



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, July 25, 2011
7:00 p.m.

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ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Monday, July 11, 2011 (distributed previously); and*

CNCL-17 (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, July 18, 2011; and*

CNCL-27 *to receive for information the Metro Vancouver 'Board in Brief' dated Friday, July 15, 2011.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Doug Anderson, Manager, Water Services, to present the 2010 Annual Water Quality Report.

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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. 28.)

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
- Fire 20/20 Workshop 'Recruiting & Retaining Diversity in the Fire Service'
- RCMP Secondment
- Richmond Community Safety Building Public Art Project
- City Grant Program Review
- City Online Forms & the Previous Online Events Approvals System Funding Request From 2010 Appropriated Surplus
- Land use applications for first reading (to be further considered at the Public Hearing on Wednesday, September 7, 2011):
 - 3391, 3411, 3451 No. 4 Road, & Lot B, NWD Plan 14909 – Rezone from (RS1/E) to (RS2/B) (BC Transportation Financing Authority – applicant)

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- 9511/9531 & 9551 No. 3 Road – Rezone from (RD1) & (RS1/E) to (RTL4) (Gagan Deep Chadha & Rajat Bedi – applicant)
- 10491/ 10511 Bird Road – Rezone from (RS1/E) to (RS2/B) (Treo Developments Inc. – applicant)
- 8540 No. 3 Road – Rezone from (RS1/E) to (RTM2) (Western Dayton Homes Ltd. – applicant)
- 11180/11200 Kingsgrove Avenue – Rezone from (RS1/E) to (RS2/B) (Tien Sher Ari Investment Group Ltd. – applicant)
- 9691, 9711 & 9731 Blundell Road – Rezone from (RS1/F) to (ZT60) (Westmark Developments Ltd. – applicant)
- 4151, 4171 & 4191 No. 4 Road – Rezone from (RS1/F) to (ZT67) (Westmark Developments Ltd. – applicant)
- 8160/8162 Clifton Road – Rezone from (RS1/E) to (RS2/B) (0868256 BC Ltd. – applicant)
- 6780 No. 4 Road – Rezone from (CL) to (ZR8) (Amin Alidina – applicant)
- Municipal Access Agreement with A2B Fiber Inc.
- Award of Contract 4230P - Detailed Design & Construction Services for the Widening of Westminster Highway and Nelson Road
- Gilbert Trunk Sewer Upgrading
- 2010 Annual Water Quality Report

5. *Motion to adopt Items 6 through 24 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-31 (1) *the Community Safety Committee meeting held on Tuesday, July 12, 2011;*
- CNCL-41 (2) *the General Purposes Committee meeting held on Monday, July 18, 2011;*
- CNCL-49 (3) *the Parks, Recreation & Cultural Services Committee meeting held on Thursday, July 21, 2011;*
- CNCL-73 (4) *the Planning Committee meeting held on Tuesday, July 19, 2011; and*
- CNCL-83 (5) *the Public Works & Transportation Committee meeting held on Wednesday, July 20, 2011;*

be received for information.



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7. **FIRE 20/20 WORKSHOP ‘RECRUITING AND RETAINING DIVERSITY IN THE FIRE SERVICE’**

(File Ref. No. 09-5000-01) (REDMS No. 3242775)

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CS-49

See Page CS-49 of the Community Safety agenda for full hardcopy report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That Richmond Fire Rescue's request to host a Fire 20/20 workshop on September 15 and 16, 2011, entitled “Recruiting and Retaining Diversity in the Fire Service” be approved.



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8. **RCMP SECONDMENT**

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See Page CNCL-37 of the Council agenda for full hardcopy report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That:

- (1) the Solicitor General be requested to pay to the City of Richmond the full costs of the Richmond constable’s secondment to the City of Vancouver;*
- (2) the Assistant Commissioner Norm Lipinski, officer in charge of the Lower Mainland District, be advised that the City of Richmond does not support the secondment of the RCMP constable from the local detachment to the City of Vancouver unless the full costs of the constable’s secondment are paid to the City of Richmond and that in the future, the City of Richmond should be consulted prior to making such secondments; and*
- (3) the other municipalities who have officers to be seconded to the City of Vancouver be advised of Council’s position.*



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9. **RICHMOND COMMUNITY SAFETY BUILDING PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-112) (REDMS No. 3250033)

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GP-11

See Page **GP-11** of the General Purposes agenda for full hardcopy report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the revised concept proposal and installation of the Richmond Community Safety Building Public Art Project “The Coat of Arms” by artist Glen Andersen, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated July 5, 2011, be approved.



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10. **CITY GRANT PROGRAM REVIEW**

(File Ref. No.) (REDMS No. 3245549)

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GP-17

See Page **GP-17** of the General Purposes agenda for full hardcopy report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) the City Grant Policy (Attachment 6) be adopted;*
- (2) the revised City Grant Program (Attachment 7) be implemented on an interim basis until specific guidelines are prepared for the proposed (1) Health, Social & Safety, (2) Arts, Culture and Heritage, and (3) Parks, Recreation and Community Events City Grant Programs;*
- (3) staff propose the following Casino revenue allocations to City Grant Programs be considered during the 2012 budget process:*
 - (a) Health, Social & Safety, \$536,719;*
 - (b) Arts, Culture and Heritage, \$100,000;*
 - (c) Parks, Recreation and Community Events, \$96,587;*
- (4) staff report back, following implementation of the 2012 City Grant Programs and prior to implementation of the 2013 City Grant Program, regarding:*
 - (a) stakeholder consultations regarding the new Policy and Programs, including the appropriate amounts for each category; and*

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(b) *possible impacts of the Social Planning Strategy on the Health, Social and Safety Grant Program; and*

(5) *staff explore the development of an information technology system whereby City Grant Program applications, including Attachments, may be submitted on-line.*



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11. **CITY ONLINE FORMS AND THE PREVIOUS ONLINE EVENTS APPROVALS SYSTEM FUNDING REQUEST FROM 2010 APPROPRIATED SURPLUS**

(File Ref. No. 01-0340-30-CSER5) (REDMS No. 3240995)

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GP-69

See Page **GP-69** of the General Purposes agenda for full hardcopy report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the \$60,000 being held from the 2010 Surplus Appropriation be allocated to fund the development of an online Event Approvals system.



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12. **APPLICATION BY BC TRANSPORTATION FINANCING AUTHORITY (BCTFA) FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8789, **RZ 10-552482**) (REDMS No. 3231509)

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PLN-17

See Page **PLN-17** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



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13. **APPLICATION BY GAGAN DEEP CHADHA & RAJAT BEDI FOR REZONING AT 9511/9531 AND 9551 NO. 3 ROAD FROM TWO-UNIT DWELLINGS (RD1) & SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No.: 12-8060-20-8762, **RZ 10-536067**) (REDMS No. 3202491)

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PLN-37

See Page **PLN-37** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from “Two-Unit Dwellings (RD1)” & “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



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14. **APPLICATION BY TREO DEVELOPMENTS INC. FOR REZONING AT 10491/ 10511 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8784, **RZ 11-572970**) (REDMS No. 3234642)

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PLN-61

See Page **PLN-61** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



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15. **APPLICATION BY WESTERN DAYTON HOMES LTD. FOR REZONING AT 8540 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8785, **RZ 09-499249**) (REDMS No. 3223458)

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PLN-75

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PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.



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16. **APPLICATION BY TIEN SHER ARI INVESTMENT GROUP LTD. FOR REZONING AT 11180/11200 KINGSGROVE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8786, **RZ 11-576126**) (REDMS No. 3241397)

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PLN-101

See Page **PLN-101** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



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17. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 9691, 9711 AND 9731 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE)**
(File Ref. No.: 12-8060-20-8787, **RZ 07-394758**) (REDMS No. 3242141)

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PLN-113

See Page **PLN-113** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) - North McLennan (City Centre)”, be introduced and given first reading.



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18. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 4151, 4171 AND 4191 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**
(File Ref. No.: 12-8060-20-8788, **RZ 10-545531**) (REDMS No. 3202265)

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PLN-137

See Page **PLN-137** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from “Single Detached (RS1/F)” to “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



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19. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8160/8162 CLIFTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8790, **RZ 11-577393**) (REDMS No. 3244842)

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PLN-159

See Page **PLN-159** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



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20. **APPLICATION BY AMIN ALIDINA FOR REZONING AT 6780 NO. 4 ROAD FROM LOCAL COMMERCIAL (CL) TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**

(File Ref. No.: 12-8060-20-8791/8792, **RZ 10-552527**) (REDMS No. 3249318)

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PLN-171

See Page **PLN-171** of the Planning agenda for full hardcopy report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 8791, having been considered in conjunction with:*
 - (i) *the City’s Financial Plan and Capital Program;*
 - (ii) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- (3) *That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.*
- (4) *That Bylaw No. 8792, to create the “Congregate Housing and Child Care – McLennan (ZR8)” zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.*



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21. **MUNICIPAL ACCESS AGREEMENT WITH A2B FIBER INC.**
(File Ref. No. 03-1000-21) (REDMS No. 3050281)

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PWT-11

See Page **PWT-11** of the Public Works & Transportation agenda for full hardcopy report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and A2b Fiber Inc. containing the material terms and conditions set out in the staff report dated July 4, 2011 from the Director, Engineering.



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22. **AWARD OF CONTRACT 4230P – DETAILED DESIGN AND CONSTRUCTION SERVICES FOR THE WIDENING OF WESTMINSTER HIGHWAY AND NELSON ROAD**
(File Ref. No. 10-6340-20-P11203) (REDMS No. 3251193)

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PWT-15

See Page **PWT-15** of the Public Works & Transportation agenda for full hardcopy report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That Contract 4230P – Detailed Design and Construction Services for the Widening of Westminster Highway and Nelson Road be awarded to Delcan for the amount of \$775,904 plus HST.



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23. **GILBERT TRUNK SEWER UPGRADING**
(File Ref. No. 10-6060-03-01) (REDMS No. 3250070)

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PWT-19

See Page **PWT-19** of the Public Works & Transportation agenda for full hardcopy report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Metro Vancouver recommended Gilbert Trunk Sewer alignment and City proposed alternative Gilbert Trunk Sewer alignment as per the staff report from the Director, Engineering dated July 6, 2011 entitled “Gilbert Trunk Sewer Upgrading” be endorsed for public consultation and design.



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24. **2010 ANNUAL WATER QUALITY REPORT**

(File Ref. No. 10-6650-01) (REDMS No. 3248839)

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PWT-25

See Page **PWT-25** of the Public Works & Transportation agenda for full hardcopy report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That the 2010 Annual Water Quality report dated July 11, 2011 be approved for public release.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

25. **SOCIAL FINANCIAL HARDSHIP ASSISTANCE FUND**

(File Ref. No. 03-0900-01) (REDMS No. 3238492)

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GP-75

See Page **GP-75** of the General Purposes agenda for full hardcopy report

GENERAL PURPOSES COMMITTEE RECOMMENDATION (Cllr. G. Halsey-Brandt opposed)

That an interest-free loan of \$9,000 from the Council Contingency Fund to the Chinese Mental Wellness Association of Canada, with full repayment to be made to the City six months subsequent to the advance of the loan, be approved.



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PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE

Councillor Harold Steves, Chair

26. **STEVESTON TRAM BUILDING PROJECT**

(File Ref. No.) (REDMS No. 3237225)

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PRCS-11

See Page **PRCS-11** of the Parks, Recreation and Cultural Services agenda for full hardcopy report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION (Cllrs. E. Halsey-Brandt & Johnston opposed to Parts
(1) (2) (3) (4) & (5))

- (1) *That staff be authorized to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M;*
- (2) *That Council confirm the final slope of roof and colour of the Steveston tram building based on Options 2 presented in this report;*
- (3) *That \$372,600 be allocated from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011);*
- (4) *That \$427,400 be allocated from the Steveston Road Ends to fund the Steveston Tram Building Project (2011);*
- (5) *That the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly;*
- (6) *That the Chief Administrative Officer and the General Manager, Parks & Recreation be authorized to negotiate a modification of the existing agreement between the City and the Steveston Community Society based on the terms and conditions in this report, and make staffing recommendations and report back to Committee; and*
- (7) *That staff:*
 - (a) *check with A & B Rail Services Ltd. to see if there are sponsorship opportunities for rails, ties, other related items, and options for rail configurations; and*
 - (b) *report back with more information on the Steveston Tram Building Project's restoration budget, including amounts and standards that are foreseen.*



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ENGINEERING & PUBLIC WORKS DEPARTMENT

27. **TOILET REBATE PROGRAM UPDATE**

(File Ref. No.: 10-6650-02/2011-Vol 01) (REDMS No. 3265429)

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CNCL-89

See Page **CNCL-89** of the Council agenda for full hardcopy report

STAFF RECOMMENDATION

That \$50,000 be allocated from the Water Utility Water Purchases account to continue offering the Toilet Rebate Program for 2011.

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-93

City Centre Area Transitional Tax Exemption **Bylaw No. 8776**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-99

Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8234**
(8391 & 8411 Williams Road, RZ 04-287969)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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CNCL-101 Official Community Plan Bylaw 5300, Amendment **Bylaw No. 8531**
(12011 Steveston Highway and 10620, 10640 & 10800 No. 5 Road, RZ 08-450659)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-115 Zoning & Development Bylaw No. 5300, Amendment **Bylaw No. 8532**
(12011 Steveston Highway and 10620, 10640 & 10800 No. 5 Road, RZ 08-450659)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-123 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8661**
(8471 Williams Road, RZ 08-434086)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-125 Richmond Zoning No. 8500, Amendment **Bylaw No. 8662**
(4460 Brown Road, ZT 10-517847)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-127 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8671**
(11880 Railway Avenue, RZ 10-538153)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-129 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8726**
(6451 Blundell Road, RZ 10-544588)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

28. RECOMMENDATION

TO VIEW ePLANS CLICK HERE

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

CNCL-131
CNCL-167

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, July 13, 2011, and the Chair's report for the Development Permit Panel meetings held on Wednesday, May 11, 2011, be received for information.*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 07-381317) for the property at 8391, 8411 and 8471 Williams Road;*
 - (b) *a Development Permit (DP 10-544504) for the property at 12011 Steveston Highway and 10800 No. 5 Road; and*
 - (c) *a Development Permit (DP 11-564210) for the property at 5900 Minoru Boulevard;*
- be endorsed, and the Permits so issued.*



ADJOURNMENT





Regular Council Meeting for Public Hearings

Monday, July 18, 2011

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Sue Halsey-Brandt

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

1. **Zoning Amendment Bylaw 8731 (RZ 10-544622)**
(7140/7160 Beecham Road; Applicant: Mohinder Gill)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/7-1 It was moved and seconded

That Zoning Amendment Bylaw 8731 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Monday, July 18, 2011

2. **Zoning Amendment Bylaw 8765 (RZ 10-529089)**
(7980 Broadmoor Boulevard; Applicant: Zhi Yong Chen)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

Bev Green, 9791 Bates Road (Schedule 1)

Submissions from the floor:

None.

It was moved and seconded

That Zoning Amendment Bylaw 8765 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8768 (RZ 08-422838)**
(9731 and 9751 Cambie Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to questions

Written Submissions:

Susan Boyce, 17-9800 Kilby Drive (Schedule 2)

Charles Wing-Kwok Lo, 3850 McKay Drive (Schedule 3)

Gualberto Kalaw and Stefano Kalaw, 3838 McKay Drive (Schedule 4)

Submissions from the floor:

John Cooper, #9-9800 Kilby Drive, spoke about his concerns regarding: (i) three storey wood framed townhouse units in the Oaks neighbourhood, an area that features two or one storey residences, would change the nature of the area; (ii) the grade of the proposed townhouse development will be 3 to 3.5 feet below the townhouse development that he resides in; and (iii) there are derelict homes at 9731 and 9751 Cambie Road, that are overgrown by trees and shrubs, and the retaining walls that form the foundation of the property's fencing is compromised by the root systems of the neglected landscaping.

PH11/7-2



Regular Council Meeting for Public Hearings

Monday, July 18, 2011

Stefano Kalaw, 3838 McKay Drive expressed his concern that: (i) due to construction of the proposed townhouse units, there could be a repeat of sewer backups that have occurred previously in his neighbourhood; (ii) there could be structural damage to his home, and an independent firm of engineers should conduct an assessment of his home's structural integrity; and (iii) the subject site's access is located in an accident prone area and if more vehicles in the area led to more vehicular accidents, it was likely that a car could end up in his backyard.

The speaker was requested to speak with staff upon conclusion of the Public Hearing regarding his concerns.

The applicant advised that during the construction phase the trees on site would be monitored to ensure they are not damaged. He added that the subject site's grade would be kept low to ensure it was compatible with that of the single-family dwellings in the area; and to enhance the survival of trees on site.

In response to a query, Mr. Cheng indicated the development would not be feasible if current tandem parking arrangements were changed to side-by-side parking.

It was noted that the developer's insurance would provide adequate coverage for damage to neighbouring properties, during construction.

The applicant was requested to distribute his business card to both speakers.

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

Mr. Kalaw requested that traffic patterns and parking issues be further investigated due to concerns that visitors to the proposed townhouse units would choose to park on area streets and in area cul-de-sacs, instead of on the subject site.

Mr. Cooper expressed concern that students walking to and from area elementary schools would choose to do so on the walkway to the west of the subject site, and their safety may be compromised where the walkway meets Cambie Road.



Regular Council Meeting for Public Hearings

Monday, July 18, 2011

PH11/7-3

It was moved and seconded

That Zoning Amendment Bylaw 8768 be given second and third readings.

CARRIED

OPPOSED: Cllr. Evelina Halsey-Brandt

ADJOURNMENT

PH11/7-4

It was moved and seconded

That the meeting adjourn (7:40 p.m.).

CARRIED

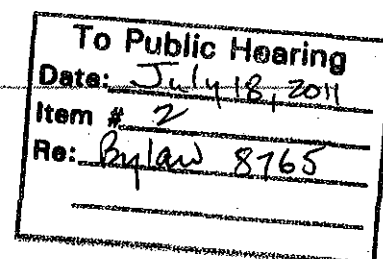
Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, July 18, 2011.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 11, 2011 9:31 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #563)
Categories: 12-8060-20-8765



Schedule 1 to the Minutes of
the Regular Council Meeting
for Public Hearings held on
Monday, July 18, 2011.

Send a Submission Online (response #563)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/11/2011 9:29:50 AM

Survey Response

Your Name:	Bev Green
Your Address:	9791 Bates Rd.
Subject Property Address OR Bylaw Number:	8765
Comments:	7980 Broadmoor Blvd. I do not approve of any amendmentt that would allow coach houses inside the sub-division i.e. Broadmoor Blvd. The by-law should remain as is with coach houses only allowed on main roads, i.e. No. 3

**CNCL-21**

To Public Hearing	
Date:	July 18, 2011
Item #	3
Re:	Bylaw 8768

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 16, 2011 6:49 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #565)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

Schedule 2 to the Minutes of
the Regular Council Meeting
for Public Hearings held on
Monday, July 18, 2011.

Send a Submission Online (response #565)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/16/2011 6:48:42 AM

Survey Response

Your Name:	Susan Boyce
Your Address:	17 - 9800 Kilby Drive
Subject Property Address OR Bylaw Number:	9731 and 9751 Cambie Street
Comments:	<p>I live next door to the proposed development and while I understand you can't stop progress I feel that a 3 storey development is totally inappropriate for an established residential area that totally consists of 2 storey homes and townhomes. I understand that the units facing Cambie Street will have their 3rd storey set back but they will still be 3 storey buildings and would be more appropriate being built on the south side of Cambie where there is no established neighbourhood and all new buildings consist of 3 storeys plus. If you lived in my home how would you feel? Two storey fine - 3 storey no. Thank you. Susan Boyce</p>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 15, 2011 4:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #564)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

To Public Hearing	
Date:	July 18, 2011
Item #	3
Re:	Bylaw 8768

Schedule 3 to the Minutes of
the Regular Council Meeting
for Public Hearings held on
Monday, July 18, 2011.

Send a Submission Online (response #564)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/15/2011 4:25:16 PM

Survey Response

Your Name:	charles wing-kwok Lo
Your Address:	3850, mckay drive, richmond. b.c.
Subject Property Address OR Bylaw Number:	9731 and 9751 cambie road, Bylaw 8768(RZ08-422838)
Comments:	<p>I hereby submit my objection to the rezoning of the said properties based on the following reasons: 1. A 3 storey building?, it is far too congested. It could mean 12 more families, or 40 to 50 more people and 12 to 24 more cars in this small area, far too crowded. A 2-storey building looks more appropriate. 2.more people means more noise. A 3 storey building may block sunlight into our area. Kids living in the new complex may play in the cal-de-sac etc This is a bit disturbing. 3. we are particularly concerned about the fireway and/or parklane next to the new building leading to cambie road and the cal-de-sac within the Oaks, please make sure no cars will be parked or drive through these lanes, it is extremely dangerous to have cars running in or out of the new complex getting into the Oaks through these lanes. This must be forbidden. 4. There is a bus stop in front of the proposed new building, car accidents are quite often in this area, with more cars running in and out of the new building, the increased traffic may cause more problems and possibly more accidents. Thank you for your attention to this important matter. yours faithfully, charles Lo</p>

To Public Hearing of 3	
Date:	July 18, 2011
Item #	3
Re:	Bylaw 8768

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 17, 2011 11:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #566)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

Schedule 4 to the Minutes of
the Regular Council Meeting
for Public Hearings held on
Monday, July 18, 2011.

Send a Submission Online (response #566)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/17/2011 11:56:15 PM

Survey Response

Your Name:	Gualberto Kalaw, Stefano Kalaw
Your Address:	3838 McKay Drive V6X 3R5
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8768 (RZ O8-422838) 9731 and 9751 Cambie Rd.
	<p>To Edwin Lee, David Weber and to others concerned at the City of Richmond, My name is Gualberto Kalaw, my wife, Rosemary and son, Stefano are the resident owners of the property at 3838 McKay drive. We have lived there for the past 13 years, and in Richmond for the past 30 years. Our property is adjacent to the planned townhouse development planned at 9731, and 9751 Cambie Road. We have lived in a few of the subdivisions in Richmond that have gone up in the past 30 years, and are very familiar with the impact of new developments. Our current backyard is against the border of this newest development, and because of this I am very concerned about how it will affect our property and our daily life. Prior to Matthew Cheng Architects being given a development permit, I would like to know how they will address our concerns as the adjacent property. My concerns are as follows: 1) Foundation Damage A townhouse complex sounds like a major construction job, and I would like to know how the Matthew Cheng architects will</p>

0929-24

Comments:

prevent any foundation damage? According to a civil engineer who we have consulted, if they are pile driving, or using any large machinery on the landscape, the vibration has a high chance of adversely impacting my home's structural integrity. Given that this entire city rests on silt, I would like Matthew Cheng Architect's guarantee in writing, and certification that this will not happen. 2) Dirt and Dust Dust and dirt are inevitable with construction, and I would like to know what strategies Matthew Cheng Architects will use to minimize the impact into our home. I am not interested in having to keep my windows closed during this time and would appreciate the development companies awareness of this. At our age, this dust and dirt can have severe impact on mine and my wife's health. How will the development company reduce this impact? And who can I speak to if this becomes a problem? 3) Noise I would like the assurance that the work will be kept between the hours of 9am - 5pm, or regular business hours. This noise will be very disturbing to our rest, and would like to know who to speak to if it becomes an unreasonable problem? 4) Fire Risk This summer we recently saw one of the developments on Cambie go up in flames, during which time I saw large fire causing sparks fly over my house. We have a hedge of trees behind our house that will likely go up in flames if any part of the development catches fire. How will Matthew Cheng Architects ensure that fire will not jeopardize my home from their development? 5) Sewer and pipe lines. We have had problems before with the sewer line beside our house. Will the developer be responsible for any cleaning of this sewer line? We would like them to clean it as part of their permit requirement. This would prevent any sewage back-ups if they do something wrong. Also, is the current system able to handle the volume that 12 single family homes will burden the current sewage system at this junction or location? Overall, the proximity of our home to this proposed development poses many risks to our daily lives and property. As a long term citizen and resident of this city that has paid his taxes and helped elect some of you councillors to office, I would very much appreciate your assistance with these issues prior to issuing any permit to the developer. I would like to hear how you can assist me? Thank you for hearing our

concerns, Gualberto Kalaw Stefano Kalaw
Rosemary Kalaw

CNCL-25

Board in Brief

For Metro Vancouver meetings on Friday, July 15, 2011

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.

