSING
 Cambie & Garden City Rd.
 Richmond, B.C.

Overall Elevations
 North and West
 Scale: 1/32" = 1'-0"
 May 30, 2023

A-1.10



1 NORTH ELEVATION
 SCALE: 1/32" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/32" = 1'-0"



Architects Incorporated
1234 5th Avenue, Suite 100
Richmond, BC V6Y 1A1
Tel: 604-271-1234
Fax: 604-271-1235
www.architectsinc.com

Project: 2023-015851
Client: Talisman Polygon Homes
Location: 1234 5th Avenue, Richmond, BC
Project Description: A new 10-story residential building with 100 units, including 50 market-rate units and 50 affordable units. The building will feature a mix of unit types, including studios, one-bedroom units, two-bedroom units, and three-bedroom units. The building will also include a ground-floor retail space and a community room. The building is located on a corner lot and will be adjacent to a park and a school. The building is expected to be completed in late 2023.

DP Plan #
May 30, 2023
DP 22-015851



TALISMAN
AFFORDABLE & RENTAL HOUSING
Cambie & Garden City Rd.
Richmond, B.C.

Overall Elevations
South and East
Scale: 1/32" = 1'-0"
May 30, 2023

A-1.11



3 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



4 EAST ELEVATION
SCALE: 1/32" = 1'-0"



Overall Section & East Courtyard Elevation



A
1-1.12 SCALE: 1/32" = 1'-0"



City of Richmond Council Meeting - Monday July 10, 2023

Richmond Poverty Reduction Coalition Delegation - Non-Agenda Item

This submission is presented on behalf of the Richmond Poverty Reduction Coalition (RPRC). We are a *'coalition of Richmond individuals and agencies working together to reduce poverty and the impacts of poverty with research, projects and public education.'* Through our community work, the RPRC advocates for improvements to public policy in Richmond.

Members of the RPRC include local non-profit organizations that collectively represent thousands of low-income Richmond residents such as seniors, people with disabilities, newcomers, families, people with health challenges, BIPOC, LGBTQ2S people, and other vulnerable residents.

They are: Richmond Food Bank Society, Richmond Centre for Disability, Richmond Women's Resource Centre, Family Services of Greater Vancouver-Richmond, Richmond Family Place, Richmond Mental Health Consumers & Friends Society, Richmond Addictions Services Society, Richmond Cares Richmond Gives, Kehila Society of Richmond, Gilmore Park United Church, Richmond Presbyterian Church, and Heart of Richmond AIDS Society.

We are speaking to you tonight specifically about our research that shows the City's current policy with regards to Low End Market Rentals or LEMR is not meeting the needs of the people it is meant to serve.

You will recall one year ago, on July 11, 2022, the RPRC made a similar delegation to City Council. You can find our submission on our website at <https://www.richmondprc.org/wordpress/wp-content/uploads/2023/04/RPRC-Delegation-re-non-market-housing-July-11-2022.pdf>

At that point we advised Council that we had studied the City's policies and strategies on affordable housing and urged you to undertake the following three initiatives to increase non-market rental supply, and to provide yearly progress reports on each initiative to the public:

1. Actively pursue and secure federal, provincial, and any other accepted sources of funding to develop non-market housing and shelters using City-owned land,
2. Order a full LEMR (Low End Market Rental) Review, and develop a LEMR Housing Registry and wait list for all LEMR units, AND
3. Reduce the number of Richmond residents on the BC Housing wait list by 50% within five years (2027) by using rental tenure zoning and innovative partnerships to build sufficient housing for Richmond residents on the waitlist.

We are back one year later to ask what has happened to the City Council referral to staff. You already know that in recent months, we met with each and every one of you on Council regarding our recommendations. We focused on discussing the LEMR program as it is the foundation of the City's Affordable Housing Strategy.

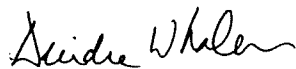
From our conversations with Mayor & Councillors we believe the LEMR program and policies can be vastly improved with the following changes. The City must:

- recognize that Richmond taxpayers deserve to know how this program works,
- acknowledge that the City has responsibilities after LEMR units are built,
- have ongoing oversight and accountability for the LEMR program units,
- establish a LEMR registry for every unit that is transparent and accessible,
- establish one easily accessible waitlist for all LEMR units,
- mandate information sharing from developers and operators on the use of LEMR units,
- publish an annual LEMR report including number of units/ rents/ income thresholds

Publicly funded housing is a sign of a civil society and our municipal government is the first stop sign along the way. City Council approved the LEMR policy. City Council can amend it to make it transparent, accessible and equitable for taxpayers and everyone who needs non-market housing,

Some of our members wish to tell you about their experiences. We understand the whole delegation has five minutes. We will make it brief.

Sincerely,



Deirdre Whalen
President, RPRC