For more information, please contact Bill Morrell, Corporate Relations, 604-451-6107, or Glenn Bohn, Corporate Relations, at 604-451-6697.

Greater Vancouver Regional District

Comments on TransLink's Draft 2012 Base Plan and Outlook

Approved as amended

TransLink is required by legislation to consult with Metro Vancouver in the preparation of its base plan and outlook no later than August 1st of each year. A base plan reaffirms investments under established revenue sources, including borrowing limits and accumulated surpluses, as set out in the most recently approved strategic plan.

The Board approved an amended motion:

- a) That the Board advise the TransLink Board and Mayors' Council on Regional Transportation that adequate time must be provided for consultation with Metro Vancouver on a 2012 Base Plan, Supplemental Plan and Outlook prior to actions being taken by the TransLink Board and Mayors' Council on Regional Transportation; and
- b) Direct staff to report back on TransLink's 2012 Base Plan and Outlook at the July 29, 2011 Board meeting.

Resolution of Regional Growth Strategy Dispute with the City of Coquitlam

Approved

The Regional Growth Strategy dispute resolution sessions the have resulted in an agreement-in-principle between Metro Vancouver and the City of Coquitlam. A third and final reading of the Metro Vancouver 2040 Regional Growth Strategy Bylaw No. 1136 will occur at the Metro Vancouver Board meeting on July 29, 2011 once both parties agree to the Implementation Agreement.

The Board approved a staff recommendation to authorize the Chair, on behalf of the GVRD Board, to sign the "Implementation Agreement between the Greater Vancouver Regional District and the City of Coquitlam."

It also directed the Technical Advisory Committee (Planning Directors) to establish a working group, with any third party assistance they deem necessary, in order to report back on the feasibility of developing consistency and clarity around the application of the concept of regional significance within one year of commencing the analysis.

Development of Translink's 2012 Base Plan and Outlook – Federal Gas Tax Fund

Approved

In 2005, TransLink entered into an agreement with the Union of British Columbia Municipalities and Metro Vancouver to receive a flow through of the Federal Gas Tax Fund for transit capital expenditures. In June 2010, the Board endorsed the continuation of the 2005 agreement for 2010 with the understanding that the Board would reaffirm its position every year thereafter.

On June 6, 2011, the Federal government tabled a budget that included legislating a permanent annual investment of \$2 billion in municipal infrastructure through the Federal Gas Tax Fund.

The Board approved a Regional Planning Committee recommendation to reaffirm that 100 percent of the Federal Gas Tax Fund allocated to the region be directed to TransLink for eligible transportation expenditures that are supportive of regional goals for 2011.

Provision of Independent Transportation Planning Advice to the Mayors' Council on Regional Transportation

Approved

This report responds to the Metro Vancouver Board resolution on April 8, 2011 for staff to present information to the Regional Planning Committee on the feasibility, advisability, and cost of Metro Vancouver retaining a full-time permanent transportation planning analyst who would provide independent advice to the Mayors' Council on Regional Transportation.

The Board approved a Regional Planning Committee recommendation to advise the Mayors' Council on Regional Transportation to:

- a) Investigate the use of financial resources provided through the South Coast British Columbia Transportation Authority Act to retain an independent consultant on an as-needed basis to obtain independent and technical advice on regional transportation matters; and,
- b) Request Metro Vancouver staff to continue to provide technical support on regional transportation planning issues under the mandates of the Metro Vancouver Board and the Regional Planning and Finance committees.

Regional Parks Tobacco Smoking Policy Designation Criteria

Deferred to staff

At the June 1, 2011 meeting, the Parks Committee directed staff to develop a Tobacco Smoking Policy for Metro Vancouver Regional Parks, incorporating the concepts of defining and establishing smoking areas as well as defining and implementing no smoking zones around high activity areas.

The Board deferred a recommendation to prohibit smoking in Metro Vancouver Regional Parks except for those areas designated as smoking areas back to staff, for further information.

Metro Vancouver's 2011 Sustainability Congress

Approved

On Saturday, June 25, Metro Vancouver hosted its 2011 Sustainability Congress at the Fairmont Waterfront Hotel in Vancouver. The Congress hosted over 350 participants and built on the commitment to collaborative governance that Metro Vancouver has made in recent years as part of its Sustainable Region Initiative and Sustainability Framework, and evolved from previous

public engagement activities such as Metro Vancouver's Community Breakfasts and Sustainability Dialogues, the 2006 World Urban Forum, and the 2008 Sustainability Summit.

The 2011 Sustainability Congress confirmed that the five identified issues – food, climate change, energy, dematerialization and security – are important to the people of the region. It identified a role for Metro Vancouver as a convenor of key regional contributors, and a catalyst for the development of collaborative strategies that will ultimately help secure a more sustainable future for the region.

The Board approved a recommendation to:

- a) Forward the report dated June 29, 2011 and titled "Metro Vancouver's 2011 Sustainability Congress" to Premier Clark and Metro Vancouver area MLAs and MPs, Metro Vancouver-area business associations and NGOs, and Congress participants; and
- b) Direct staff to consider the implications of Congress outcomes in 2012 program planning and budgeting.

Metro Vancouver Sponsorship - 2011 Salish Sea Ecosystem Conference **Approved**

Staff Recommendation:

The Board approved a \$6,000 Metro Vancouver sponsorship of the 2011 Salish Sea Ecosystem Conference to be held in Vancouver, October 25-27, 2011.

Greater Vancouver Regional District Sale of Property Within Kanaka Creek Regional Park Bylaw No. 1147, 2011 **Approved**

The Board approved a Parks Committee Recommendation to:

- a) Give leave to introduce "Greater Vancouver Regional District Sale of Property Within Kanaka Creek Regional Park Bylaw No. 1147, 2011" (the "Bylaw") and that it be read a first, second and third time;
- b) Direct staff to implement an alternative approval process to obtain elector approval for the Bylaw pursuant section 797.5 of the Local Government Act;
- c) Establish the deadline for receiving elector responses as September 2, 2011;
- d) Establish elector response forms in the form attached;
- e) Determine that the total number of electors of the area to which the approval process applies is 1,702,117 and
- f) Direct staff to report the results of the alternative elector approval process to the Board and if approval has been obtained, bring the Bylaw forward for final reading and adoption by the Board.



Community Safety Committee

Date: Tuesday, July 12, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Derek Dang, Chair
Councillor Ken Johnston, Vice-Chair
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Bill McNulty
Mayor Malcolm Brodie

Also Present: Councillor Sue Halsey-Brandt

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on Tuesday, June 14, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 13, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

LAW AND COMMUNITY SAFETY DEPARTMENT

1. **RCMP'S MONTHLY REPORT – MAY 2011 ACTIVITIES**
(File Ref. No. 09-5000-01) (REDMS No. 3232143)

Renny Nessel, OIC, Richmond RCMP, reviewed the RCMP's May 2011 activities.

CNCL-31

Community Safety Committee

Tuesday, July 12, 2011

Discussion ensued regarding the increase in firearm related incidents and residential break and enters. OIC Nasset commented on the manner in which the RCMP records and classifies such cases, noting that classification groups can be quite broad.

In reply to queries from Committee, OIC Nasset stated that (i) disability parking passes are generic, however eligible users of the passes must carry a disability identification card; and (ii) there have been no formal studies on the effectiveness of the Drug Abuse Resistance Education (DARE) program, however, the program was implemented district-wide in the 2004/2005 school year to all Grade 5 students in Richmond.

It was moved and seconded

That the OIC's report entitled "RCMP's Monthly Report – May 2011 Activities" dated June 8, 2011, be received for information.

CARRIED

2. **RCMP THREE YEAR RESOURCING PLAN: 2012 – 2014**

(File Ref. No. 09-5000-01) (REDMS No. 3235085)

In reply to queries from Committee, OIC Nasset and Lainie Goddard, Manager, RCMP Administration, advised the following:

- the figures listed in the table on Page 3 of the OIC's report dated June 17, 2011 entitled "RCMP Three Year Resourcing Plan: 2012 – 2014" are projected costs;
- the professional standards unit is responsible for the coordination and investigation of complaints against police officers, including public complaints received by the Public Complaints Commission;
- an increase in resources is requested due to a substantial case load increase over the past two years;
- if a public complaint is egregious, a Code of Conduct investigation and a statutory investigation may be ordered by the OIC;
- if the OIC orders these additional investigations, the initial complaint translates into three separate investigations, thereby tripling the amount of work necessary to complete the files;
- it is not anticipated that an additional position in the Computer Services division be cost neutral, however the detachment would see better efficiencies; and
- the retention of unsolved cases vary depending on the crime committed.

Committee requested that a past staff report regarding the RCMP's staff complement be re-circulated to Council for information.

Discussion ensued regarding RCMP officers gaining the right to unionize and its potential effects to the City of Richmond.

CNCL-32

Community Safety Committee
Tuesday, July 12, 2011

Phyllis Carlyle, General Manager, Law & Community Safety, referred to discussions with Assistant Commissioner Norm Lipinski and updated Committee on the status of the RCMP officers gaining the right to unionize.

A comment was made that crime trend statistics be provided to Council when considering the 2012 Operating Budget Additional Levels.

It was moved and seconded

That the report of the Officer in Charge, Richmond RCMP Detachment dated June 17, 2011 entitled "RCMP Three Year Resourcing Plan: 2012 – 2014" and the attachment entitled "RCMP Priority 2012-2014" be received for information.

CARRIED

3. SOUTH ARM/STEVESTON COMMUNITY POLICING OFFICES (CPOs)

(File Ref. No. 05-1810-12) (REDMS No. 3186290)

Discussion ensued and Committee commented on the community's endorsement of community police stations. Staff advised that a survey conducted by the Parks and Recreation Department was performed several years ago. Also, a suggestion was made that the staff report be received for information as no action from Council is required.

In reply to queries from Committee, staff advised that (i) the Community Police Offices (CPOs) are open Monday to Friday from 9 a.m. to 5 p.m.; (ii) a sub-detachment will be opening soon along the Canada Line; (iii) volunteers at the CPOs vary in demographics; and (iv) the Richmond RCMP continue to liaise with Transit Police.

It was moved and seconded

That the report of the Officer in Charge, Richmond RCMP Detachment dated May 24, 2011 entitled "South Arm / Steveston Community Policing Offices (CPOs)" be received for information.

CARRIED

4. COMMUNITY BYLAWS – MAY 2011 ACTIVITY REPORT

(File Ref. No. 12-8060-01) (REDMS No. 3237137)

Wayne Mercer, Manager, Community Bylaws, commented on the total number of notices of bylaw violations and noted that a significant number of those notices are related to the analysis of disability parking permits.

Discussion ensued regarding meter vandalism and Mr. Mercer advised that the City loses revenue due to the meter repair costs and the meter being out of service.

Community Safety Committee
Tuesday, July 12, 2011

It was moved and seconded

That the Community Bylaws Monthly Activity Report dated June 17, 2011, from the General Manager, Law & Community Safety, be received for information.

CARRIED

5. FIRE 20/20 WORKSHOP 'RECRUITING AND RETAINING DIVERSITY IN THE FIRE SERVICE'

(File Ref. No. 09-5000-01) (REDMS No. 3242775)

In reply to queries from Committee, Kim Howell, Deputy Chief – Administration, advised the following:

- Richmond Fire-Rescue first learned of Fire 20/20 at a conference several years ago;
- the workshop is valued at \$10,000, which includes costs for facilitators, travel, accommodations, meals and so forth;
- the workshop will bring together teams from eight to ten fire departments;
- each team will be comprised of four to five individuals including the fire chief, a labour leader, a recruitment officer, a diversity representative and a Human Resources representative; and
- as the host department, Richmond Fire-Rescue will be permitted to have a second team.

In reply to a comment made by Committee, Ms. Carlyle advised that Richmond Fire-Rescue is seeking Council's approval for the 'Recruiting and Retaining Diversity in the Fire Service' workshop as it is a multi-jurisdictional workshop and involves sponsorship.

Discussion ensued and Committee requested that they be updated on the results of the workshop.

It was moved and seconded

That Richmond Fire Rescue's request to host a Fire 20/20 workshop on September 15 and 16, 2011, entitled "Recruiting and Retaining Diversity in the Fire Service" be approved.

CARRIED

6. FIRE CHIEF BRIEFING

(Oral Report)

Item for discussion:

Official Opening of Fire Hall No. 2

John McGowan, Fire Chief, Richmond Fire-Rescue, highlighted that it is anticipated that a public open house be held on October 1, 2011.

CNCL-34

Community Safety Committee

Tuesday, July 12, 2011

7. RCMP/OIC BRIEFING

(Oral Report)

Item for discussion:

At this point in the meeting, there was consensus to discuss a staff report entitled "RCMP Secondment" from the General Manager, Law & Community Safety (attached to and forming part of these Minutes as Schedule 1).

Ms. Carlyle advised that a Richmond RCMP Constable was seconded and is currently working for the City of Vancouver to investigate the recent activity surrounding the Stanley Cup Playoffs. She noted that secondments typically take place to handle emergencies or special events, and the recent secondment of a Richmond RCMP Constable did not follow any of the typical secondment protocols.

Discussion ensued and Committee expressed their dissatisfaction with the situation, commenting that the City should have been consulted and have had the opportunity for input.

Discussion further ensued and it was noted that the Richmond RCMP would be seeking funding for four additional regular members and two municipal employees through the 2012 Operating Budget Additional Levels. A comment was made that the secondment of a Richmond RCMP Constable in such a manner completely compromises the RCMP's analysis of future staffing requirements.

Councillor Johnston left the meeting (5:17 p.m.) and did not return.

It was moved and seconded

That:

- (1) the Solicitor General be requested to pay to the City of Richmond the full costs of the Richmond constable's secondment to the City of Vancouver;***
- (2) the Assistant Commissioner Norm Lipinski, officer in charge of the Lower Mainland District, be advised that the City of Richmond does not support the secondment of the RCMP constable from the local detachment to the City of Vancouver unless the full costs of the constable's secondment are paid to the City of Richmond and that in the future, the City of Richmond should be consulted prior to making such secondments; and***
- (3) the other municipalities who have officers to be seconded to the City of Vancouver be advised of Council's position.***

CARRIED

Community Safety Committee
Tuesday, July 12, 2011

8. MANAGER'S REPORT

Fire Chief McGowan spoke of the Integrated Partnership for Regional Emergency Management (IPREM) and noted that it is a partnership formed between the Province and Metro Vancouver. He stated that IPREM is a project aimed at coordinating or facilitating regional emergency planning, strategies and concepts for emergencies or disasters that are cross-jurisdictional.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:25 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Community
Safety Committee of the Council of the
City of Richmond held on Tuesday, July
12, 2011.

Councillor Derek Dang
Chair

Hanieh Floujeh
Committee Clerk



City of Richmond

Schedule 1 to the Minutes of the
Community Safety Committee
meeting held on Tuesday, July 12,
2011.

Report to Committee

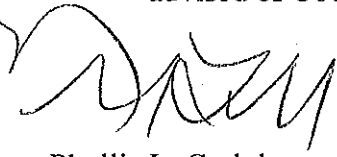
To: Community Safety Committee
From: Phyllis L. Carlyle
General Manager, Law & Community Safety
Re: RCMP Secondment


Date: July 11, 2011
File: 09-5350-01/2011-Vol 01

Staff Recommendation

That:

1. the Solicitor General be requested to pay to the City of Richmond the full costs of the Richmond constable's secondment to the City of Vancouver;
2. Assistant Commissioner Norm Lipinski, officer in charge of the Lower Mainland District, be advised that the City of Richmond does not support the secondment of the RCMP constable from the local detachment to the City of Vancouver unless the full costs of the constable's secondment are paid to the City of Richmond and that in the future, the City of Richmond should be consulted prior to making such secondments; and
3. the other municipalities who have officers to be seconded to the City of Vancouver be advised of Council's position.


Phyllis L. Carlyle
General Manager
(604-276-4104)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

CNCL-37

Staff Report

Origin

The Officer in Charge of the RCMP detachment has been advised that one of the RCMP members assigned to police the City of Richmond will be seconded to the City of Vancouver to investigate the recent activity surrounding the Stanley Cup playoffs.

The selected constable's position will not be backfilled and the member is required to be provided with a Richmond detachment car during the secondment.

Findings Of Fact

The following lower mainland district municipalities have been requested to provide members to assist Vancouver in the investigation surrounding the Stanley Cup playoffs.

Surrey (2-3)
Burnaby (2)
Richmond (1)
Maple Ridge (1)
Langley (1)
North Vancouver (1)
Coquitlam (1)

The members requested are those that have some familiarity with social media.

The genesis of the request for assistance is not known. Whether Vancouver made the request to the RCMP or the RCMP volunteered their services to Vancouver. What is known is that Vancouver made no direct request to the City of Richmond for resources.

Analysis

Typically during an emergency event, a neighbouring, non-impacted municipality will provide resources to the impacted municipality. For example, on the evening of the riots in Vancouver the local tactical members from the Richmond detachment assisted in Vancouver. As well, Richmond Fire Rescue was put on standby to respond into Vancouver should an event happen near Richmond's borders. This is the norm and the activity is done without payment. Over time, it is felt that the reciprocity at emergency events benefits all municipalities.

The Fire Chiefs act under the authority of Council authorized agreement that stipulates the rates to be paid should one chief request the assistance of another fire service. However, rarely is the contractually stipulated payment invoked unless the demand for assistance runs over several shifts or compromises the assisting municipality.

Vancouver has elected not to participate on the Lower Mainland District Integrated Teams, unlike some other municipalities policed by independent police agencies.

When there is an investigation into a criminal activity, the investigation can take place across municipal boundaries and regular cooperation between policing agencies does take place.

The request at issue here is unique.

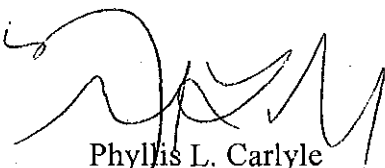
The Province has been requested by the RCMP to consider paying the costs of the secondment but there has been no formal position on payment communicated to the municipal sector. What is not clear is if the Province has invoked the contractual terms to permit the secondment, or whether the RCMP has "volunteered" assistance. In the contract where the Minister or Commissioner removes members from the Richmond detachment then the Province pays the salary and incremental costs of the members redeployed.

Financial Impact

The cost of the 6 month secondment will equate to \$60,000 to \$75,000. The seconded member will incur additional overtime costs but which entity will pay the overtime costs is still being discussed. The costs for the use of a police cruiser are not included in the above figures. In addition at the Richmond detachment, overtime will be required for other Richmond members to perform the duties that the seconded member would have normally undertaken.

Conclusion

In the aftermath of a unique situation in Vancouver, assistance has been requested from the City of Richmond. As the assistance required is not to address an emergency situation or a special, pre-planned public event and the City of Vancouver has not directly requested this assistance, the costs associated with the assistance should be borne by the Province.



Phyllis L. Carlyle
General Manager
(604-276-4104)

PLC



General Purposes Committee

Date: Monday, July 18, 2011

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Linda Barnes (4:03 p.m.)
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Absent: Councillor Sue Halsey-Brandt

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, July 4, 2011, be adopted as circulated.

CARRIED

CORPORATE SERVICES DEPARTMENT

1. **RICHMOND COMMUNITY SAFETY BUILDING PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-112) (REDMS No. 3250033)

A discussion ensued between members of the Committee and Eric Fiss, Public Art Planner, about the details of the proposed public art, in particular, the proposed signage and the salmon sculpture proposed for the grassy mound located on the south.

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It was moved and seconded

That the revised concept proposal and installation of the Richmond Community Safety Building Public Art Project "The Coat of Arms" by artist Glen Andersen, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated July 5, 2011, be approved.

The question on the motion was not called, as further queries were made about the concept for the proposed salmon sculpture. Reference was made to a sculpture purchased by the Sports Council in 1988, depicting three salmon. A suggestion was made to give consideration to a theme that incorporates three salmon. Staff were directed to liaise with the artist regarding the suggestion.

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

2. **CITY GRANT PROGRAM REVIEW**

(File Ref. No.) (REDMS No. 3245549)

A discussion ensued between members of Committee and Social Planner, Lesley Sherlock about:

- keeping grant amounts in line with Cost of Living increases;
- the amount of grant funding allocated to Arts, Culture and Heritage in Richmond in comparison to amounts allocated in other cities;
- the pros and cons of multi-year grant cycles; and
- the establishment of an arms-length City Grant adjudication panel.

It was moved and seconded

That:

- (1) ***the City Grant Policy (Attachment 6) be adopted;***
- (2) ***the revised City Grant Program (Attachment 7) be implemented on an interim basis until specific guidelines are prepared for the proposed (1) Health, Social & Safety, (2) Arts, Culture and Heritage, and (3) Parks, Recreation and Community Events City Grant Programs;***
- (3) ***staff propose the following Casino revenue allocations to City Grant Programs be considered during the 2012 budget process:***
 - (a) ***Health, Social & Safety, \$536,719;***
 - (b) ***Arts, Culture and Heritage, \$100,000;***
 - (c) ***Parks, Recreation and Community Events, \$96,587;***
- (4) ***staff report back, following implementation of the 2012 City Grant Programs and prior to implementation of the 2013 City Grant Program, regarding;***

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- (a) *stakeholder consultations regarding the new Policy and Programs;*
 - (b) *the establishment of an arms-length City Grant adjudication panel; and*
 - (c) *possible impacts of the Social Planning Strategy on the Health, Social and Safety Grant Program.*
- (5) *staff explore the development of an information technology system whereby City Grant Program applications, including Attachments, may be submitted on-line.*

The question on the motion was not called, as the motivation for the establishment of an arms-length City Grant adjudication panel was questioned. It was noted that the suggestion for such a panel had originated from the Richmond Community Service Advisory Committee (RCSAC). As discussion continued, it was noted that the City had previously tried the 'arms-length' approach to giving grants, and had found the method ineffective.

Discussion ensued about the advantages and disadvantages of an adjudication panel, and it was noted that the current process administered by staff was very effective.

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

It was moved and seconded

That Part 4(b) - the establishment of an arms-length City Grant adjudication panel, be deleted.

The question on the amendment motion was not called, as comments were made about how an independent body may be beneficial to the grants process, as it would provide a different perspective since it would be comprised of Richmond residents, who are familiar with issues in the community.

The question on the **amendment** motion was then called, and it was **CARRIED** with Cllrs. G. Halsey-Brandt, and Johnston opposed.

The question on the main motion was not called, as the following **amendment** was introduced:

It was moved and seconded

That the Casino revenue allocations to Arts, Culture and Heritage be increased to \$175,000.

The question on the amendment motion was not called, as concerns were expressed about such a large increase to a program in its first year. A suggestion was made to add the words "including the appropriate amounts for each category" to the referral in Part 4(a) of the motion rather than increasing the amount.

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The question on the **amendment** motion was then called, and it was **DEFEATED** with Mayor Brodie, and Cllrs. Dang, E. Halsey-Brandt, G. Halsey-Brandt, Johnston, McNulty and Steves opposed.

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

It was moved and seconded

That the words "including the appropriate amounts for each category" be added to the end of Part 4(a) of the motion.

CARRIED

The question on the main motion, as amended to read as follows:

That:

- (1) the City Grant Policy (Attachment 6) be adopted;*
- (2) the revised City Grant Program (Attachment 7) be implemented on an interim basis until specific guidelines are prepared for the proposed (1) Health, Social & Safety, (2) Arts, Culture and Heritage, and (3) Parks, Recreation and Community Events City Grant Programs;*
- (3) staff propose the following Casino revenue allocations to City Grant Programs be considered during the 2012 budget process:*
 - (a) Health, Social & Safety, \$536,719;*
 - (b) Arts, Culture and Heritage, \$100,000;*
 - (c) Parks, Recreation and Community Events, \$96,587;*
- (4) staff report back, following implementation of the 2012 City Grant Programs and prior to implementation of the 2013 City Grant Program, regarding:*
 - (a) stakeholder consultations regarding the new Policy and Programs, including the appropriate amounts for each category; and*
 - (b) possible impacts of the Social Planning Strategy on the Health, Social and Safety Grant Program; and*
- (5) staff explore the development of an information technology system whereby City Grant Program applications, including Attachments, may be submitted on-line.*

was then called, and it was **CARRIED**.

General Purposes Committee

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3. **CITY ONLINE FORMS AND THE PREVIOUS ONLINE EVENTS APPROVALS SYSTEM FUNDING REQUEST FROM 2010 APPROPRIATED SURPLUS**

(File Ref. No. 01-0340-30-CSER5) (REDMS No. 3240995)

Alan Cameron, Director, Information Technology, and Jason Kita, Manager, Enterprise Team, were available to answer questions.

Committee members made comments about how the detailed analysis provided in the report had assisted them in making an informed decision regarding the matter.

It was noted that staff who are involved with the process related to surplus allocations and additional levels should be mindful about how the level of detail provided to Council/Committee members may impact their ability to justify funding of such matters. It was emphasized that more detail is preferred in future reports related to surplus allocations.

It was moved and seconded

That the \$60,000 being held from the 2010 Surplus Appropriation be allocated to fund the development of an online Event Approvals system.

CARRIED

BUSINESS AND FINANCIAL SERVICES DEPARTMENT

4. **SOCIAL FINANCIAL HARDSHIP ASSISTANCE FUND**

(File Ref. No. 03-0900-01) (REDMS No. 3238492)

Venus Ngan, Manager, Treasury, was available to answer questions.

A discussion took place about:

- staff's rationale for recommending a Social Financial Hardship Assistance (SFHA) loan to the Canadian Mental Wellness Association of Canada (CMWAC), despite the CMWAC's failure to meet the requirements for obtaining a loan from the SFHA Fund;
- concerns related to the CMWAC's ability to re-pay the loan within six months, as the status of CMWAC receiving external grant funding was unknown;
- how the SFHA loan would provide CMWAC with an opportunity to focus on improving its long-term sustainability through re-positioning itself with new partnerships, expanded membership and increased fundraising;
- how the CMWAC has received BC Gaming Grants annually over the past few years;

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- the repercussions in the event the CMWAC is unable to pay the loan. It was noted that the loan is interest-free for a term of six months. Upon the six months, the CMWAC may request an extension, however an annual interest rate of 2.0% compounded monthly will be charged on the loan from the day the fund is dispersed, and will be carried forward for as long as the CMWAC is solvent.

Committee members expressed concerns about the kind of precedent approving the SFHA loan to the CMWAC would set, as the CMWAC does not meet the criteria for such a loan.

Concerns were also expressed about the possibility that re-payment of the SFHA loan may impact the CMWAC's ability to remain solvent. Whether a SFHA loan was the most appropriate mechanism for assisting the CMWAC was also questioned, and a suggestion was made that a loan funded by the Council Contingency Fund may be a more appropriate.

It was moved and seconded

That an interest-free loan of \$9,000 from the Council Contingency Fund to the Chinese Mental Wellness Association of Canada, with full repayment to be made to the City six months subsequent to the advance of the loan, be approved.

The question on the motion was not called, as questions were raised about any advertising requirements prior to dispersing the funds to the CMWAC from the Council Contingency Fund.

Staff were directed to provide the following information prior to the next Regular Council meeting, scheduled to be held on Monday, July 25, 2011: (i) legal and advertising requirements; (ii) confirmation of the amount of funds in the Council Contingency Fund; and (iii) further details about the CMWAC and its activities.

The question on the motion was then called, and it was **CARRIED** with Cllr. G. Halsey-Brandt opposed.

5. RICHMOND CHILDREN FIRST

Councillor Linda Barnes advised that Richmond Children First was a community organization in Richmond seeking staff assistance in making a presentation to Council regarding the Richmond Children's Charter and the organization's work to date.

A brief discussion ensued, and it was agreed that it would be appropriate for Richmond Children First to make a presentation perhaps at the Parks, Recreation and Cultural Services Committee at its meeting on Thursday, July 21, 2011.

General Purposes Committee

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6. SCOTCH PONDS

It was moved and seconded

That staff report back on the status of Scotch Pond including future plans, community initiatives and an update on any activities.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:08 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, July 18, 2011.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



Parks, Recreation & Cultural Services Committee

Date: Thursday, July 21, 2011

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Linda Barnes

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, June 28, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, September 27, 2011 (tentative date) at 4:00 p.m. in the Anderson Room.

PARKS AND RECREATION DEPARTMENT

1. STEVESTON TRAM BUILDING PROJECT

(File Ref. No.) (REDMS No. 3237225)

Elizabeth Ayers, Manager, Community Recreation Services and Greg Scott, Director, Project Development, provided background information and introduced Sandra Moore, Architect, Birmingham and Wood.

It was noted that Option 2 as per the staff report dated June 27, 2011 entitled 'Steveston Tram Building Project' is a revised design which addresses the concerns cited by Committee at the April 27, 2011 meeting, most notably in relation to the colour and roof pitch of the structure.

In reply to queries from Committee, staff provided the following information:

- four out of six community stakeholders identified Option 2 as the preferred design for the tram building;
- as the tram building is owned by the City, the City is responsible for the maintenance of the structure; and
- the revised scope and design will allow the tram building to meet the program and curatorial needs for the tram.

Discussion ensued regarding the revised scope and design of the tram project and Committee queried the progression of the proposed project, noting that initially the project was to cost half of what was currently being presented.

Mr. Scott referenced a staff report dated September 25, 2008 entitled 'Steveston Interurban Car Barn & Tram Restoration' (on file, City Clerk's Office). He noted that on October 15, 2008, Council resolved that a comprehensive facility that accommodates indoor interpretations and exhibits, onsite programming and revenue generating opportunities, be the concept for the development of the proposed project.

In reply to a query from Committee, Mr. Scott advised that various factors have raised the cost of the proposed project, particularly mandated standards for accessibility, flood plain issues, interior office space, and air conditioning.

In reply to queries from Committee, staff advised that (i) the proposed meeting room would be available for use by community groups; and (ii) the concept presented is not a replication of a heritage building.

With the aid of various artist renderings, Mr. Scott displayed four different options of the proposed project, and commented that the difference in each of the four renderings displayed was the colour and roof pitch of the structure. He stated that the difference in roof pitches would not affect the functionality of the roof.

Discussion ensued and Committee cited concerns with staffing and programming for the proposed building.

Parks, Recreation & Cultural Services Committee

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Jim Kojima, President of the Steveston Community Society, stated that he was pleased to see that the proposed building would accommodate a large meeting room, which would be available for use by community groups. He commented on staffing needs for the proposed new building, noting that the Society may be able to staff it with appropriate staff training.

Mr. Kojima concluded by stating that the Society supports both the amendments to the existing Operating Agreement between the City and the Society, and Option 2 as presented in the staff report dated June 27, 2011 entitled 'Steveston Tram Building Project'.

David Fairweather, 12931 Railway Avenue, commented on the history of the tram project and noted that the concept for the project was to have a static display versus an operational display. Mr. Fairweather cited concerns regarding (i) the location of the tram and tram building; (ii) the lack of heritage appearance of the tram building in relation to the proposed color; (iii) the location of the tram tracks; (iv) the proposed restoration costs; and (v) sight lines from various angles. Mr. Fairweather read from his submission, attached to and forming part of these Minutes as Schedule 1.

Discussion ensued regarding whether or not the proposed project was a static or operational display.

Dave Semple, General Manager, Parks and Recreation, stated that Option 2 as presented in the staff report dated June 27, 2011 entitled 'Steveston Tram Building Project' maintains that the tram can be moved in and out of the building, however the tram would not be operational.

Jane Fernyhough, Director, Arts, Culture & Heritage Services, commented that the tram tracks would not be electrified, however the tram would have the ability to be towed out from building in order to maintain it.

Mr. Fairweather commented on the potential for sponsorship opportunities with A & B Rail Services Ltd. for rails, ties, other tram related items. He expressed dissatisfaction with the project's budget and the building's sight lines.

Mr. Scott displayed elevation renderings of the proposed building and noted that the sight lines cannot be altered as the proposed structure's walls are covered with glazing.

Discussion ensued and in reply to queries from Committee, Ms. Fernyhough reviewed the process for setting the restoration budget for the proposed project.

Discussion further ensued regarding the proposed budget and the functionality of the tram and whether there were any design elements that could be eliminated in an effort to lower the cost of the proposed project.

Mr. Scott reviewed the following elements of the proposed project, which have resulted in an increase in cost estimates:

Parks, Recreation & Cultural Services Committee

Thursday, July 21, 2011

- accessibility – the original washroom facility was for staff only, however the BC Building Code requires that the washroom facility be fully accessible;
- flood plain – the location where the tram is to be placed is below the permitted flood plain elevation, therefore the space that is to be occupied must be raised;
- interior space – improvements such as air conditioning and architectural lighting;
- form and character of the tram structure – the basic one-room wood frame construction has been upgraded to a landmark form of historic architecture showcasing the tram through extensive glazing and architectural form; and
- interior upgrades – these upgrades include (i) a large door at the rear of the building, (ii) storage cabinets inside the tram display area, (iii) an additional exhaust fan and dust control system in the workshop, and (iv) electrical services.

Discussion ensued and Committee requested that staff provide Council, prior to this item going before Council, with a fact sheet that details the progression of the proposed project, in particular its cost estimates.

It was moved and seconded

- (1) That staff be authorized to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M;**
- (2) That Council confirm the final slope of roof and colour of the Steveston tram building based on Options 2 presented in this report;**
- (3) That \$372,600 be allocated from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011);**
- (4) That \$427,400 be allocated from the Steveston Road Ends to fund the Steveston Tram Building Project (2011);**
- (5) That the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly;**
- (6) That the Chief Administrative Officer and the General Manager, Parks & Recreation be authorized to negotiate a modification of the existing agreement between the City and the Steveston Community Society based on the terms and conditions in this report, and make staffing recommendations and report back to Committee; and**
- (7) That staff:**
 - (a) check with A & B Rail Services Ltd. to see if there are sponsorship opportunities for rails, ties, other related items, and options for rail configurations; and**

Parks, Recreation & Cultural Services Committee

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- (b) *report back with more information on the Steveston Tram Building Project's restoration budget, including amounts and standards that are foreseen.*

The question on the motion was not called as a request was made to deal with Parts (1) through (5) of the motion separately.

The question on Parts (1) through (5) was then called and it was **CARRIED** with Cllrs. E. Halsey-Brandt and Johnston opposed.

The question on Parts (6) and (7) was then called and it was **CARRIED**.

2. **MANAGER'S REPORT**

(i) *Richmond Children's First*

Discussion ensued regarding Richmond Children's First and its current activities. It was noted that Richmond Children's First will be mobilizing the community to create its own children's charter, reflective of the unique and diverse population of Richmond. A reference was made to a Fact Sheet which is part of Richmond Children's First's information package, attached to and forming part of these Minutes as Schedule 2.

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

It was moved and seconded

That staff work with Richmond Children's First.

CARRIED

(ii) *ECONOMUSEUM*

Discussion ensued regarding the ECONOMUSE Society Network and ECONOMUSEUM – a craft of agri-food business whose products are the fruit of an authentic technique or know-how. The business showcases artisans and craft trades by offering an area for interpreting its production and by opening its doors to the public. Reference was made to information regarding the ECONOMUSE Society Network, attached to and forming part of these Minutes as Schedule 3.

Discussion further ensued and Committee queried whether the Lubzinski Collection would benefit from such a display.

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

It was moved and seconded

That staff investigate the ECONOMUSEUM format and its potential for the Lubzinski Collection.

CARRIED

Parks, Recreation & Cultural Services Committee

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(iii) Richmond Nature Park

Dee Bowley-Cowan, Acting Manager, Parks Programs, referenced a memorandum dated July 18, 2011 (copy on file, City Clerk's Office) that provides an update on the Richmond Nature Park.

Councillor Johnston left the meeting (5:23 p.m.) and did not return.

(iv) Parks, Recreation & Cultural Services Update

Mike Redpath, Senior Manager, Parks, provided an update on playground upgrade activities.

Councillor E. Halsey-Brandt left the meeting (5:28 p.m.) and did not return.

Ms. Fernyhough advised that the roof top garden at the Cultural Centre is anticipated to be open by mid-August 2011. Also, she spoke of various summer film events.

Eric Stepura, Manager, Sports & Community Events, distributed highlights of community events for July 15, 2011 to August 1, 2011, attached to and forming part of these Minutes as Schedule 4.

(v) Ships to Shore Steveston 2011

Mr. Redpath commented on the success of the Ships to Shore Steveston 2011 and played a volunteer-made video that captured some of the highlights of the event.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:39 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Thursday, July 21, 2011.

Councillor Harold Steves
Chair

Hanieh Floujeh
Committee Clerk

Parks, Recreation & Cultural Services Committee Meeting

Thursday July 21, 2011

Schedule 1 to the minutes of the
Parks, Recreation and Cultural
Services Committee meeting held on
Thursday, July 21, 2011

Agenda – 1. Steveston Tram Building Project

Request to address the Committee:

I would like to encourage discussion and an understanding (at least for myself) of the three key elements involved in the planning and costing of this Tram Project.

- 1. Firstly I would like to make a point for the record. On May 25, 2006, Matt Hoekstra of the Richmond Review quoted Mayor Brodie as stating – “As for whether the tram will run again, Council has “fully canvassed the issue”: he also stated that -“The decision has been made that it will be a Static Display. I’m disappointed with that decision, but I think we need to go forward and make our plans” Staff were to “Report on the time and funding required to upgrade the Tram to Static Display.**

The May 27, 2008 P,R & CS Committee, after receipt of the Steveston Community Society’s advice accepting the Tram to be positioned on tracks with a Station House in Steveston Park north of Rolston Square, the Committee resolved –“That the tram be permanently located in Steveston Park”.

The word Static, by definition is an adjective indicating; at rest; not active, moving or changing.

To my knowledge, there is no record of approval by Council to change from the Static Display decision.

- 2. The location of the original Station House and Freight Shed in the period of 1902 – 1929, was on the west side of the double track which existed at that time, in what is now the south-west corner of Steveston Park**

Dating back to my letter of June 9, 2008 to this Committee, I have recommended on numerous occasions, that the west track of the original double should be reinstalled. This would appropriately respect the true historical and heritage value of this corner of Steveston Park.

In my letter to this Committee of September 22, 2008, I brought attention to Item 19 of the Council Meeting of July 24, 2006 which made reference to an offer from A & B Rail Services, for the donation of track, timbers and other rail materials.

The Staff Report to Committee of April 4, 2011 on the Steveston Tram Building Project involving input from the Birmingham & Wood Architects, showed the Tram on the existing track. The recent Report to Committee of June 27, 2011 again placed the Tram on the existing piece of track. There are significant negative consequences with this plan.

I have repeatedly stressed the point that to achieve the best possible and valid result as an important artefact and “Show Piece”, the placement of the Tram and the structure to house it – “must be done right”.

I would appreciate someone enlightening me as to the reasons for not "doing it right", by reinstalling the westerly track for the placement of the Tram and the Tram building as they existed in the period 1902 – 1929. This decision should have been made over three years ago.

(The contact in A & B Rail Services is Walter Taveres, B.C. South Regional Manager. His contact number is (604) 968-0444. The office is 209 – 2560 Simpson Rd, Richmond. In contact with him on July 18th, he indicated that he "would be open to discussing what he might be able to do as a Community contribution").

3. Restoration costs of the Tram are now estimated at \$830,000!

This figure clearly represents a plan for restoration to "Operational Standard" and is totally unwarranted in light of the decision that the Tram will be on "Static Display". There has been no evidence of a plan for operation; costing; or approval.

The logical objective is to have Interurban Tram 1220 securely protected and visible at all times and accessible for interior viewing, in a setting simulating the Tram at a replica of the original Steveston Station.

The costs included for a maintenance pit and for the pull-out of the tram , along with the those for provision of an outdoor covered area with a platform to access the tram, are uncalled for and must be deleted for this Static Display.

In tracking restoration estimates from September 9, 2002 and making allowance for rising costs and additional work due to deterioration of the Tram itself, it would appear to me that a reasonable range for restoration costs to high quality Museum standard would be between \$300,000 - \$400,000. Including the deletion of costs allowed for the planned actions in the para. above, indicates that the total unjustified costs allowed for would be around \$600,000 (Tram restoration \$480,000 + \$120,000).

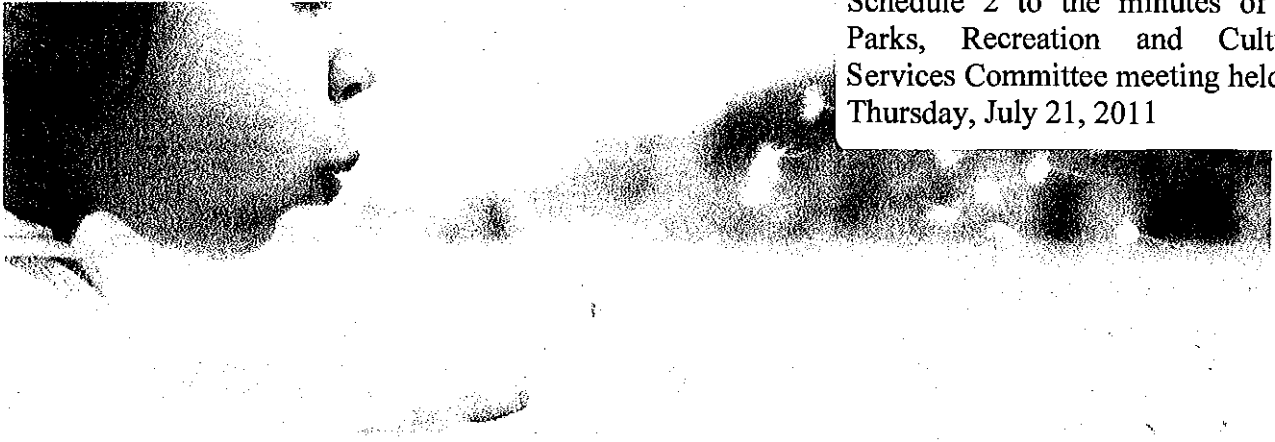
Council Members have a responsibility to ensure that the best interests of Richmond Taxpayers are respected, by including only essential costs!!

Re: June 27, 2011 Report to Committee:

- Tram is to be placed on the existing piece of track – Negative consequences have been recorded in previous correspondence as follows:
 1. One of the primary goals of the Steveston Park Upgrade Plan to complete the pedestrian/cyclist greenway corridor on the railway right-of-way from Railway Ave to Moncton St. as part of the Trail System cannot be achieved as planned.
 2. Eight rhododendron shrubs bordering the west side of the picnic/play area will likely be impacted by the housing for the Tram.
 3. Sight lines from the south and east for visibility of the tram are minimized. The east elevation PRCS-67 almost completely eliminates the view of the tram. Storage space!!
- Option 2 of the proposals for the Tram Building is the preferred of those shown, but I wonder if consultation with Brian Croft was considered in reference to the basis for his colour choices in his watercolour painting of a tram at the Steveston Station(1910.

5/11/2011, Ann Taveres # 328 - 1243/ Railway Ave

CNCL-56



RICHMOND CHILDREN'S CHARTER

A Community Vision for Richmond Children

FACT SHEET

Introduction

Richmond Children First brings partners together to plan, build and expand capacity in the neighbourhoods and communities where children and families live, grow, play and learn. Richmond Children First activities are based on a strategic plan, developed in collaboration with community partners, which is research-based and builds on the needs of our children and the assets in our community.

One of the three main strategies of Richmond Children First is to engage public and community partners to *develop an inclusive community vision for children in Richmond*. Richmond Children First, through the voices of children, parents and community, will mobilize the community to create its own children's charter, reflective of the unique and diverse population of Richmond.

The Convention on the Rights of the Child

In 1989, the United Nations General Assembly adopted the Convention on the Rights of the Child. This important initiative addresses the rights of all children, as indicated in the Declaration of the Rights of the Child, and states that "the child, by reason of his physical and mental immaturity, needs special safeguards and care, including appropriate legal protection, before as well as after birth". The government of Canada ratified the UNCRC 20 years ago, obligating Canada to promote, implement, protect, and monitor the rights of children.

Child Friendly Cities

Municipal governments provide services that are vital to the quality of children's lives: recreation, health care, water supply, transportation, law enforcement, housing and support for families. The global UNICEF Child Friendly Cities initiative is a movement to bring the building blocks of the Convention on the Rights of the Child to the level of municipal governance. UNICEF defines a Child Friendly City as a "local system of good governance committed to fulfilling children's rights ... it is a city where the voices, needs, priorities and rights of children are an integral part of public policy, programs and decisions. It is, as a result, a city that is fit for all". This initiative promotes the implementation of the Convention on the Rights of the Child at the level where it has the greatest direct impact on children's lives. It is a strategy for promoting the highest quality of life for all citizens.

A Child Friendly City guarantees the right of every young citizen to:

- Influence decisions about their city
- Express their opinion on the city they want
- Participate in family, community and social life
- Receive basic services such as health care, education and shelter
- Drink safe water and have access to proper sanitation
- Be protected from exploitation, violence and abuse
- Walk safely in the streets on their own
- Have housing and neighbourhood design that provide children with places to play
- Live in an unpolluted environment
- Participate in cultural and social events
- Be an equal citizen of their city with access to every service, regardless of ethnic origin, religion, income, gender or disability.

The Richmond Children's Charter is a way to build a child-friendly city where the voices, needs, priorities and rights of children are an important part of public policies, programs and decisions.

Process and Timelines

Child Engagement (March – September 2011)

Richmond Children First, through meaningful partnerships with public and community service organizations will engage 3,000+ children from preschool to grade 7 to gather information for the Richmond Children's Charter. A teacher, early childhood educator or out-of-school program staff will lead age-appropriate discussions about children's rights and children will be asked to give their thoughts and opinions through words and pictures.

Community Awareness (August – December 2011)

Richmond Children First will create awareness through a media campaign, presentations, social media tools and a website.

Forum: Our Children's Future (Fall 2011)

Richmond Children First will host Our Children's Future, a community forum for 'respected elders'. In a community like Richmond, so rich in diversity, where family and children are valued and supported, we also believe it is important to hear from 'respected elders' about their vision for children in Richmond. This event will be co-sponsored by the Richmond Intercultural Advisory Committee.

Creating a Children's Charter (Fall 2011)

Richmond Children First will invite community leaders to a special event to review and select children's drawings and writings as the next step to developing the Children's Charter. Several elementary classrooms will then be invited to review the final Children's Charter to ensure the Charter reflects children's voices.

International Day of the Child (Fall 2011)

The Richmond Children's Charter will be introduced to the community at a family event.

Endorsement of the Richmond Children's Charter (January 2011)

The Richmond Children's Charter will be presented to Richmond City Council for endorsement and support and the City of Richmond will be invited to become a Children's Charter Champion. As a Children's Charter Champion, Council will be asked to consider and implement specific promises to children.

The Next 365 Days

The Richmond Children's Charter will then be shared across the community with an invitation to organizations and groups to endorse the Charter by making a promise to children.

The Children's Charter will continue to be celebrated and communicated through presentations and promotional materials.

Children's Charter Action Team

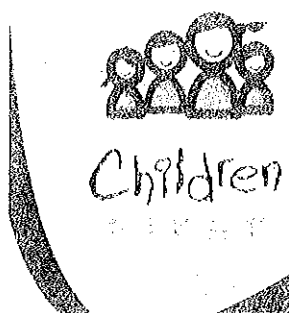
An inter-sectoral committee provides direction and support for the project:

Antrim, Larry	Coordinator for Counselling & Social Responsibility	Richmond School District
Ayers, Elizabeth	Manager, Community Recreation	City of Richmond
Lu, Dr. James	Medical Health Officer	Vancouver Coastal Health - Richmond
MacKenzie, Marcia	Manager	Richmond Child Care Resource & Referral Ct.
Payton, Jenny	Manager, Middle Childhood Programs	YMCA of Greater Vancouver
Phillips, David	Community Service Manager	Ministry for Children & Family Development
Salgado, Chris	Manager, Community and Family Health	Vancouver Coastal Health - Richmond
Valsonis, Judy	Director of Operations	Touchstone Family Association
Winchell, Kim	Executive Director	Richmond Family Place

Funding

This project receives funding from:

- Ministry for Children and Family Development
- United Way of the Lower Mainland



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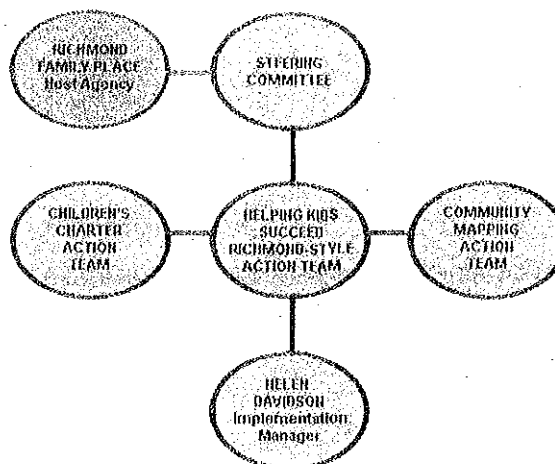
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Who Is Involved?



Steering Committee

The purpose of the inter-sectoral Steering Committee is to:

- ▷ Improve access to early childhood services
- ▷ Improve the effectiveness of these services through the development of collaborative partnerships among service providers
- ▷ Promote positive relationships, partnerships and supports within the community and local government
- ▷ Promote an integrated and comprehensive system of Early Child Development

Membership

MCFD	Dave Phillips	Ministry for Children and Family Development
Parks, Recreation & Culture	Elizabeth Ayers	Parks, Recreation & Culture, City of Richmond
Social Planning	Lesley Sherlock	Urban Planning, City of Richmond
Community & Family Health	Diane Bissenden	Richmond Public Health, Vancouver Coastal Health
Special Needs	Sue Graf	Richmond Society for Community Living
Child Care	Marcia MacKenzie	Richmond Child Care Resource and Referral Centre
Settlement	Pam Grewal	Richmond Multicultural Concerns Society
Library	Virginia McCreedy	Richmond Public Library
Education	Kathy Champion	Richmond School District
Family Support	Judy Valsonis	Touchstone Family Association
Family Support	Kim Winchell	Richmond Family Place (Host Agency)

Action Teams

Richmond Children First Action Teams make things happen. Action Teams respond to the priorities in the Richmond Children First Strategic Plan.

Community Mapping Action Team

The Community Mapping Action Team is responsible for mapping community assets and demographics, data analysis and Early Development Instrument (EDI) interpretation. This research

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supports the work of the other action teams and the Richmond community.

Current Projects

- ▷ Early Development Instrument data analysis
- ▷ Neighbourhood demographic profiles
- ▷ Community mapping projects

Membership

Belinda Boyd	Richmond Public Health, Vancouver Coastal Health
Alan Hill	Parks, Recreation & Culture, City of Richmond
Rob Inrig	Richmond School District
Marcy Adler-Bock	Speech and Language, Vancouver Coastal Health
Alexis Alblás	Cambie Community Centre
John Foster	Social Planning, City of Richmond
Kim Winchell	Richmond Family Place
Dave Phillips	Ministry for Children and Family Development
Chris Salgado	Richmond Public Health, Vancouver Coastal Health
Dr. James Lu	Medical Health Officer, Richmond Public Health, Vancouver Coastal Health

Helping Kids Succeed Richmond-Style Action Team (NEW)

Helping Kids Succeed Richmond-Style is a community project that builds on asset development to create a personal village for all children. The Action Team is supporting this project in 5 Richmond school communities - Grauer, Anderson, Mitchell, Hamilton and the Az-Zahraa Islamic Academy.

Membership

Rob Inrig	Richmond School District
Christa Mullaly	Richmond Addiction Services
Dave Phillips	Ministry for Children and Family Development
Judy Valsonis	Touchstone Family Association
Louise Walker	Richmond School District
Kim Winchell	Richmond Family Place

Children's Charter Action Team (NEW)

One of the strategic directions of Richmond Children First is to develop an inclusive community vision for children. This Action Team is exploring how we can develop a children's charter, through children's voices, to ensure that Richmond is the best place in Canada to raise a family.

Membership

Elizabeth Ayers	City of Richmond
Jeff Calbick	United Way of the Lower Mainland
Sue Graff	Richmond Society for Community Living
Dr. James Lu	Medical Health Officer, Richmond Public Health, Vancouver Coastal Health
Marcia McKenzie	Richmond Child Care Resource and Referral Centre
Dave Phillips	Ministry for Children and Family Development
Chris Salgado	Richmond Public Health, Vancouver Coastal Health
John Thornburn	Richmond/Delta Boys and Girls Club
Judy Valsonis	Touchstone Family Association
Kim Winchell	Richmond Family Place

Richmond Family Place: Host Agency

As a community initiative, Richmond Children First must have a host agency that provides financial accountability, administrative support and a strong link to the community. At a community forum in 2003, Richmond Family Place was selected as the host agency for the initiative.

Richmond Family Place is a community based family resource agency that has worked with children, families and caregivers in Richmond for over 30 years to enhance strengths, build capacities and promote healthy child development. Richmond Family Place delivers a range of services guided by principles that focus on building supportive relationships, facilitating growth, respecting **ONCL-61** and furthering community development.

Helen Davidson: Implementation Manager

Helen Davidson is the Implementation Manager of Richmond Children First. Reporting to the Steering Committee, her responsibilities are to:

- ▷ Facilitate the planning, implementation and evaluation of the project
- ▷ Build individual capacity and community commitment to support early child development
- ▷ Manage the Richmond Children First community initiative



Helen has worked for many years in the field of early childhood and community development. She has an educational background in non-profit administration and has worked in the Richmond community for over 15 years. She lives with her husband and two teenage daughters in a Steveston housing cooperative.

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Projects

- ▷ [Helping Kids Succeed Richmond-Style Grants](#)
- ▷ [Mobile Childminding Program](#)
- ▷ [Growing Together: A Guide to Help Your Child Grow and Learn](#)
- ▷ [Community Collaborations](#)

Helping Kids Succeed Richmond-Style Grants

In supporting innovative approaches that demonstrate how we can all best support children, Richmond Children First invited community organizations to apply for one of three \$3,000 grants for projects that demonstrate how to Help Kids Succeed Richmond-Style. The following projects received grants:

Grauer Neighbourhood Kids Program

This project will continue to teach children aged 6-12 asset-based mentorship skills which they will utilize in working and playing with children from birth to 6 years old and their families to develop empathy, confidence and self-esteem. Host Agency: Boys and Girls Club of Delta/Richmond Partners: Grauer Elementary School, Richmond Family Place, Thompson Community Association

Richmond Summer Middle Years Project

This project will support refugee and new immigrant children from 6 - 12 years of age and their families over the summer months by providing social recreation, mentoring, leadership, family outings and a psycho-educational group. Host Agency: Richmond Family Place Partners: Touchstone Family Association, Boys and Girls Club of Delta/Richmond

Hamilton Youth Empathy Project

This project will build on the Roots of Empathy program and will utilize youth mentors to work with 6 to 12 year olds to develop their relationships with younger children, from birth to 6 years old in the community. Host Agency: Boys and Girls Club of Delta/Richmond Partners: Hamilton Community Association, Richmond Family Place

Mobile Childminding Program

The mobile childminding program offers free childminding for non-profit agencies offering parenting programs, community kitchens, workshops, support groups or other services to families. This program helps remove barriers that families may experience in attending these groups. The program also offers children opportunities to participate in quality early childhood activities. For more information call Richmond Family Place at (604) 278-4336.

Growing Together: A Guide to Help Your Child Grow and Learn



This developmental guide, created by professionals in the Richmond community who work with young children and their families, provide practical information on how to best support, encourage and help children to grow and learn.

The Guide is available in English ([PDF 4.9MB](#)) or Chinese ([PDF 19.2MB](#)).

Community Collaborations

Richmond Children First works with public and community sectors in Richmond to develop projects that build on the strengths in the community that enhance opportunities for young children and families.

- ▷ [Grauer Early Learning Centre: A School-Community Partnership \(January 2008\) \(PDF 145KB\)](#)

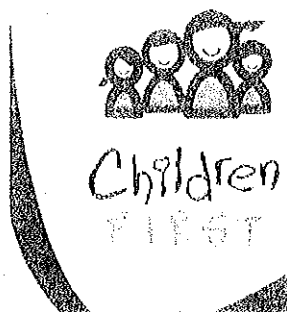
The establishment of the Grauer Early Learning Centre has provided an opportunity for the Richmond School District to partner with community agencies to create a unique integrated service model responsive to the needs of Richmond children and their families, particularly children in the Blundell neighbourhood.

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▷ **The Richmond Early Years Bridging Project (July 2008) (PDF 78KB)**

Richmond Children First was invited by Immigrant Settlement (Ministry of Advanced Education and Labour Market Development) to work with the community to develop a pilot project focusing on the settlement needs of high-risk refugee children 0-6 years of age and their families. This pilot project, one of five Lower Mainland projects, is part of a larger strategy by Immigrant Settlement to research the feasibility of developing an early childhood settlement service for immigrants and refugees. Twelve Richmond organizations are providing funding and/or in-kind support to The Richmond Early Years Bridging Project, scheduled to start in the fall of 2008.

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*Quality Early Child Development, learning and care have been shown to promote physical, language and motor skills; and social, emotional and cognitive development. This priority includes supports that promote healthy development, provide opportunities for interaction and play, help prepare children for school and responds to the diverse and changing needs of families.**

*Government of Canada. New Federal Investment to Accompany the Agreements on Health Renewal and Early Child Development. September 11, 2000 Announcement.

Quality early years programs have been shown to promote physical development; language and motor skills; and social, emotional and cognitive development.

To ensure that children get a healthy start in life, communities need to provide a wide variety of programs. These programs promote healthy development, provide opportunities for interaction and play, help prepare children for school and respond to the diverse and changing needs of families

Programs for Children and Families

[Play and Learn Programs \(PDF 111KB\)](#)

[Child Care \(PDF 112KB\)](#)

[Maternal and Child Health \(PDF 105KB\)](#)

[Children Who Require Additional Support \(PDF 93KB\)](#)

[Parent Workshops and Classes \(PDF 80KB\)](#)

[Family Support and Crisis Services \(PDF 102KB\)](#)

[Young Parents \(PDF 83KB\)](#)

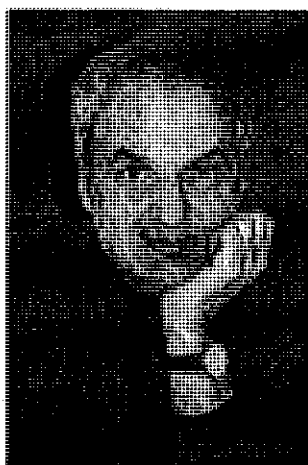
Community Events

[Richmond Events Calendar](#)

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Schedule 3 to the minutes of the
Parks, Recreation and Cultural
Services Committee meeting held on
Thursday, July 21, 2011

ECONOMUSE Society Network



"This network of businesses is composed of multitalented artisans who open their doors to the public so as to share their passion for their art trade and heritage. The businesses are chosen mainly for the quality of their welcome and for their products.

Give them the pleasure of your visit!"

Cyril Simard, Ph.D.
Chairman of the Board

Contact Info

ECONOMUSEUM® Society Network

Louis S. St. Laurent House
203 East Grande-Allée
Quebec (Quebec)
G1R 2H8
CANADA

Telephone: (418) 694-4466
Fax: (418) 694-4410
E-mail: info@economusees.com
Internet site: www.economusee.com

Mission of the ESN

Created in 1992 by Mr. Cyril Simard, Ph.D., the mission of the ECONOMUSEUM® Society Network(ESN) is to showcase traditional trades and know-how by promoting the setting up of ECONOMUSEUM® across Canada.

In the Atlantic region, it mandates the Atlantic ECONOMUSEUM® Corporation(AEC) to develop ECONOMUSEUM® in New Brunswick, Nova Scotia, Prince Edward Island and Newfoundland and Labrador.


In so doing, it offers the public an innovative cultural tourism product.

The Charter of Values of the ECONOMUSEUM® Society Network

The Charter of Values was adopted in March 2006 at the annual convention of the ECONOMUSEUM® Society Network . It states the fundamental principles governing the attitude, behaviour and way of doing things of the people who keep the ECONOMUSEUM® network alive on a daily basis: its artisans and their workers, its

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administrators and its employees.

 [Download the Charter of Values of the ECONOMUSEUM® Society Network](#)

Staff

Chairman of the Board
Cyril Simard

Chief Executive Officer
Réjean Tardif

Executive Secretary
Gabrielle Nammour

Finance and Administrative Coordinator
Carole Gosselin

Board of Directors

AMBASSADOR
Honourable Martin Cauchon, Lawyer, Gowling, Lafleur, Henderson

Executive Committee

President
Mr. Cyril Simard, Ph.D.

Vice President, Public Relations
Mrs. Paule D. Houle, Public Relations Advisor

Vice President, Finance
Mr. Laurent Tremblay <

Secretary Treasurer
Mr. Claude Robitaille, Notary, Côté, Taschereau, Samson, Demers

Administrators

Mr. Michel Gervais

Mr. Vallier Robert
Owner of Domaine Acer (representative of the artisans)

Mr. Jules Saint-Michel
Owner of Jules Saint-Michel, luthier (representative of the artisans)


Mr. Philippe Sauvageau
Director, Library of the Assemblée nationale du Québec


Financial Partners



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What Is an ECONOMUSEUM®?

An ECONOMUSEUM® is a craft or agri-foods business whose products are the fruit of an authentic technique or know-how. The business showcases artisans and craft trades by offering an area for interpreting its production and by opening its doors to the public.

ECONOMUSEUM®, which are self-financed through the sale of their products, make an innovative contribution to the cultural tourism sector.

The 6 Components

Respect for the 6 fundamental components of the concept:

1. **Reception:**
 - Presentation of membership in the ECONOMUSEUM® network.
 - Space devoted to cultural heritage through the commemoration of a figure, craft, or savoir-faire, event, historical period or site.
 - Permanent plaque indicating the partners associated in the development of the business.
 - Visitor gathering area.
2. **Production workshops:**
 - Heart of the ECONOMUSEUM® where the craftspeople and/or his team produce contemporary objects drawing inspiration from traditional methods.
 - Visitors must see the craftspeople at work to understand the production process.
 - This area is equipped with educational tools suited to explaining the production process, techniques, and materials, and to providing other relevant information.
3. **Interpretation of objects from the past:**
 - Exhibition space showing visitors of all ages the creativity of the craftspeople from the past using documented traditional objects and texts explaining the various facets of the craft from a historical perspective.
4. **Interpretation of the contemporary production:**
 - Exhibition area for products, works or pilot-projects referring to the adaptation of traditional products from the past to contemporary needs.
5. **Reading, documentation and archives:**
 - Public area enabling visitors who want to learn more about the craft practised by the craftspeople to read and consult documentation.
6. **Boutique or salesroom:**
 - Space set aside for the sale of products made by the craftspeople as well as for associated merchandise.

Eligibility Criteria


All artisans interested in becoming a member of the ECONOMUSEUM® network must first meet the following eligibility criteria. Once this requirement has been met, the next step consists in submitting a business portfolio for further evaluation by the Société's selection committee.


The criteria are:

1. be a private business in operation for more than three years;
2. use a traditional technique or know-how to craft one's products;
3. make products of recognized quality;
4. have the ability and the desire to innovate in one's production;

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5. operate throughout the entire year and be open to the public for at least (4)four months a year, or accept to be open to the public for at least (4) four months a year;
6. generate a turnover of more than seventy-five thousand dollars (\$ 75 000) a year;
7. show keen interest in welcoming visitors;
8. be located on or near a previously identified tourist route or a tourist route under development;
9. operate in buildings having the required space for setting up an ECONOMUSEUM® and welcome visitors, or intend to acquire the required space;
10. operate on a site and in buildings of high quality.

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Community Events Worth Noting: July 15-Aug 1, 2011

Last Weekend's Highlights:

Nations Cup

- 32nd annual adult soccer tournament held at Hugh Boyd Park and Minoru Park. Tournament featured 38 teams, both ladies (6 teams) and men's competitors (32 teams in 3 divisions). Final Game of the Men's Open Division attracted a crowd of 3,000 spectators at Hugh Boyd Park.

Dolphin Basketball Classic

- 26th Annual outdoor 4 vs 4 basketball tournament held at Thompson Park (and Thompson Community Centre). 13 men's teams and 6 ladies teams. Despite the rain, the organizers and athletes put on a fantastic show utilizing the newly upgraded outdoor courts at Thompson Park and the indoor gym at Thompson Community Centre. Other activities included a High School exhibition basketball game, 3 Point Contest and the ever popular Dunk Contest

This Weekend's Highlights:

Test Event for the Rick Hansen 25th Anniversary Relay

- Relay run from White Rock through Richmond from 1-5:30pm on July 23. A five vehicle caravan will stop at several community centres along the route and finish at Minoru Park around 5:30pm
- This is a trial event in preparation for the for the real event which will arrive in Richmond on May 20 2012. This is a cross country relay similar to the Olympic Torch Relay.

Kidsafe Expo

- City of Richmond Community Bylaw staff are hosting their annual KidSafe Expo at South Arm Park on Sunday July 24 from 12-4pm. Activities include information booths and safety demonstrations by Richmond Fire Rescue, Richmond RCMP, Vancouver Coastal Health and the arrival of the BC Ambulance medivac helicopter.

Sport Tournaments/Meets Worth Noting: July 18-Aug 1, 2011

Richmond Girl's Softball Bantam Provincials

- London-Steveston Park on July 22-24.

Richmond Soccer Funfest 2011 (Youth Soccer Tournament)

- Hugh Boyd Park on Sunday July 24 from 7am-6pm.

Richmond City Baseball AAA Mosquito Baseball Provincials

- July 28-Aug 1 at Steveston Park ball diamonds.

Rally Rai Memorial Touch Football Tournament

- Minoru Park (Oval turf) on July 23 and 24 from 9-3pm.



Planning Committee

Date: Tuesday, July 19, 2011

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Sue Halsey-Brandt

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 Tuesday, July 5, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, September 7, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY BC TRANSPORTATION FINANCING AUTHORITY (BCTFA) FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8789, RZ 10-552482) (REDMS No. 3231509)

In response to a query Brian Jackson, Director of Development, confirmed that the division of the subject site into six separate lots was anticipated in the City's Official Community Plan (OCP).

Planning Committee

Tuesday, July 19, 2011

A brief discussion ensued regarding noise attenuation, and staff advised: (i) that the applicant has agreed to install a continuous hedge buffer along the east and north property line of the subject site in order to provide an aesthetically pleasing edge along the No. 4 Road off-ramp and muffle noise; and (ii) a retaining wooden wall will be constructed along the property line of the future single-family lots and is composed of a solid two ply walled wood.

In response to a query regarding a concrete noise attenuation fence, Mr. Jackson advised that the wooden wall is double, increasing its effectiveness.

It was moved and seconded

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY GAGAN DEEP CHADHA & RAJAT BEDI FOR REZONING AT 9511/9531 AND 9551 NO. 3 ROAD FROM TWO-UNIT DWELLINGS (RD1) & SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No.: 12-8060-20-8762, RZ 10-536067) (REDMS No. 3202491)

In response to a comment regarding the flat roof design, Mr. Jackson noted that the applicant has selected a modern "Georgian" style of roof, that is different from the traditional "Tudor" style seen throughout the City, and this was done to keep the roof profile as low as possible, like the two-storey developments to the north and south of the subject site. He added that the design would be refined further during the Development Permit process.

In respond to a query regarding the number, and type, of parking spaces on the site, Mr. Jackson advised that 6 units feature side-by-side parking spaces, eight units feature tandem parking spaces, and there are three visitor parking spaces.

It was moved and seconded

That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from "Two-Unit Dwellings (RD1)" & "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

Planning Committee

Tuesday, July 19, 2011

3. **APPLICATION BY TREO DEVELOPMENTS INC. FOR REZONING AT 10491/ 10511 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8784, RZ 11-572970) (REDMS No. 3234642)

It was moved and seconded

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY WESTERN DAYTON HOMES LTD. FOR REZONING AT 8540 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8785, RZ 09-499249) (REDMS No. 3223458)

It was moved and seconded

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY TIEN SHER ARI INVESTMENT GROUP LTD. FOR REZONING AT 11180/11200 KINGSGROVE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8786, RZ 11-576126) (REDMS No. 3241397)

It was moved and seconded

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 9691, 9711 AND 9731 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE)**

(File Ref. No.: 12-8060-20-8787, RZ 07-394758) (REDMS No. 3242141)

Mr. Jackson advised that the applicant of this project has worked with the applicant of the townhouse unit project to the north of the site, and they have secured the same access to both sites, thereby ensuring that there will be no access from No. 4 Road.

In response to a query regarding parking spaces, Mr. Jackson advised that the applicant is providing two parking spaces for each residential unit, plus five visitor parking spaces.

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3.

Planning Committee

Tuesday, July 19, 2011

It was moved and seconded

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) - North McLennan (City Centre)", be introduced and given first reading.

CARRIED

7. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 4151, 4171 AND 4191 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**

(File Ref. No.: 12-8060-20-8788, RZ 10-545531) (REDMS No. 3202265)

In response to a query regarding access to the subject site, Mr. Jackson advised that access and egress is through the property to the north, a site still under construction, and so it allows the two developments to provide one access on No. 4 Road to two separate projects.

In response to a query regarding a district energy option for the proposed development, Mr. Jackson advised that the project is excluded from the boundary designated for hook up to district energy due to the project's low density not warranting the extension of the district energy pipe system.

It was moved and seconded

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

CARRIED

8. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8160/8162 CLIFTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8790, RZ 11-577393) (REDMS No. 3244842)

It was moved and seconded

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

Planning Committee

Tuesday, July 19, 2011

9. **APPLICATION BY AMIN ALIDINA FOR REZONING AT 6780 NO. 4 ROAD FROM LOCAL COMMERCIAL (CL) TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**

(File Ref. No.: 12-8060-20-8791/8792, RZ 10-552527) (REDMS No. 3249318)

Mr. Jackson stated that the proposal to combine a 10 bed congregate housing care project with a 37 space child care centre is a unique combination, and details have been scrutinized in order to ensure that the uses are compatible on one site. Mr. Jackson added the following comments:

- Vancouver Coastal Health has favourably reviewed the plans for the on-site sewerage design application;
- the subject site's existing zoning is "Local Commercial" and a Development Permit application submitted in 2004 for a convenience store with an accessory residential unit was approved by Council in 2005, but that developer did not proceed with the project; and
- staff supports the present developer's use for this northeast corner of No. 4 Road and Granville Avenue.

Discussion ensued between staff and Committee and in particular regarding:

- the City's 2041 Official Community Plan review includes an examination of locating convenience stores in neighbourhoods;
- to ensure that the two separate uses are compatible Vancouver Coastal Health was approached, and they raised no objections to the project; and
- the subject site is outside the City's sanitary sewer system, and the development includes a "state-of-the-art" on site sewer system, and a legal agreement that identifies that the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted is being secured as a rezoning consideration attached to this application.

The Chair invited the applicant, Mr. Amin Alidina, to address Committee, and a brief discussion ensued regarding:

- the on-site sewer system is innovative and the designers have installed the system in West Vancouver and Whistler;
- his earlier care facility was sold to a buyer in 2005;
- plans for the care facility operator to live on-site, and the child care centre to have a separate operator; and
- a hot water heating component.

Planning Committee

Tuesday, July 19, 2011

Mr. Sihota, 9800 Alexander Road addressed Committee and stated that he was not opposed to the project, but that he was a former owner of the subject site and had approached City staff during his attempt to develop the site, but his proposed development project, that also included a child care component, was unsuccessful. He commented that each development proposal should be treated the same way, and he added that he had lost money on the endeavour.

Alex Teh 10271 Granville Avenue stated he lives across the street, and eight lots down from the subject site noted that the proposed development was progressive, but stated the following concerns:

- (i) there are already serious traffic concerns, including speeding, along Granville Avenue, east of No. 4 Road, and the planned Granville Avenue access to the proposed development will create further traffic problems;
- (ii) the applicant's earlier project, Case Del Vida, was, at first a senior care facility, but after the new owner purchased the building, it became, without any consultation, a home for people struggling with mental health and addiction issues; the residents cross Granville Avenue to smoke in front of residential homes; and
- (iii) if the on-site septic system should fail surrounding residential properties may be adversely affected.

The Chair directed staff to address the concerns raised by the resident, and to submit information to Council before the Wednesday, September 7, 2011 Public Hearing.

A brief discussion ensued between Committee and staff, and in particular on:

- an report on accidents at the corner of Granville Avenue and No. 4 Road can be requested by staff, and given to Council;
- as part of the proposed development the applicant is going to (i) upgrade and widen Granville Avenue to provide a left hand turn lane; (ii) upgrade the sidewalks; and (iii) contribute to upgraded pedestrian traffic signals;
- left turn signalling and left hand turns; and
- the location on Granville Avenue East of the Casa Del Vita building.

Committee requested that staff provide advice to Council regarding the process that governs any changes to congregate care facilities when they change hands.

Roland Hoegler, 6560 No. 4 Road, stated that he was concerned that stated that if this property is given approval to develop as planned, it would (i) be an exception, (ii) set a precedent, and (iii) create further traffic problems in an area that already has traffic issues.

Planning Committee

Tuesday, July 19, 2011

In response to a query by Mr. Hoegler, staff advised that the subject site is within the Agricultural Land Reserve (ALR).

The Chair requested that before the Wednesday, September 7, 2011 Public Hearing, that staff provide Council with information regarding commercial development zoning on ALR lands.

In response to a query regarding the reason the earlier application by Mr. Sihota did not meet with success, staff advised that the on-site sewer system was key to a successful application, and that at the time of Mr. Sihota's application, the cost was not within the capabilities of the applicant, nor was the technology as advanced as it is today.

The Chair requested that staff provide information to Council with regard to Mr. Sihota's earlier application for rezoning on the subject site.

It was moved and seconded

- (1) That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.*
- (2) That Bylaw No. 8791, having been considered in conjunction with:
 - (i) the City's Financial Plan and Capital Program;*
 - (ii) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**
- (3) That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.*
- (4) That Bylaw No. 8792, to create the "Congregate Housing and Child Care – McLennan (ZR8)" zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.*

CARRIED

10. MANAGER'S REPORT

(a) Tandem Parking Report

Joe Erceg, General Manager, Planning and Development, advised that in September, 2011, Transportation staff would bring forward a report on tandem parking spaces.

Planning Committee

Tuesday, July 19, 2011

(b) *Planning Staff Information*

Mr. Jackson introduced Committee to new Senior Planner, Mark McMullen, Senior Coordinator - Major Projects, and noted that he had worked in the planning departments of the Sunshine Coast Regional District and Port Moody, and brought special expertise regarding the Agricultural Land Reserve.

(c) *Parking in Steveston*

In response to Committee's question regarding whether the Steveston Harbour Authority, and other non-City entities might introduce pay parking spaces in Steveston, Mr. Erceg spoke briefly about any implications that this might have.

(d) *Regional Growth Strategy (RGS)*

In response to Committee's request for an update on the RGS strategy, Terry Crowe, Manager, Policy Planning, advised that it appears that by the end of July, 2011 the 2041 RGS will be approved and then Richmond's requested map changes will be brought forward for approval.

(e) *Wal-Mart*

In response to a request by Committee, an update on the application by SmartCentres/Wal-Mart was provided by Mr. Erceg.

(f) *Official Community Plan*

In response to a request by Committee, Mr. Crowe advised that as part of the 2041 Official Community Plan update process, staff is examining options regarding the idea of densification around the following shopping centres: (i) Hamilton, (ii) East Cambie, (iii) Blundel, and (iv) Garden City.

(g) *City Centre Area Plan (CCAP)*

Mr. Erceg reported that developers have approached the City to explore the idea of higher density in the City Centre, in exchange for amenities, and that Policy Planning staff is researching this matter and will advise Council in the fall of 2011.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:31 p.m.).

CARRIED
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8.

Planning Committee

Tuesday, July 19, 2011

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 19, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



Public Works & Transportation Committee

Date: Wednesday, July 20, 2011
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda Barnes, Chair
Councillor Derek Dang
Councillor Ken Johnston
Councillor Harold Steves
Absent: Councillor Sue Halsey-Brandt, Vice-Chair
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, June 22, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, September 21, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

Public Works & Transportation Committee

Wednesday, July 20, 2011

ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. MUNICIPAL ACCESS AGREEMENT WITH A2B FIBER INC.

(File Ref. No. 03-1000-21) (REDMS No. 3050281)

It was moved and seconded

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and A2b Fiber Inc. containing the material terms and conditions set out in the staff report dated July 4, 2011 from the Director, Engineering.

CARRIED

2. AWARD OF CONTRACT 4230P – DETAILED DESIGN AND CONSTRUCTION SERVICES FOR THE WIDENING OF WESTMINSTER HIGHWAY AND NELSON ROAD

(File Ref. No. 10-6340-20-P11203) (REDMS No. 3251193)

In reply to a query from Committee, Milton Chan, Senior Project Engineer, advised that the proposed contract solely addresses the procurement of design services for the widening of Westminster Highway and Nelson Road.

It was moved and seconded

That Contract 4230P – Detailed Design and Construction Services for the Widening of Westminster Highway and Nelson Road be awarded to Delcan for the amount of \$775,904 plus HST.

CARRIED

3. GILBERT TRUNK SEWER UPGRADING

(File Ref. No. 10-6060-03-01) (REDMS No. 3250070)

It was moved and seconded

That the Metro Vancouver recommended Gilbert Trunk Sewer alignment and City proposed alternative Gilbert Trunk Sewer alignment as per the staff report from the Director, Engineering dated July 6, 2011 entitled “Gilbert Trunk Sewer Upgrading” be endorsed for public consultation and design.

The question on the motion was not called as discussion ensued and in reply to a query from Committee, Lloyd Bie, Manager, Engineering Planning, advised that Metro Vancouver, along with City staff, are reviewing the potential to utilize waste heat energy from Gilbert Trunk as part of new district energy utility opportunities. Also, Mr. Bie noted that staff anticipate to report back on a referral regarding grease in sewer pipes in the Fall of 2011.

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

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2.

Public Works & Transportation Committee

Wednesday, July 20, 2011

4. 2010 ANNUAL WATER QUALITY REPORT

(File Ref. No. 10-6650-01) (REDMS No. 3248839)

Tom Stewart, Director, Public Works Operations, introduced Bryan Shepherd, Asset & Inventory Technician, Water Services.

In reply to queries from Committee, Mr. Shepherd provided the following information:

- in 2010, the City purchased 36.5 million cubic meters of water from Metro Vancouver, approximately 4.2% less than what was purchased in 2009;
- it is believed that the 4.2% decrease in water consumption is the result of the City's Water Meter Program;
- the Mobile Emergency Response unit has been tested, however has not be utilized;
- a strong focus on staff training has been initiated and succession planning is on going, as over the next three years, up to 50% of Water Services staff currently employed by the City of Richmond will be eligible for retirement; and
- staff continue to upgrade dead end water mains in an effort to address concerns related to stagnant water.

Committee commented that the approximate timeline for upgrading all dead end water mains would be helpful.

Discussion ensued regarding the decrease in water consumption as a result of the City's Water Meter Program and Committee requested that the staff forward a copy of the 2010 Annual Water Quality Report to the Metro Vancouver Water Committee.

Discussion further ensued and Committee requested that the 2010 Annual Water Quality Report be presented at a future Council meeting. It was requested that the presentation highlight the 4% decrease in water consumption and comment on the savings as a result of the 4% decrease in water consumption.

It was moved and seconded

That the 2010 Annual Water Quality report dated July 11, 2011 be approved for public release.

CARRIED

5A. OTHER ITEMS

Discussion ensued regarding the following topics:

- the introduction of pay parking meters on three lots in Steveston owned by the Steveston Harbour Authority;

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3.

Public Works & Transportation Committee

Wednesday, July 20, 2011

- public confusion regarding private parking violation tickets; and
- pay parking opportunities for the City in Steveston.

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

It was moved and seconded

That staff investigate and report back on:

- (1) *the Steveston Harbour Authority's plans for pay parking on their lots in Steveston;*
- (2) *private pay parking lots in Steveston;*
- (3) *an update on the City's pay parking policy for Steveston;*
- (4) *City owned lots in Steveston and their potential future uses; and*
- (5) *pay parking on City owned lots in Steveston.*

CARRIED

5. **MANAGER'S REPORT**

(i) Roads & Construction Services Update

Mr. Stewart introduced Ben Dias, Manager, Roads & Construction Services, and provided background information.

Mr. Dias spoke of a pilot project whereby post-secondary students identify and check catch basins that require attention. He highlighted the benefits of the pilot project, stating that it has improved efficiencies.

(ii) Lansdowne Road Sanitary Sewer Update

Romeo Bicego, Manager, Sewerage and Drainage, provided background information and noted that the project is well underway.

(iii) Toilet Rebate Program

Robert Gonzalez, General Manager, Engineering and Public Works, spoke of the success of the Toilet Rebate Program. He stated that all the funds budgeted for the program have been issued in the form of a rebate credit and the program continues to be in high demand.

Discussion ensued and it was clarified that any changes to the program would not affect utility rates.

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

It was moved and seconded

That staff submit a report to the Monday, July 25, 2011 Regular Council meeting regarding the Toilet Rebate Program.

CARRIED

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4.

Public Works & Transportation Committee

Wednesday, July 20, 2011

ADJOURNMENT

It was moved and seconded

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

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, July 20, 2011.

Councillor Linda Barnes
Chair

Hanieh Floujeh
Committee Clerk

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5.



City of Richmond

Report to Council

To: Richmond City Council
From: John Irving, P.Eng. MPA
Director, Engineering
Re: Toilet Rebate Program Update

Date: July 21, 2011
File: 10-6650-02/2011-Vol
01

Staff Recommendation

That \$50,000 be allocated from the Water Utility Water Purchases account to continue offering the Toilet Rebate Program for 2011.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
Water Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
			DEPUTY		

Staff Report

Origin

At the November 22, 2010 Regular Council Meeting, Council adopted the following motion:

“(1) That the 2011 Utility Expenditure Budgets, as outlined under Option 1 for Water and Sewer; and Option 3 for Drainage & Diking and Solid Waste & Recycling, contained in the staff report dated October 28, 2010 from the General Managers of Business and Financial Services and Engineering & Public Works, be approved as the basis for establishing the 2011 Utility Rates;

(2) That staff be directed to report directly to Council with the necessary amendment bylaws to bring into effect the 2011 utility rates option recommended by Committee for the Drainage, Dike and Sanitary Sewer System Bylaw, Waterworks and Water Rates Bylaw, and Solid Waste and Recycling Regulation Bylaw;

(3) That the amending bylaws presented per recommendation 2 above include a provision to increase the toilet rebate program from the current \$50 credit per toilet to \$100 credit per toilet, with the maximum allowable rebate of \$200 (or two toilets) per household for replacing a 13 litre per flush toilet with a 6 litre or lower per flush toilet;”

Subsequently, at the July 20, 2011 Public Works and Transportation Committee, the following motion was adopted:

“That staff submit a report to the Monday, July 25, 2011 Regular Council meeting regarding the Toilet Rebate Program.”

This report outlines the current status of the Toilet Rebate Program.

Analysis

The City currently offers a \$100 rebate, through the Toilet Rebate Program, for homeowners who replace older, less efficient toilets with new toilets that flush 6 litres or less. The program is important for reducing water consumption and improving sustainability for the City. It also contributes to a guiding principle in Richmond’s Official Community Plan (OCP) to expand waste reduction and water conservation initiatives. Toilets account for around 30% of indoor water usage, and changing to low-flush toilets can reduce up to 60% of toilet water usage (70 litres per person per day).

Staff estimated that \$50,000 would be sufficient for the 2011 Toilet Rebate Program given past levels of participation; however, the program has been a very successful water conservation initiative and interest has exceeded expectation this year. As a result, the estimated \$50,000 funding allocation from the Water Utility has already been fully-subscribed for 2011.

It would be normal practice for staff, at this time, to reject further 2011 applications for toilet rebates. The program continues to be in high demand and there are projected surplus funds available that could be used to extend the Toilet Rebate Program for the rest of this year. Should


Council choose to continue the Toilet Rebate Program in 2011, Staff recommend that \$50,000 be allocated from projected surplus funds from the Water Purchases account.

Financial Impact

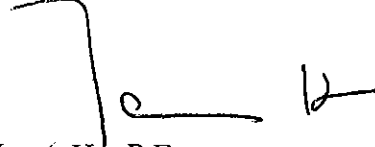
To date, we have spent 43% of the \$20 million Water Purchases budget and we are 50% of the way through the year. This is due to a combination of demand management features, such as less demand for toilet flushing, and a wet start to the summer that has reduced irrigation demand. Staff estimate a \$200,000 surplus in the Water Utility Water Purchases account by year-end. \$50,000 of the projected \$200,000 surplus can be made available to continue the 2011 Toilet Rebate Program without impacting utility rates.

Conclusion

The 2011 Toilet Rebate Program has proven extremely successful and current allocated funding has been fully-subscribed. Without additional funding, no further rebates would be issued in 2011. The program continues to be in high demand and Staff recommend that \$50,000 be allocated from projected excess funds from the Water Purchases allotment of the Water Utility account to continue offering the Toilet Rebate Program for 2011.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(4075)



Jason Ho, P.Eng.
Project Engineer
(1281)

JH:jh



**CITY CENTRE AREA
TRANSITIONAL TAX EXEMPTION BYLAW NO. 8776**

WHEREAS the 2011 *Municipalities Enabling and Validating Act* (No. 4), S.B.C. 2011, c. 14 authorizes Council to establish a tax exemption program for land meeting certain criteria in Richmond's City Centre area;

AND WHEREAS certain commercial and light industrial properties in the City Centre area have experienced substantial increases in property taxes since 2005 due to various factors, including changes to the Richmond Official Community Plan to permit high density mixed-use developments in the area, construction of the Canada Line, rapid redevelopment in the area, and demand causing significant increases to the fair market and assessment values of the properties in the area;

AND WHEREAS the City wishes to protect businesses and jobs in the City Centre area during the transition of the area from primarily commercial and light industrial to high density mixed-use developments by providing temporary partial tax exemptions to properties meeting the criteria, terms and conditions set out in this bylaw;

AND WHEREAS section 227 of the *Community Charter* applies to this bylaw and requires that notice be given of a tax exemption bylaw, and notice of this bylaw has been given accordingly;

AND WHEREAS Council has considered this bylaw in conjunction with the objectives and policies set out for the use of permissive tax exemptions under the City's financial plan and determined that this bylaw is compatible with those objectives and policies,

NOW THEREFORE, the Council of the City of Richmond enacts as follows:

PART ONE: DEFINITIONS

1.1 In this bylaw:

ACT	means the <i>Municipalities Enabling and Validating Act</i> (No. 4), S.B.C. 2011, c.14
CITY	means the City of Richmond
COUNCIL	means the Council of the City
EXEMPTION AGREEMENT	means the tax exemption agreement between the owner of a parcel and the City in accordance with Part Four of this bylaw
EXEMPTION AREA	means the area prescribed pursuant to section 2(3)(a)(i) of the Act

EXEMPTION CERTIFICATE	means a tax exemption certificate issued by the City under this bylaw and under section 2(8) of the Act
IMPROVEMENTS	has the same meaning as in the <i>Assessment Act</i>
OWNER	means the owner registered on the title of a parcel
PARCEL	has the same meaning as in the Schedule to the <i>Community Charter</i>
TAX COLLECTOR	means the City officer assigned the responsibility as collector of taxes for the City
TAX EXEMPTION	means a tax exemption for which an exemption certificate has been issued

- 1.2 Words defined in the *Community Charter* have the same meaning when used in this bylaw unless defined in this bylaw.
- 1.3 For certainty, a reference in this bylaw to a "class" is a reference to that class as defined in the *Assessment Act*.

PART TWO: TAX EXEMPTION PROGRAM

- 2.1 There is established a tax exemption program for the granting of **tax exemptions** and issuance of **exemption certificates** for **parcels** in accordance with the terms and conditions prescribed by this bylaw.
- 2.2 The kind of land that is eligible for a **tax exemption** under this bylaw is a **parcel** that:
- (a) is located in the **exemption area**;
 - (b) is classified only as Class 5 or 6 property under the *Assessment Act* for the purpose of taxation for the taxation year;
 - (c) has an assessed value with respect to land, not including **improvements**, on the revised assessment roll for the 2011 municipal taxation year that has increased by an amount equal to or more than the greater of 100%, or a percentage prescribed by the Province, from the assessed value with respect to land, not including **improvements**, for that **parcel** on the revised assessment roll for the 2005 municipal taxation year;
 - (d) without limiting paragraph (c), has had an increase of more than \$30,000 in municipal property value taxes for the **parcel** between the 2005 municipal taxation year and the 2011 municipal taxation year;
 - (e) is not a strata lot pursuant to the *Strata Property Act*;
 - (f) contains **improvements** as part of the assessed value of the **parcel**;
 - (g) contains at least one business, the operator of which holds a valid **City** business licence;

- (h) is subject to an **exemption agreement**; and
 - (i) is the subject of an **exemption certificate**.
- 2.3 The extent of the **tax exemption** available under this bylaw is twenty percent (20%) of the assessed value of the land, not including **improvements**, for a **parcel** that is the subject of an **exemption certificate**.
- 2.4 A **tax exemption** under this bylaw applies during a municipal taxation year to a **parcel** in respect of which the **tax collector** has issued an **exemption certificate** on or before October 31 of the prior municipal taxation year.
- 2.5 A **tax exemption** under this bylaw must not be provided after the 2016 municipal taxation year, and an **exemption certificate** must not be issued after October 31, 2015.
- 2.6 Subject to sections 2.5 and 5.7, the maximum term of a **tax exemption** is one year.

PART THREE: APPLICATION PROCESS

- 3.1 Application for a **tax exemption** for a **parcel** for a municipal taxation year must be submitted by the **owner** in a form acceptable to the **tax collector** no later than July 31 in the year preceding the year for which the **tax exemption** is sought, except that an application for a tax exemption for the 2012 municipal taxation year must be made no later than September 16, 2011.
- 3.2 An **owner** applying for a **tax exemption** must submit the following to the **tax collector**:
- (a) a tax search certificate indicating that all taxes assessed and rates, charges and fees imposed in respect of the **parcel** have been paid, and where taxes, rates or assessments are payable by instalments, that all instalments owing at the date of application have been paid;
 - (b) a certificate, in a form acceptable to the **tax collector**, setting out how the **parcel** satisfies the eligibility criteria set out in paragraphs (a) to (g) of section 2.2;
 - (c) a certificate, in a form acceptable to the **tax collector**, containing a list of lessees, if any, of the **parcel** or a portion of the **parcel**, whether or not there are registered lease agreements, and the business contact information for the lessees;
 - (d) written acknowledgement by each lessee, or a representative of the lessee, referred to in paragraph (c) that the **owner** is making an application for a **tax exemption**;
 - (e) an **exemption agreement** duly executed by the **owner**; and
 - (f) a non-refundable fee in the amount of \$200.
- 3.3 The **tax collector** is the designated municipal officer for the purpose of receiving applications and issuing **exemption certificates**.

PART FOUR: EXEMPTION AGREEMENT

- 4.1 An **exemption agreement** must include the following:
- (a) the term of the **tax exemption**;
 - (b) the **parcel** to which the **tax exemption** applies;
 - (c) the extent of the **tax exemption**;
 - (d) the conditions on which the **tax exemption** is provided; and
 - (e) that the recapture amount under Part Six is payable if the conditions are not met or the **exemption certificate** is cancelled.
- 4.2 The **tax collector** is delegated the authority on behalf of Council to enter into and execute an **exemption agreement**.

PART FIVE: EXEMPTION CERTIFICATE

- 5.1 If the **tax collector**:
- (a) receives the documentation and fee set out in section 3.2;
 - (b) is satisfied that the **parcel** satisfies the eligibility criteria under this bylaw and the **Act**, and
 - (c) is satisfied that the municipal property value taxes for the **parcel** are not in arrears,
- the **tax collector** must issue an **exemption certificate** for the **parcel**.
- 5.2 An **exemption certificate** will include the following:
- (a) a statement that the **tax exemption** for the **parcel** is twenty percent (20%) of the assessed value of the land, not including **improvements**, for the **parcel**;
 - (b) the term of the **tax exemption**;
 - (c) the conditions on which the **tax exemption** is provided;
 - (d) a statement that the **City** has relied on the written representation of the **owner** with respect to the matters referred to in paragraphs (a) to (g) of section 2.2;
 - (e) a statement that the **parcel** must continue to meet all of the eligibility criteria set out in section 2.2 of this bylaw throughout the term of the **exemption certificate**.
- 5.3 If:
- (a) a **parcel** is subdivided after the issuance of an **exemption certificate** for the **parcel**,

- (b) a building permit is issued, pursuant to the **City's Building Regulation Bylaw No. 7230**, for the demolition of a building on a **parcel** after the issuance of an **exemption certificate** for the **parcel**,
- (c) a development permit is issued for the **parcel** after the issuance of an **exemption certificate** for the **parcel**,
- (d) a **parcel** that is subject to an **exemption certificate** is disposed of to a successor **owner** and the successor **owner** fails to enter into the same **exemption agreement** with respect to the **parcel**, or
- (e) the municipal property value taxes for the **parcel** are in arrears,

the **exemption certificate** for the **parcel** is cancelled.

5.4 An **exemption certificate** is valid for one year, commencing on January 1 and expiring on December 31 of the applicable municipal taxation year.

5.5 If an **exemption certificate** has been issued in respect of a **parcel** and the **owner** of the **parcel** has received an assessment notice for that **parcel** under the *Assessment Act*, the **owner** must promptly deliver a copy of the notice and of the **exemption certificate** to each lessee of any portion of the **parcel**, whether or not there is a registered lease agreement with respect to the lessee.

5.6 The **tax collector** may cancel an **exemption certificate**:

- (a) on the request of the **owner**;
- (b) if any of the conditions set out in the **exemption certificate** are not met; or
- (c) if any of the events described in section 5.3 (a) through (e) occur,

and the **tax collector** must provide written notice of cancellation to the **owner** and in the notice state the effective date of the cancellation, which is retroactive to the earliest date that a condition was not met or when any of the events described in section 5.3 (a) through (e) occurred.

5.7 An **exemption certificate** may be renewed for subsequent taxation years by applying to the **tax collector** in accordance with this bylaw.

PART SIX: RECAPTURE AMOUNT

6.1 If an **exemption certificate** is cancelled pursuant to section 5.6 of this bylaw, the **owner** of the **parcel** for which the **exemption certificate** was issued will remit to the **City**, no later than 30 days after receipt of the cancellation notice provided by the **tax collector**, a recapture amount calculated as follows:

$$\frac{\text{\# of days remaining in taxation year after cancellation date}}{365} \times \text{value of tax exemption}$$

- 6.2 The amount of the recapture is a debt due and owing to the **City** by the **owner** of the parcel for which the **exemption certificate** was issued.
- 6.3 The amount of the recapture constitutes municipal property value taxes owing and so may be collected in like manner as property taxes.

PART SEVEN: SEVERABILITY AND CITATION

- 7.1 The provisions of this bylaw are severable, and if, for any reason, any subdivision, 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.
- 7.2 This bylaw is cited as "**City Centre Area Transitional Tax Exemption Bylaw 8776**".

FIRST READING

JUN 27 2011

SECOND READING

JUN 27 2011

THIRD READING

JUN 27 2011

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8234 (RZ 04-287969)
8391 & 8411 WILLIAMS 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2 - 0.7)**.

P.I.D. 004-053-613

Lot 18 Except: Part Subdivided By Plan LMP 111; Section 28 Block 4 North Range 6
West New Westminster District Plan 14004

P.I.D. 004-255-666

Lot 1 Section 28 Block 4 North Range 6 West New Westminster District Plan 18218

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8234"**.

FIRST READING

APR 23 2007

A PUBLIC HEARING WAS HELD ON

MAY 22 2007

SECOND READING

MAY 22 2007

THIRD READING

MAY 22 2007

OTHER REQUIREMENTS SATISFIED

JUL 19 2011

ADOPTED

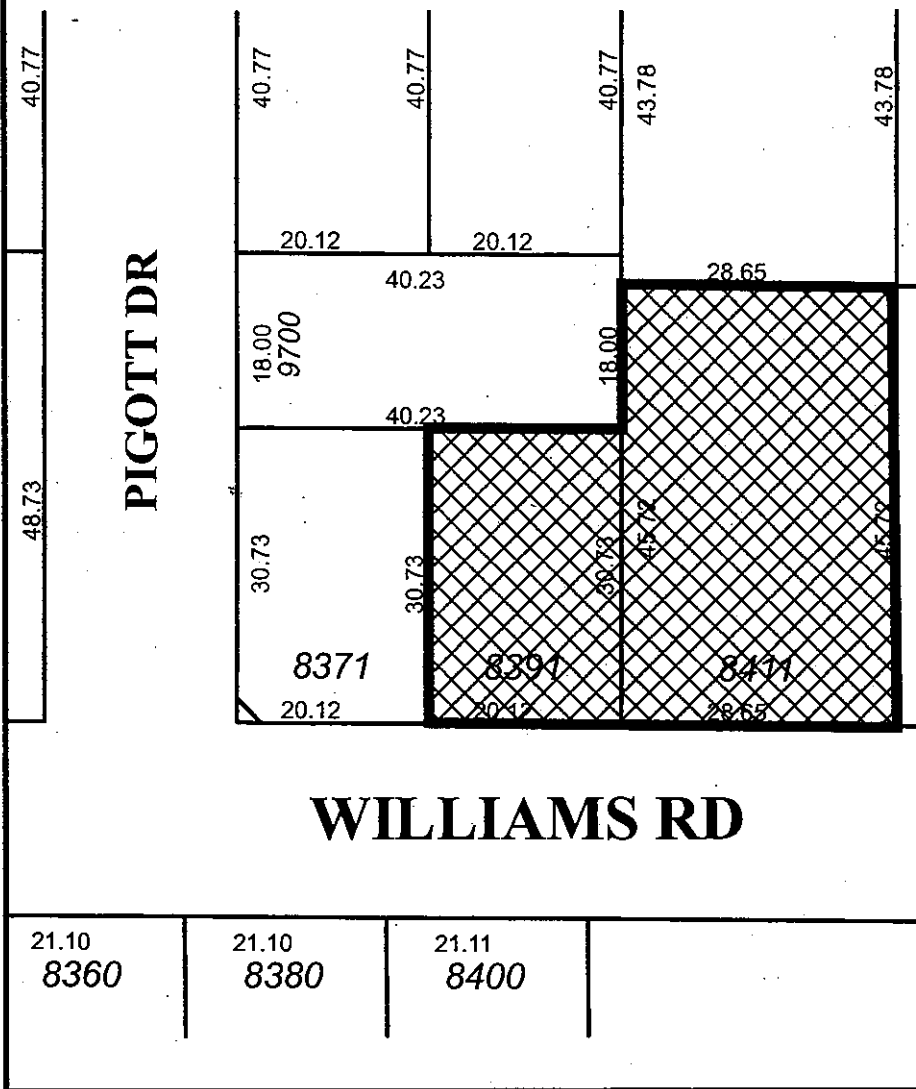
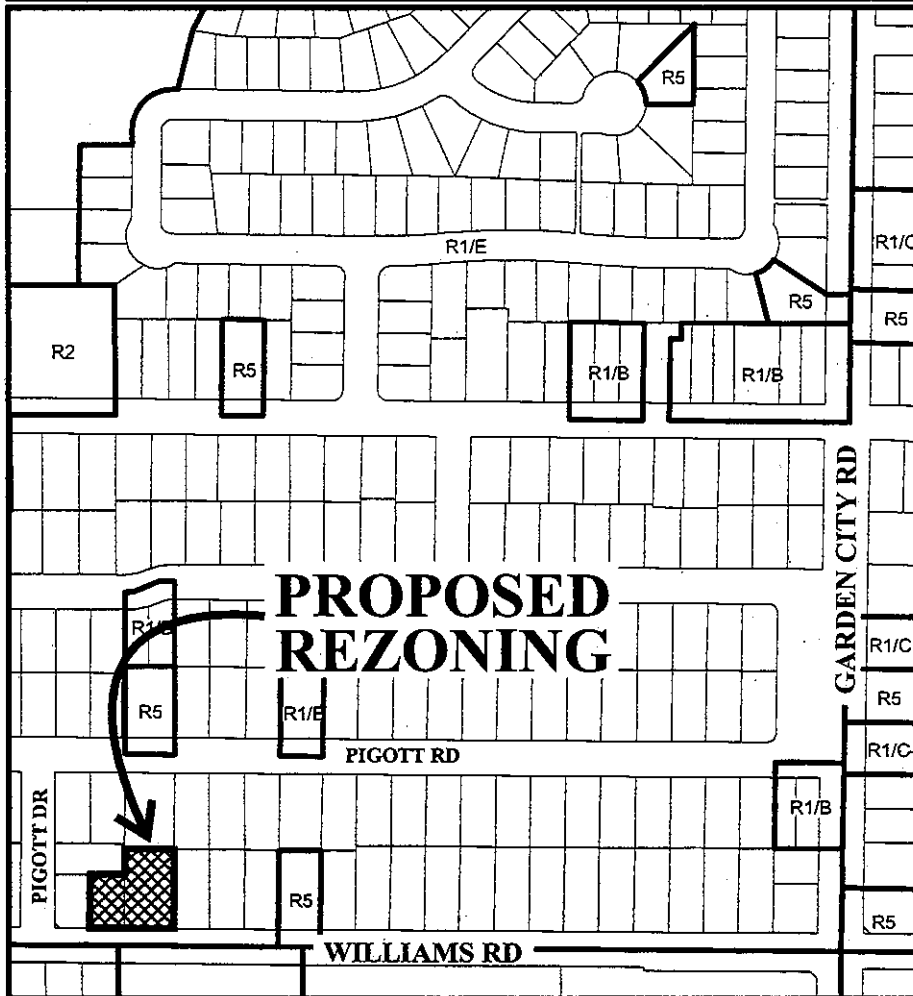
MAYOR

CORPORATE OFFICER





City of Richmond



RZ 04-287969

Original Date: 01/13/05

Revision Date: 01/22/07

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 5300
Amendment Bylaw 8531 (RZ 08-450659)
12011 STEVESTON HIGHWAY AND 10620, 10640 & 10800 NO. 5 ROAD**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.8A (Ironwood Sub-Area Plan), is amended by:
 - 1.1 Repealing the existing "Development Permit Area Map" thereof and replacing it with "Schedule A attached to and forming part of Bylaw No. 8531";
 - 1.2 Under item 8.0 Development Permit Guidelines:
 - a) Under Section 8.1.1, repealing the first paragraph and replacing it with:

"The Ironwood Sub-Area contains three "character areas" along Steveston Highway near No. 5 Road. (Refer to the Development Permit Area Map.) This section contains Development Permit Guidelines applicable to these "character areas".
 - b) Under Section 8.1.2:
 - i. Repealing the first paragraph and replacing it with:

"It is the objective of these guidelines to promote a co-ordinated approach to development in the Ironwood Sub-Area because:"
 - ii. Repealing items (b) and (c) and replacing them with:
 - "b) High traffic volumes and the Sub-Area's proximity to Highway 99 make special measures necessary along Steveston Highway and No. 5 Road to control vehicle access, enhance cyclist and pedestrian safety and comfort, and buffer sensitive uses; and
 - c) The interface between Ironwood's higher density, more active uses and its residential, business, and Agricultural Land Reserve neighbours requires attention to mitigate potential impacts and encourage complementary relationships."
 - c) Under Section 8.2.4, repealing item (b).
 - d) Following Section 8.3.5, inserting the following:

"8.4 Area C – The Gardens

The following guidelines apply to Area C (The Gardens), as per the Development Permit Area Map (inside front cover).

8.4.1 Settlement Patterns

At this important Richmond “gateway”, apply a “garden city” approach to development to enhance The Gardens’ car-oriented location and Ironwood’s appearance, role, and viability as an emerging, high-amenity, community focus through the establishment of:

- a) An “Urban-Agriculture Showcase” – Encourage a variety of visual, physical, and activity-based linkages between The Gardens and the proposed City-owned “agricultural-park” to its north to help support opportunities for urban-agriculture and enhance access by local residents, businesses, and visitors.
- b) A “Green” Development Strategy – Encourage compact, mixed-use, pedestrian-friendly development that integrates active and passive, high-performance, building and landscape strategies into its design, construction, and operation to help optimize resource use, minimize waste and pollution, and create healthier indoor and outdoor environments.
- c) Pedestrian-Scaled Circulation – Organize The Gardens’ businesses, residences, amenities, and parking around a central “spine” and crossroads made up of multi-modal, traffic-calmed, pedestrian-scaled streets that create a “pedestrian-first” environment within the Sub-Area and help to minimize development-related traffic impacts on Steveston Highway, No. 5 Road, and Highway 99.
- d) Urban Building Blocks – Establish a simple grid of six medium-density, “streetwall” buildings, 4-6 storeys in height, to help define and frame the Sub-Area’s major perimeter streets and highway.
- e) A Landscaped Open Space Grid – Ring The Gardens and each of its six “urban building blocks” with trees and green landscaping that enhance the Sub-Area’s strong streetwalls, complement nearby agricultural and residential areas, and soften the appearance of the Sub-Area’s wide perimeter roads.

8.4.2 Massing and Height

Enhance the interface between The Gardens and its neighbours through the provision of:

- a) Below-Grade Parking – Locate most parking in a single-storey structure below the lowest permitted habitable storey (as determined based on Richmond’s Flood Plain Designation Protection Bylaw) to:
- Minimize the visual bulk of the parking structure;
 - Minimize parking impacts on the Sub-Area’s streetscapes and pedestrian areas; and
 - Maximize opportunities for an accessible ground plane and views north to the proposed City-owned “agricultural-park” and the mountains beyond.
- b) Terraced Streetwalls Fronting Steveston Highway & No. 5 Road – Establish three “layers” across the Sub-Area’s Steveston Highway and No. 5 Road frontages to enhance the pedestrian street-experience, define the street edge, complement lower-rise neighbours, and provide for visual interest, including:
- A Perimeter Greenway – A landscaped, shared pedestrian/bike route, including:
 - i. Within the public road right-of-way, a broad path, green-landscaped boulevard, and row of tall-growing street trees; and
 - ii. Within the fronting private property, a decorative retaining wall, landscaped terrace, and second row of trees at the back of the path designed to help screen The Gardens’ “below grade” parking podium and soften the transition between the path and the fronting building. (Features that could increase the apparent height of the parking podium, as seen from the path, should be setback from the face of the podium or concealed by planting.)
 - A Mid-Rise Streetwall – Streetwall buildings with a strong horizontal expression, typically:
 - i. 9.0 m (29.5ft.) high, as measured from the fronting greenway path;
 - ii. 3.0 m – 4.5 m (9.8 ft. – 14.8 ft.) setback from the property line; and
 - iii. Characterized by features that enhance the Sub-Area’s sense of quality, such as durable, natural materials and windows set into the facade to increase apparent wall thickness.
 - Varied Building Tops – Above the streetwall, varied building forms and roofscapes designed to enhance the visual interest of the streetscape and the identity of individual buildings and uses.

- c) City in a Garden – Encourage the Sub-Area’s development as a “garden city” neighbourhood, characterized by extensive tree planting and varied, green landscape treatments, by providing:
- A typical minimum building separation of 20 m (65.6 ft.) (based on the horizontal distance between two buildings, located on the same lot or on two different lots, as measured to the outer limits of both buildings) and treating the intervening space with some combination of trees, shrubs, ornamental and/or native compatible plants, groundcover, urban agriculture, green-landscaped streets, and complementary landscape features; and
 - Along Highway 99, a 15.0 m (49.2 ft.) wide Riparian Management Area (RMA) characterized by varied, native compatible plantings, informal groupings of large- and small-growing trees, and, where possible, the retention of existing, mature landscape features (e.g., existing hedge).
- d) “Soft” Urban-Agricultural Edge – Minimize potential development-related impacts on the Agricultural Land Reserve (ALR) by incorporating measures aimed at enhancing the transition between The Gardens and its unique urban-agricultural/garden setting, including:
- ALR Buffer – Establish a 3.0 m (9.8 ft.) wide landscaped buffer along the Sub-Area’s north edge.
 - Landscaped Parking Podium – Along the south edge of the ALR buffer, conceal parking from view in 1-storey podium (2.5 m/8.2 ft. high maximum, as measured to the average grade of the adjacent ALR lands), designed to appear as a landscaped terrace complete with a decorative architectural/landscape treatments on its north wall and green landscaping on its roofdeck. (Features that would increase the apparent height of the podium, as seen from the ALR, should be setback or concealed by planting.)
 - Varied Building Setbacks & Heights – Vary the setbacks and heights of buildings situated on top of the parking podium to prevent The Gardens from appearing as a “wall” when viewed from the ALR and Highway 99, maximize opportunities for north views and sunny, north-facing public and private open spaces, and minimize shading of the ALR (i.e. to maximize the viability and community benefit of the proposed City-owned “agricultural-park”).

8.4.3 Architectural Elements

Enhance the long-term livability and viability of Ironwood and The Gardens through the provision of:

- a) Key Landmarks – Incorporate distinctive architectural features that enhance the identity of prominent “signature” locations in The Gardens Sub-Area, including:
- Steveston/No. 5 Road Intersection – Ironwood’s focal crossroads and “gateway”; and
 - Highway 99 Frontage – A key “gateway” and unique opportunity for Richmond to present an attractive, people-oriented, urban image along the busy Highway 99 corridor.
- b) Pedestrian-Friendly Streetscapes – Create a pedestrian-friendly grade-level environment throughout The Gardens that includes:
- Pedestrian-Oriented Retail – Wherever commercial uses front onto the Sub-Area’s publicly-accessible, on-site streets and open spaces, including, in particular, the “Gateway Terrace” (at the Steveston/No. 5 Road intersection), these places should be made attractive, animated, and engaging for pedestrians via:
 - i. Clustering shops and restaurants to enhance commercial viability and the area’s identity;
 - ii. Discouraging uses at grade that do not foster significant activity along the streetscape (e.g., office);
 - iii. Providing large display windows and other features that help foster interaction between activities inside the buildings and the fronting public spaces;
 - iv. Small unit frontages, typically no more than 10 m (32.8 ft.) wide;
 - v. Larger-format commercial units integrated into a small-unit-frontage streetscape by:
 - Concealing the bulk of the large unit behind small independent units; and/or
 - Breaking-up the large unit’s frontage and incorporating features that contribute to an animated, pedestrian-friendly streetscape;
 - vi. Continuous pedestrian weather protection across all shop fronts, together with links to bus stops, parking, and other complementary uses;
 - vii. Pedestrian-oriented signage and lighting;
 - viii. Public art, seating, and other amenities; and
 - ix. Well-maintained, high quality, durable materials and construction.
 - Street-Oriented Residential – Wherever residential uses front onto the Sub-Area’s publicly-accessible, open spaces and streets (including on-site streets and No. 5 Road, but excluding Steveston Highway), and are within 1.5 m (4.9 ft.) of grade, they should have individual front doors (i.e. not just patio doors), stoops/porches, and other entry

features oriented to and directly accessible from the fronting public spaces.

- Steveston Highway – Along Steveston Highway’s high-traffic frontage, incorporate pedestrian-friendly features into the design of fronting buildings to enhance the attractiveness of the greenway and the image of The Gardens as seen from the road, including:
 - i. For commercial uses, significant clear glazing (especially near No. 5 Road), weather protection along shop frontages, decorative lighting, public art, and decorative wall treatments that complement the greenway’s landscape (e.g., natural materials);
 - ii. For residential uses, large balconies and ground floor terraces framed with low decorative walls, shrubs, hedges, and trees designed to present a welcoming image, take advantage of the frontage’s south orientation, and help to mitigate traffic noise and views; and
 - iii. A coordinated signage package designed to complement the development’s “garden city” image.
- c) Residential Noise Mitigation – A development permit application shall require evidence to the satisfaction of the City, the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the traffic noise levels in portions of the dwelling units shall not exceed the following noise levels in decibels (provided that noise level in decibels is the A-weighted 24-hour equivalent (Leq) sound level):
 - For bedrooms: 35 decibels
 - For living, dining, and recreation rooms: 40 decibels
 - For kitchens, bathrooms, hallways, and utility rooms: 45 decibels
 - For outdoor amenity areas: 55 decibels
- d) Residential Amenity Space – Provide common amenities shared by households as per Richmond Official Community Plan (OCP), Schedule 1, EXCEPT THAT for indoor amenity space:
 - 100.0 m² (1,076.4 ft²) minimum of indoor amenity space should be provided for each phase of residential development, provided that the total combined amount of indoor amenity space in the Sub-Area is not required to exceed 300.0 m² (3,229.3 ft²);
 - Where possible, phases of residential development within the Sub-Area are encouraged to combine indoor amenity spaces to facilitate the provision of special recreation amenities (e.g., indoor pool, gymnasium), provided that tenant needs for

other facilities (e.g., multi-purpose space) are not compromised;

- Large units (i.e. in excess of 148.0 m² (1,593.1 ft²)) are not exempt from providing indoor amenity space; and
- Cash in lieu should not be provided in place of indoor amenity space.

8.4.4 Landscape Elements

Enhance the livability and amenity of The Gardens for residents, workers, and visitors, and encourage a positive relationship between the Sub-Area, nearby residents, and the proposed City-owned “agricultural-park”, through the provision of an open space network that includes:

- a) Special Greenway Treatment – Incorporate features into The Gardens’ perimeter greenway along Steveston Highway and No. 5 Road that make it a valued community amenity and effective buffer for traffic noise, dirt, and other impacts, including:
 - Within the public road rights-of-way:
 - i. 2.5 m (8.2 ft.) wide landscaped boulevard at the back of curb, complete with street-lighting (with banner arms and electrical receptacles) and a row of tall-growing street trees planted at 6.0 m (19.7 ft.) on centre; and
 - ii. 3.5 m (11.5 ft.) wide shared pedestrian/bike pathway; and
 - Within a 1.5 m wide rights-of-way registered on the fronting private property:
 - i. Decorative, durable wall at the back of the shared pathway (0.9 m – 1.2 m/3.0 ft. – 3.9 ft. high) retaining a landscaped terrace, complete with low-growing shrubs, groundcover, and a row of tall-growing street trees planted at 6.0 m on centre, together with ramps/stairs (to access The Gardens’ finished internal grade) and street furnishings (e.g., benches) near the Steveston/No. 5 Road intersection and No. 5 Road bus stop.
- b) Agricultural Land Reserve (ALR) Buffer – Protect and enhance the long-term viability of ALR lands north of The Gardens with the establishment of a 3.0 m (9.8 ft.) wide landscaped buffer along the Sub-Area’s entire north edge via a site-specific ALR Buffer Landscape Enhancement & Maintenance Plan aimed at:
 - Discouraging public access (e.g., signage, fencing, changes in grade), except as specifically provided for in the City-

approved "Agricultural-Park Plan" for the adjacent ALR lands;

- Ensuring that any changes in grade between The Gardens and the ALR are accommodated outside the ALR;
- Providing for a visually attractive and vegetated transition between The Gardens and the ALR incorporating a variety of non-invasive ground covers, shrubs, hedges, trees, and complementary landscape features and structures (e.g., decorative retaining walls, ALR entry features and pathways at locations designated by the approved "Agricultural-Park Plan") designed to screen views of the Sub-Area's "below grade" parking structure and extend the "vocabulary" of the ALR landscape into The Gardens development;
- Providing means for ensuring the long-term health and vitality of the ALR Buffer's vegetation with minimal maintenance; and
- Making clear the owner's long-term responsibility for maintenance of the buffer.

c) Riparian Buffer – Protect and enhance a 15.0 m (49.2 ft.) wide Riparian Management Area (RMA) along the Sub-Area's entire Highway 99 frontage via a site-specific RMA Landscape Enhancement & Maintenance Plan aimed at:

- Discouraging public access (e.g., RMA signage, changes in grade);
- Preventing the erection of buildings and structures (e.g., freestanding business signs);
- Ensuring that any alterations to existing grades and vegetation within the RMA are designed to enhance the RMA and avoid undesirable impacts on the watercourse (e.g., sediment);
- Providing for enhancement of the RMA, including native compatible planting, removal of invasive species, and retention of the existing mature hedge;
- Providing for the protection of the RMA during the construction of adjacent areas via the use of sturdy, highly-visible temporary fencing (1.2 m/3.9 ft. high minimum) designed to restrict public access and provide sediment control fencing;
- Providing means for ensuring the long-term health and vitality of the RMA's vegetation with minimal maintenance; and
- Making clear the owner's long-term responsibility for maintenance of the RMA.

d) Public Outdoor Recreation Space – In addition to the Sub-Area's greenway and ALR and RMA buffers, The Gardens

should provide a range of publicly-accessible, passive and active, open space areas and features designed to ensure that the Sub-Area is able to satisfy the diverse recreational needs of its residents, workers, and visitors and establish effective linkages between the development and the proposed City-owned “agricultural-park” to its north, including:

- Amount of Space – Provide at least 0.2 ha (0.5 ac) of publicly-accessible open space in the form of landscaped seating areas, playgrounds, plazas, and gardens, including one sunny, centrally-located, multi-purpose space at least 0.12 ha (0.3 ac) in size.
 - “Gateway” Terrace – Create a public plaza at the Steveston/No. 5 Road intersection in the form of a raised terrace that is:
 - i. At the elevation of the Sub-Area’s publically-accessible, on-site streets and open spaces, and is connected to those spaces by a continuous outdoor, weather-protected walkway at least 2.5 m (8.2 ft.) wide and lined (on one side) with shops, services, and restaurants with narrow frontages, large display windows, and individual units entries;
 - ii. Accessed from the greenway via broad, treed/landscaped stairs and ramps; and
 - iii. Designed to provide a comfortable sunny, seating area, buffered from the fronting streets and offering views of the activity below.
 - Transit Link – Provide a direct pedestrian/cyclist path connecting the No. 5 Road bus stop with the interior of the Sub-Area via a treed/landscaped, weather-protected route lined (on at least one side) by shops, services, and restaurants with narrow frontages, large display windows, and individual units entries.
 - ALR Links – Support the establishment of the proposed City-owned “agricultural-park” north of The Gardens through the provision of linkages and other features, as per the City-approved “Agricultural-Park Plan”.
 - Seasonal Focus – Encourage opportunities for businesses and residents to celebrate the changing seasons through festive features (e.g., Christmas tree, seasonal planting, banners, tree lights), venues for outdoor activities (e.g., farmers’ markets, outdoor dining), and special planting (e.g., berry bushes, fruit trees).
- e) Public Art – Incorporate Public Art into the development of The Gardens, as per the Richmond Public Art Strategy, via legal agreements and a Public Art Plan prepared by the developer and implemented on a phased Development Permit-

by-Development Permit basis (or as otherwise specifically provided for in the Plan).

8.4.5 Parking and Services

Encourage parking, loading, and related strategies that balance objectives for transit- and pedestrian-oriented development with the demands of Ironwood's highway proximity through the provision of:

- a) Vehicle Access to the Sub-Area – Restrict vehicle access, exclusive of emergency vehicle access, along the Sub-Area's Steveston Highway and No. 5 Road frontages, except as follows:
 - One location (right-in/right-out access) on Steveston Highway at the Sub-Area's publicly-accessible street (i.e. secured via a rights-of-way), pending approval from Ministry of Transportation and Infrastructure (MOTI);
 - One location (all directional access with a full traffic signal) on No. 5 Road at the Sub-Area's publicly-accessible street (i.e. secured via a rights-of-way); and
 - One location (right-in/right-out access) on No. 5 Road, mid-block between Steveston Highway and the Sub-Area's publicly-accessible street (i.e. secured via a rights-of-way).
- b) Parking Reductions – For any reductions in the minimum number of parking spaces required under the Zoning Bylaw resulting from Transportation Demand Management (TDM) measures (not to exceed a reduction of 10% for residential uses) and/or shared commercial and resident visitor parking, the following measures should be provided within the Sub-Area:
 - A minimum of two and up to a maximum of four co-op vehicles, as determined via consultation with applicable co-op vehicle program operators, together with one on-site parking space for each vehicle (either on the street connecting No. 5 Road and Steveston Highway or an alternate location that better meets the needs of the program);
 - Two transit shelters, the location of which shall be determined by the City;
 - For non-residential uses, one end-of-trip bicycle facility co-located with the Sub-Area's required long-term (i.e. Class 1) bicycle parking and with complementary recreational uses, if they exist, including for each gender a minimum of:
 - i. 1 sink and grooming station, including a counter, mirror, and electrical outlet;
 - ii. 1 handicapped-accessible toilet;
 - iii. 2 showers; and
 - iv. 10 clothing lockers; and

- For residential uses, a 15% subsidy toward 2-zone monthly transit passes for one year, to be provided “on demand” to a maximum of one such pass-subsidy per dwelling unit.
 - For any other reductions in the minimum number of parking spaces required under the Zoning Bylaw, such reductions:
 - i. Should be substantiated by a Parking Study prepared by a registered professional engineer to the satisfaction of the City; and
 - ii. May be conditional on the developer’s provision of TDM or other measures not otherwise provided as part of the subject development.
- c) Discrete Parking & Loading – Locate parking and loading to encourage a safe and attractive streetscape and minimize conflicts with traffic entering/exiting the Sub-Area by:
- Designing the Sub-Area’s on-site streets (i.e. not No. 5 Road or Steveston Highway) to accommodate vehicle loading, except for loading that could impair the attractiveness of the streetscape or the safety or effectiveness of traffic operations (e.g., due to the need for vehicle manoeuvring/backing or direct vehicle access to receiving, storage, or waste/recycling uses);
 - Along the Sub-Area’s on-site streets, discouraging driveway access to parking garages or off-street loading (i.e. contained within a building):
 - i. Within 30.0 m (98.4 ft.) of Steveston Highway or No. 5 Road; and
 - ii. At visually prominent locations, such as at street-ends or near open space amenities;
 - For parking garage and loading area driveways/building entries, mitigating their potential impact on the streetscape by minimizing their widths, orienting them away from public areas and sensitive uses (e.g., residential, outdoor restaurant dining), screening them with architectural and landscape features, and designing/finishing them to complement the scale, character, materials, and quality of the building/streetscape in which they are located (including screening from view from the street any ceiling areas treated with spray-on insulation).
- d) Collective Parking and Loading – Encourage parking, long-term bicycle parking, and loading spaces serving non-residential uses to be provided and used collectively by two or more lots within the Sub-Area, provided that:
- The total number of spaces provided is not less than the sum of the requirements for the various individual uses;

- Parking spaces and bicycle parking spaces are typically not located more than 150.0 m (492.1 ft.) from the building or use they are intended to serve;
- Long-term bicycle parking is co-located with end-of-trip facilities;
- Loading spaces are convenient to the uses they are intended to serve, in order to discourage loading activities in undesignated locations; and
- Adequate public and private access for vehicles and pedestrians is provided.”

e) Repealing Appendix 1, Bicycle Parking and End of Trip Facilities.

1.3 Updating the Table of Contents, page and section numbers, and document formatting as required to accommodate the identified bylaw amendments.

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8531**”.

FIRST READING

SEP 28 2009

A PUBLIC HEARING WAS HELD ON

OCT 19 2009

SECOND READING

OCT 19 2009

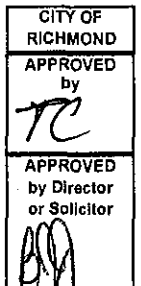
THIRD READING

OCT 19 2009

OTHER REQUIREMENTS SATISFIED

JUL 20 2011

ADOPTED

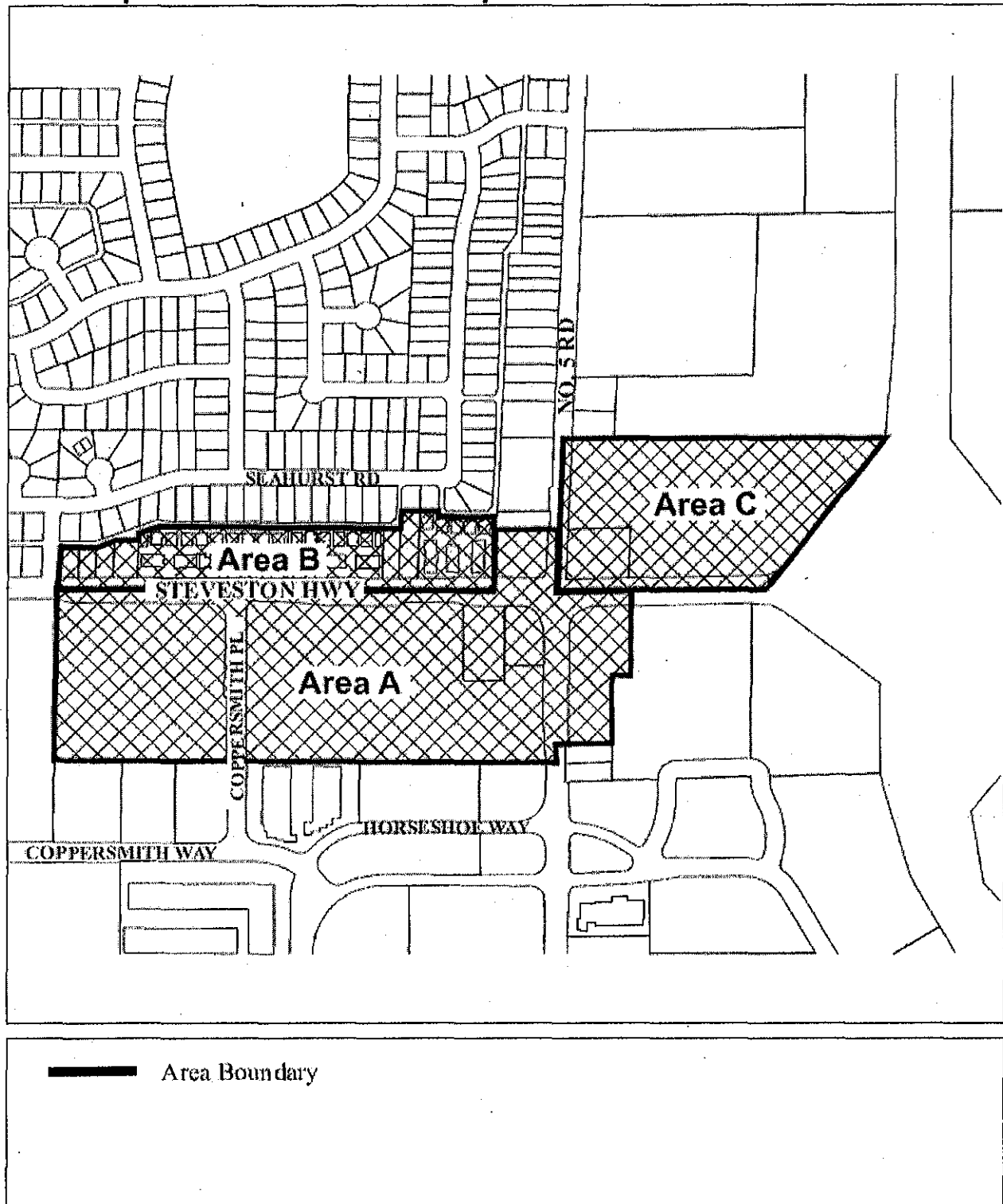


MAYOR

CORPORATE OFFICER

CNCL-112

Development Permit Area Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8532 (RZ 08-450659)
12011 STEVESTON HIGHWAY AND 10620, 10640 & 10800 NO. 5 ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 291.210 thereof the following:

"291.210 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/210)"

The intent of this zoning district is to accommodate medium density, mixed commercial/residential uses, together with a density bonus for the provision of affordable housing and community use.

291.210.1 PERMITTED USES

The following **uses** are permitted PROVIDED THAT **residential uses** are not located in whole or in part on the first **storey** of a **building** (excluding **building** entrance lobbies) which is located within 65.0 m (213 ft.) of a **property line** abutting Steveston Highway and 90.0 m (295 ft.) of a **property line** abutting No. 5 Road:

ASSEMBLY;
BOARDING & LODGING;
CARE FACILITY;
COMMERCIAL ENTERTAINMENT;
COMMUNITY USE;
CONGREGATE CARE FACILITY;
CONGREGATE HOUSING;
EDUCATIONAL INSTITUTION;
HOME OCCUPATION;
LIVE/WORK UNIT, as defined by Section 291.210.8
MULTIPLE-FAMILY DWELLING;
MIXED COMMERCIAL/RESIDENTIAL USE;
OFFICE;
PRIVATE EDUCATIONAL INSTITUTION;
STUDIO for artist, display dance, radio, television or recording;
RECREATION FACILITY;
TOWNHOUSES;
ACCESSORY USES, BUILDINGS & STRUCTURES.

The following additional **uses** are permitted PROVIDED THAT the **use** is located in whole or in part on the first **storey** of a **building**, and each individual business is a maximum of two **storeys** in height and has a maximum **gross leasable floor area** not exceeding 929.0 m² (10,000 ft²):

ANIMAL HOSPITAL or CLINIC;

CHILD CARE;

FOOD CATERING ESTABLISHMENT, but excluding **banquet hall facility** and drive-in restaurant;

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers, motorcycles or boats.

The following additional **uses** are permitted PROVIDED THAT the **use** is located in whole or in part on the first **storey** of a **building** and the **use** is located within 70.0 m (230 ft.) of a **property line** abutting Steveston Highway:

GROCERY STORE, limited to one store with a maximum **gross leaseable floor area** not exceeding 3,252.0 m² (35,005 ft²);

DRUGSTORE, limited to one store with a maximum **gross leaseable floor area** not exceeding 1,858.0 m² (20,000 ft²).

The following additional **use** is permitted, PROVIDED THAT the **use** is not located within 200.0 m (656 ft.) of a **property line** abutting No. 5 Road:

HOTEL.

291.210.2 PERMITTED DENSITY

- .01 Subject to subsection .04 and .05 herein, the maximum **Floor Area Ratio** shall be "1.0".
- .02 Despite subsection .01, the reference to "1.0" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "1.30" if the owner:
 - a) Provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 5% of the total maximum **Floor Area Ratio** used for **Residential Use**; and
 - b) Has entered into a **housing agreement** for the **affordable housing units** with the City and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice in the **Land Title Office**.
- .03 Despite subsection .02, the reference to "1.30" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "1.43" if the owner provides:
 - a) A minimum 372.0 m² (4,000 ft²) of City **community use space**.

- .04 The total floor area **used** for **residential use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve shall not exceed 53,511.0 m² (576,007 ft²).
- .05 For the purpose of Section 291.210.2, **Floor Area Ratio** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of **subdivision**, provided that the maximum total combined floor area within the area does not exceed 56,511.0 m² (608,299 ft²).
- .06 For the purpose of Section 291.210.2, the following items are not included in the calculation of maximum **Floor Area Ratio**:
 - a) **Amenity Space**, provided that the total floor area **used** for **Amenity Space** within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve does not exceed 800.0 m² (8,611 ft²);
 - b) **Public Amenity Space**;
 - c) Loading, bicycle, garbage; and recycling facilities located within an enclosed parking area;
 - d) Common stairwells and common elevator shafts (except that they are counted once on the ground floor);
 - e) Common mechanical, heating, ventilation, electrical, telephone, and air conditioning service rooms that are not habitable space:
 - i. With no floor area limits if they are located within an enclosed parking area; or
 - ii. With a maximum floor area of 100.0 m² (1,076 ft²) per **building** if they are located outside the enclosed parking area, unless a mechanical engineer can demonstrate and certifies that a larger floor area is required (e.g., for geo-thermal and other green infrastructure that requires a larger electrical/service area).

291.210.3 MAXIMUM LOT COVERAGE:

- .01 Subject to subsection .02 herein, the maximum **Lot Coverage** shall be:
 - a) For **buildings, structures**, and non-porous surfaces, including landscaped roofs over parking spaces situated below the lowest habitable floor of the **building**: 90% maximum
 - b) For **buildings**, excluding landscaped roofs over parking spaces situated below the lowest habitable floor of the **building**: 50% maximum
 - c) Restricted to **landscaping** with live plant material: 15% minimum

- .02 For the purpose of subsection .01, **Lot Coverage** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of subdivision.

291.210.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Roads** Setbacks: 3.0 m (10 ft.), EXCEPT THAT:

- a) For Highway 99: 15.0 m (49 ft.);
- b) For Steveston Highway and No. 5 Road: 6.0 m (20 ft.), EXCEPT THAT:
 - i. Portions of a **building** which have a **building height** less than 9 m (30 ft.), may project into the **public road** setback, but shall be no closer to a property line than:
 - (i.) For **residential** uses: 4.5 m (15 ft.);
 - (ii.) For all other **uses**: 3.0 m (10 ft.);
 - ii. A parking **structure** may project into the **public road** setback, but shall be no closer to a **property line** abutting Steveston Highway or No. 5 Road than 1.5 m (5 ft.), PROVIDED THAT:
 - (i.) The height of the parking **structure** does not exceed 1.5 m (5 ft.), above the highest elevation of the crown of the sidewalk abutting the **lot**;
 - (ii.) The roof and exterior walls of the parking **structure** must be landscaped or screened by a combination of trees, shrubs, ornamental plants, lawn and/or decorative architectural treatments as specified by a Development Permit approved by the City.

- .02 **Side & Rear Yards:**

- a) For **Side & Rear Yards** abutting the Agricultural Land Reserve, the minimum setback shall be: 6.0 m (20 ft.), EXCEPT THAT:
 - i. A parking **structure** may project into the **side & rear yard** abutting the Agricultural Land Reserve, but shall be no closer to a **property line** than 3.0 m (10 ft.), PROVIDED THAT:
 - (i.) The height of the parking **structure** does not exceed 2.5 m (8 ft.) above the **finished site grade** of the abutting Agricultural Land Reserve **lot**;
 - (ii.) The roof and exterior walls of the parking **structure** must be landscaped or screened by a combination of trees, shrubs, ornamental plants, groundcover, and/or architectural treatments, as specified by a Development Permit approved by the City.

- b) For all other **Side & Rear Yards**, the minimum setback shall be: 3.0 m (10 ft.) EXCEPT THAT:
 - i. A parking **structure** may project into the **side yard** or **rear yard** setback up to the **property line**. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants, groundcover, and/or architectural treatments, as specified by a Development Permit approved by the City.
 - ii. Cantilevered roofs, unenclosed fireplaces, chimneys, bay windows, and unenclosed balconies forming part of the **building** may project into the minimum setback for a distance of not more than 0.9 m (3 ft.).
 - iii. There is no minimum setback for decorative landscape structures, as specified by a Development Permit approved by the City.

291.210.5 MAXIMUM HEIGHTS

- .01 For **Buildings**: 20.0 m (66 ft.), but containing not more than 4 **storeys** over a parking **structure**, EXCEPT THAT:
 - a) For **buildings** located more than 90.0 m (295 ft.) from a property line abutting No. 5 Road: 25.0 m (82 ft.), but containing not more than 6 **storeys** over a parking **structure**;
- .02 **Accessory Building & Structures**: 9.0 m (30 ft.).

291.210.6 OFF-STREET PARKING

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT:
 - a) On-site parking and loading requirements shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of subdivision; and
 - b) Off-street parking shall be provided at the following rate for LIVE/WORK UNIT, as defined by Section 291.210.8: 1.9 parking stalls per LIVE/WORK UNIT.

291.210.7 MINIMUM LOT SIZE

- .01 A **lot** created through subdivision shall have a minimum **lot** area of 3,000.0 m² (32,293 ft²).

291.210.8 LIVE/WORK UNITS

- .01 A **LIVE/WORK UNIT** is a **dwelling unit** that may be **used** as a **home occupation** together with studio for artist, dance, radio, television or recording PROVIDED THAT:
- a) The **dwelling unit** has an exterior access at grade;
 - b) A maximum of 1 non-resident employee is permitted; and
 - c) The **dwelling unit** is designed to reflect the mixed-use character of the intended use.

291.210.9 SIGNAGE

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Downtown Commercial District (C7)" EXCEPT THAT:
- a) A Projecting Sign or Canopy Sign shall not be higher than the first habitable **storey**;
 - b) For Facia Signs situated above the first habitable **storey**, the maximum total combined sign face area on a **building** shall be 20 m² (215 ft²);
 - c) For Freestanding Signs within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of subdivision:
 - i. Maximum number of signs: 2;
 - ii. Maximum total combined area of the signs, including all sides used for signs: 50.0 m² (538 ft²);
 - iii. Maximum height, measured to the **finished site grade** of the lot upon which the sign is situated: 9.0 m (30 ft.);
 - iv. Maximum width, measured horizontally to the outer limits of the sign, and any associated structure, at the widest point: 3.0 m (10 ft.);
 - v. Maximum **public road** setback from Steveston Highway: 70.0 m (230 ft.)."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/210)**:

That area shown as cross-hatched on "Schedule A attached to and forming Part of Bylaw No. 8532".

3. This Bylaw is cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8532"**.

FIRST READING

SEP 28 2009

A PUBLIC HEARING WAS HELD ON

OCT 19 2009

SECOND READING

OCT 19 2009

THIRD READING

OCT 19 2009

OTHER REQUIREMENTS SATISFIED

JUL 20 2011

MINISTRY OF TRANSPORTATION &
INFRASTRUCTURE APPROVAL

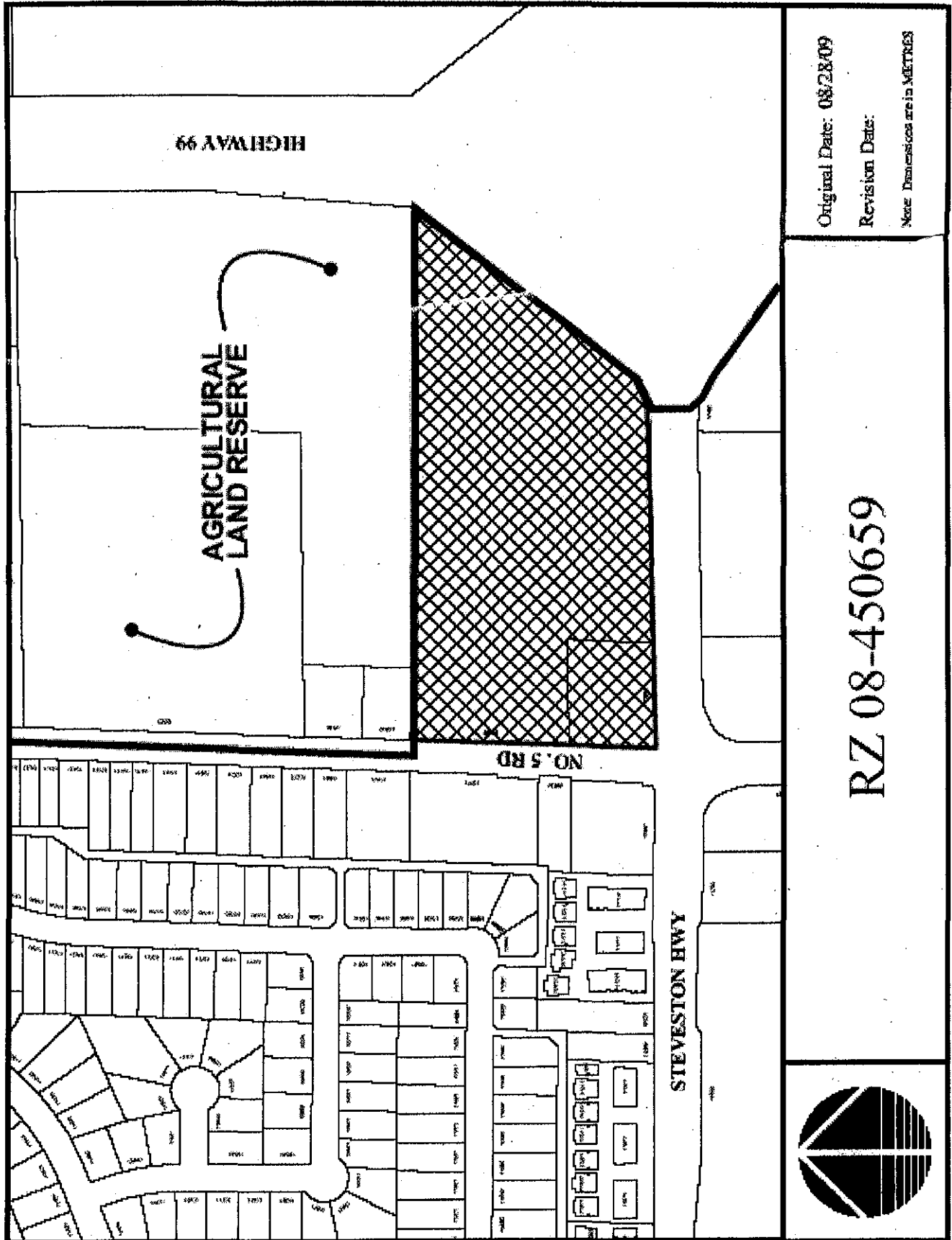
APR 29 2011

ADOPTED

MAYOR

CORPORATE OFFICER





Original Date: 08/28/09
Revision Date:
Note: Dimensions are in METRES

RZ 08-450659



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8661 (RZ 08-434086)
8471 WILLIAMS 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 **MEDIUM DENSITY TOWNHOUSES (RTM1)**.

P.I.D. 003-490-343

Lot 2 Section 28 Block 4 North Range 6 West New Westminster District Plan 18218

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8661"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 25 2010

NOV 15 2010

NOV 15 2010

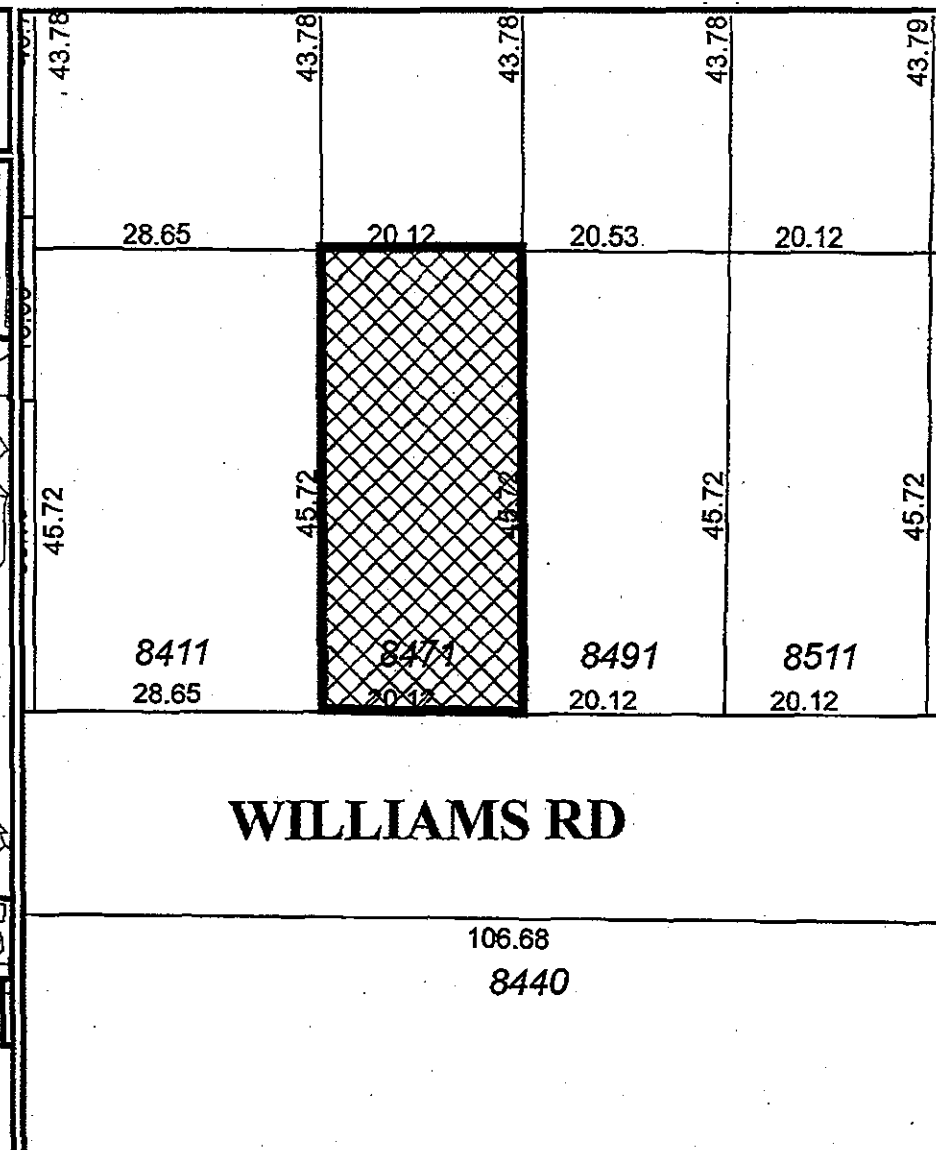
NOV 15 2010

JUL 19 2011



MAYOR

CORPORATE OFFICER



RZ 08-434086

Original Date: 08/12/08

Revision Date: 10/04/10

Note: Dimensions are in METRES

CNCL-124



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8662 (ZT 10-517847)
4460 BROWN ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing "Section 24.4.6 Yards & Setbacks" in "Religious and Education (ZIS4) Aberdeen Village (City Centre)" and replacing it with the following text:

"24.4.6 Yards & Setbacks

1. The minimum **front** and **rear yard** is 3.0 m.
 2. The minimum **interior side yard** is 3.0 m."
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8662"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 08 2010

DEC 20 2010

DEC 20 2010

DEC 20 2010

JUL 20 2011



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8671 (RZ 10-538153)
11880 RAILWAY AVENUE**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/C)**.

P.I.D. 028-267-672

Lot A Section 12 Block 3 North Range 7 West New Westminster District Plan BCP 45218

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8671"**.

FIRST READING

FEB 28 2011

A PUBLIC HEARING WAS HELD ON

MAR 21 2011

SECOND READING

MAR 21 2011

THIRD READING

MAR 21 2011

OTHER REQUIREMENTS SATISFIED

JUL 12 2011

ADOPTED

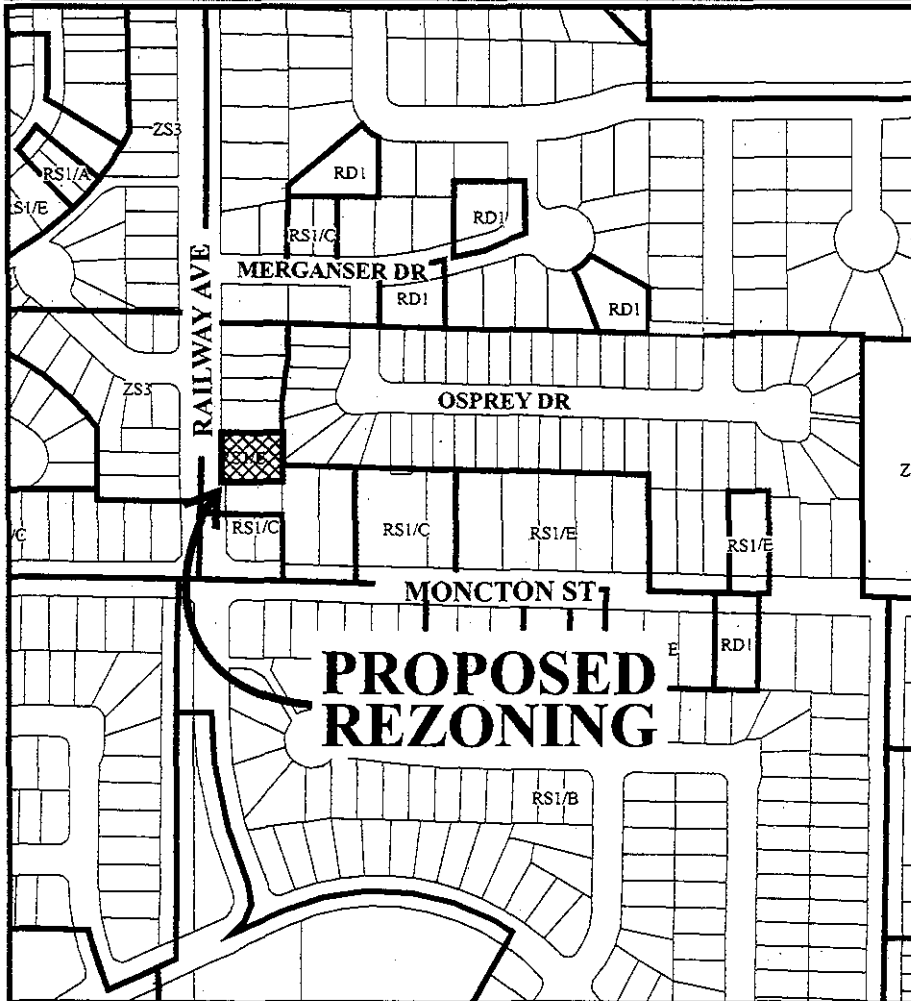
MAYOR

CORPORATE OFFICER



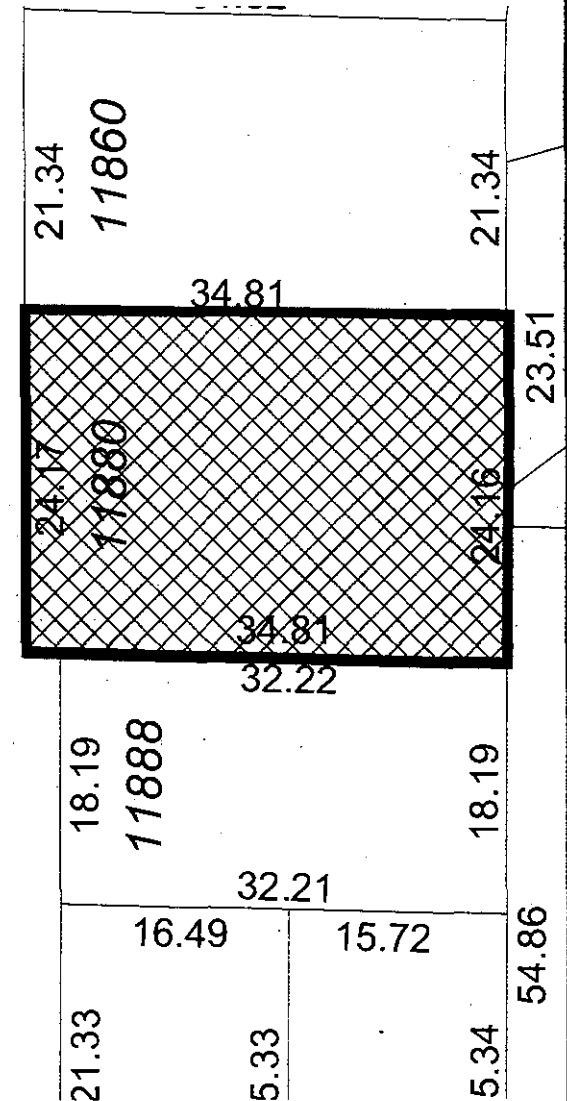


City of Richmond



29.91 13.50 13.50 13.50

RAILWAY AVE



CNCL-128



RZ 10-538153

Original Date: 07/26/10

Revision Date: 02/08/11

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8726 (RZ 10-544588)
6451 BLUNDELL 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 **COACH HOUSE (RCH)**.

P.I.D. 003-937-402

The West Half of Lot 2 Except:

Firstly: Part Subdivided by Plan 43029 And

Secondly: Part Subdivided by Plan 43848

Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8726"**.

FIRST READING

MAR 28 2011

A PUBLIC HEARING WAS HELD ON

APR 18 2011

SECOND READING

APR 18 2011

THIRD READING

APR 18 2011

OTHER REQUIREMENTS SATISFIED

JUL 19 2011

ADOPTED

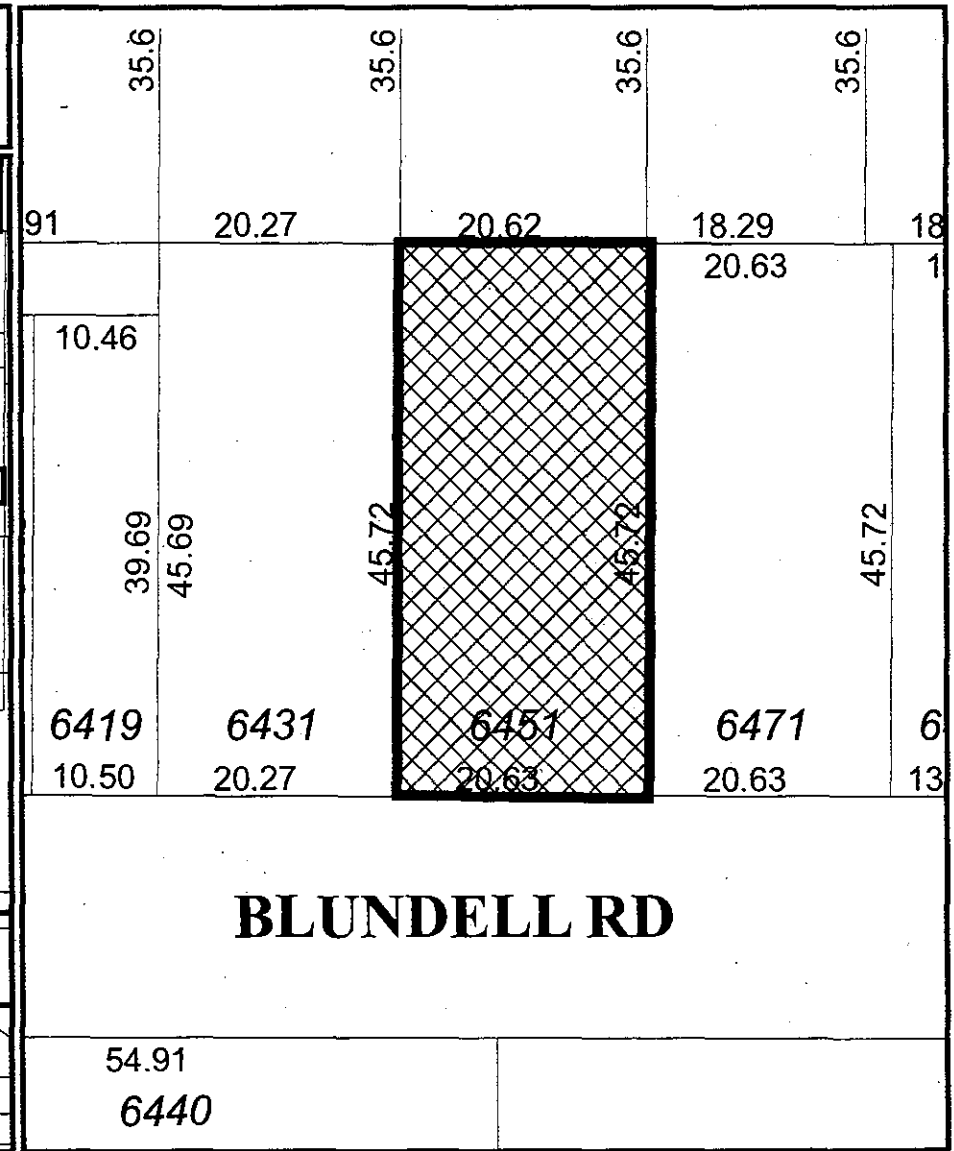
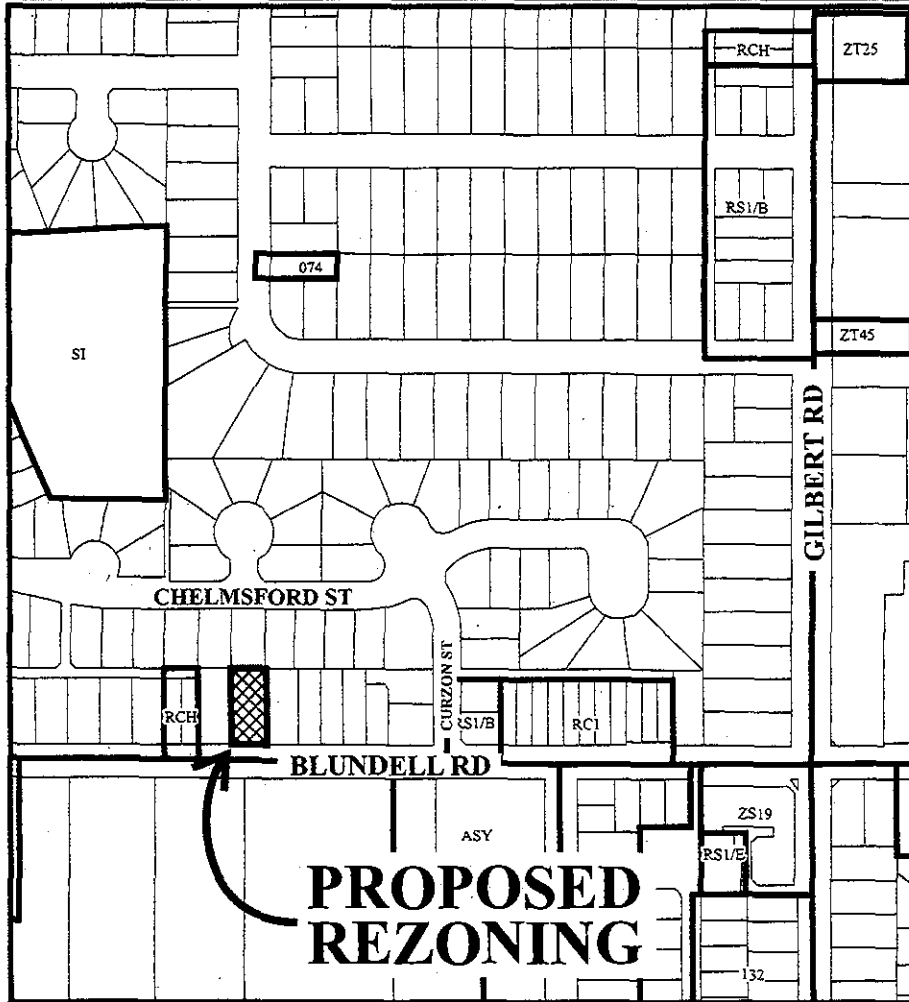


MAYOR

CORPORATE OFFICER



City of Richmond



CNCL 130



RZ 10-544588

Original Date: 09/13/10

Revision Date: 02/24/11

Note: Dimensions are in METRES



Development Permit Panel

Wednesday, July 13, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Parks and Recreation
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded.

That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 29, 2011, be adopted.

CARRIED

2. Development Permit 09-506909

(File Ref. No.: DP 09-506909) (REDMS No. 03191807)

APPLICANT: W.T. Leung Architects Inc.

PROPERTY LOCATION: 6331 and 6351 Cooney Road

INTENT OF PERMIT:

Permit the construction of a 14-story tower with roof deck containing 77 apartment dwellings and 2 live/work units at 6331 and 6351 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".

Applicant's Comments

Mr. Leung, Architect, W.T. Leung Architects Inc., provided the following details regarding the proposed 14-storey residential tower, with 77 apartment units, plus two live/work residential units fronting Cooney Road:

- 40% of the apartment units are two bedrooms, and will appeal to families;
- there is to be a 7.5 metre-wide lane along the south property line to link with a future north/south lane parallel to Cooney Road;

Development Permit Panel
Wednesday, July 13, 2011

- to the north of the subject site is a 14-storey residential tower and it is separated from the proposed development by 116 feet, or approximately 36 metres, more than the zoning bylaw requirement;
- the three-storey parkade fronts Cooney Road, and the lower storeys are hidden behind the live/work units;
- a landscaped terrace is featured on the roof deck and provides a children's play area, seating areas for parents/guardians, and urban garden plots for cultivation by residents;
- one indoor amenity area is on the ground level, near the lobby, and another indoor amenity area is part of the fourth level, and is directly linked to the roof deck's outdoor amenity area;
- the roof of the low rise portion of the proposed development is treated with textured gravel designs;
- brick masonry is incorporated as a façade material on the lower elevation;
- the north portion of the tower features window elements; and
- provision exists for a future public art installation on the ground level.

Staff Comments

Wayne Craig, Program Coordinator-Development, advised that staff supports the application and noted the refinement of the building design. He added that the proposed development includes 10 adaptable units that allow for conversion with aging-in-place features. Mr. Craig noted that the primary vehicular access is along the south property line, from the new lane, and that the lane will provide for access to another, future development, to the south of the subject site.

Panel Discussion

Discussion ensued among the Panel, Mr. Craig and Mr. Leung, and the following advice was provided:

- there is an existing sanitary line along the south property line of the adjacent property to the north, and a private driveway for the neighbouring property, not a public lane, is also located there;
- the setbacks comply with the requirements of the zoning bylaw, and in the City Centre it is not uncommon to have zero metre sideyard setbacks;
- details of the rooftop outdoor amenity area include: (i) a garden; (ii) a lawn area; (iii) a play area; (iv) a paved area appropriate for a barbeque; (v) a seating area that can accommodate large shade umbrellas; (vi) and landscaped edges;
- the ground floor plan includes: (i) a water feature on either side of the front entrance; (ii) a footbridge spanning the water; (iii) and a corner space that could accommodate a future public art feature; and

- regarding privacy for residents of the residential tower to the north of the proposed development, the proposed building is setback, there is no parking on the roof of the proposed parkade, and tall planting and a green wall along the parkade wall will alleviate views from the lower apartment units in the adjacent tower; in addition to a green wall and windows in the stairwell of the parkade, there will be a planter box pattern to animate the parkade façade.

Gallery Comments

Gary Cross, 503-8238 Saba Road, commented that as a resident of the City Centre he lives in an area undergoing a lot of development, and he expressed the following concerns:

- (i) the untidy and unappealing appearance of the subject site, including graffiti on the 12 foot hoarding erected around the site, and the City's requirements of the applicant/developer to tidy the site and the surrounding area;
- (ii) disruption of the neighbourhood, including the creation of dust, for the prolonged period of the construction phase;
- (iii) construction companies may not respect the City's noise bylaw and may use heavy power tools late into the night and early on Sunday mornings; and
- (iv) the inconvenience of closed sidewalks in the Saba Road neighbourhood during construction and, if sidewalks are available to pedestrians, the wooden structure around and over them may not be outfitted with lights to improve pedestrians' vision.

In response to the Chair's direction to address Mr. Cross' concerns, Mr. Leung remarked that:

- (i) he would advise his client that the subject site needs to be weeded and tidied up;
- (ii) his client does not desire a long construction period, so the neighbourhood should not be disrupted for more than 27 to 30 months preload and construction;
- (iii) dust should be addressed by the contractors responsible for (i) the preload process, and (ii) the construction period, and there is provision in the tender for water to be applied to the site to mitigate any dust problem;
- (iv) general contractors hired to construct the development should adhere to the hours of construction as outlined in the City's noise bylaw; and
- (v) hoarding to protect pedestrians during construction is painted white on the interior, and will be lit, to enhance sight, and overall protection.

The Chair advised that, in terms of graffiti, the City sets standards for clean-up, and that when a complaint call is received, the City acts to ensure that within 24 hours of the call those responsible for the graffiti surface eradicates the graffiti. He added that if this procedure is not followed, City workers are dispatched, and the cost of the clean up is charged back to those responsible for the graffiti surface.

The Chair directed Mr. Leung to advise his client regarding the solutions to Mr. Cross's concerns, and added that, if the City receives a complaint call from a resident regarding construction sites not adhering to the noise bylaw, enforcement officers are dispatched.

Mr. Wang, 101-8288 Saba Road, stated that he is a resident of the residential tower to the north of the subject site, and that he is concerned that an engineering, or a geotechnical, problem has led to the sinking of the land beneath his tower. He remarked that when his tower was built the surrounding walkway was flat, but that the south side of his tower has sunk, and the walkway was repaved but is sinking again.

Mr. Wang concluded his remarks by commenting that if the proposed 14-storey residential tower is built to the south of the tower where he lives, he is concerned that the pre-load and the construction phases would create more trouble regarding the sinking problem.

Mr. Craig advised that as part of the City's building permit process a geotechnical report, by a certified professional engineer, must be done to detail how the site, and neighbouring sites, will be impacted by construction. This standard procedure provides geotechnical assurance for construction safety.

The Chair advised that the geotechnical concerns outlined in Mr. Wang's two pieces of correspondence (attached to these Minutes as Schedule 2 and Schedule 3), outlining concerns regarding settlement of his residential tower, would be reviewed in the building permit process.

Further, the Chair directed staff to keep Mr. Wang informed of the process as it moves forward.

Mr. Leung stated that as part of a development's normal procedure, adjacent sites can allow a developer to conduct a survey of their buildings, and to use monitoring equipment on their buildings, to assess the impact on surrounding sites before, during and after the pre-load period.

In response to a query from the Chair regarding the preload, Mr. Leung advised that: (i) the proposed development sits on a foundation, not below the street elevation; and (ii) the height of the preload on the subject site will vary.

Walter Debruse, 6280 Cooney, accompanied by one of his Cooney Road neighbours, stated his concern that the backyard of his single-family residence across the street from the subject site already experiences significant shading, and that the proposed development will add to the shadowing problem, and further affect the lack of sunshine that reaches his garden.

Discussion regarding shadowing ensued among the Panel, Mr. Leung, and Mr. Craig, and the following comments were made:

- the architect measured a 45 degree sun angle thrown by the proposed development;
- typically there is a minimum 24 metres required between residential towers as outlined in the Official Community Plan (OCP), with road width providing substantial separation; and

- in this case the minimum building setbacks exceed those in the OCP.

Correspondence

Bill Lai, 8238 Saba Road (Schedule 1)

Mr. Craig stated that Mr. Lai's concern regarding view and privacy issues had been addressed during the discussion.

Mr. S. Wang, #1001-8288 Saba Road (received July 11, 2011)(Schedule 2)

Mr. S. Wang, #1001-8288 Saba Road (received July 12, 2011)(Schedule 3)

Mr. Craig advised that Mr. Wang was in attendance, and that his concern regarding settling had been discussed.

Panel Discussion

There was agreement that the design elements, including the generous amenity space, the rooftop gardens, and the live/work units, demonstrated that much thought had gone into the design of the proposed development, and that there would be minimum impact on the adjacent residential tower, due to the distance between the two structures.

The Chair noted that staff would follow up on the settlement concern stated by Mr. Wang, and that all comments by speakers were a matter of record.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 14-story tower with roof deck containing 77 apartment dwellings and 2 live/work units at 6331 and 6351 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".

CARRIED

3. Development Permit 10-538908

(File Ref. No.: DP 10-538908) (REDMS No. 3193121)

APPLICANT: Doug Massie Architect of Chercover Massie & Associates Ltd.

PROPERTY LOCATION: 8851 Heather Street

INTENT OF PERMIT:

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Zoning Bylaw 8500 to:
 - a) Reduce minimum interior side yard from 7.5 m to 1.2 m

CNCL-1355.

- b) Reduce the minimum public road parking setback from 3 m to 1.5 m
- c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

Applicant's Comments

Doug Massie, Architect, Chercover Massie & Associates Architecture and Engineering, spoke on behalf of the applicant, and provided the following details regarding the proposed two-storey child care facility for approximately 60 children, located on Heather Street, across from Dolphin Park:

- the site is zoned for “assembly use”, currently contains a vacant church building, and does not require a rezoning application;
- the proposed building measures approximately 492 square metres, on a site measuring 1,103 square metres;
- the proposed building includes child care rooms on the ground floor for the youngest children, and child care rooms on the second floor for children aged three to five years of age, with an outdoor children’s play area in the rear yard that can accommodate 40 children at one time;
- a front surface parking area meets the bylaw requirements;
- the landscape plan includes generous landscaping on, and around, the site;
- the outdoor children’s play area was designed by the landscape architect;
- the City’s Advisory Design Panel reviewed the project on two separate occasions, and the building design was changed to make its appearance more ‘friendly’, by including such elements as a sloped roof, with gabled ends;
- building materials include brick and stucco, with a colour palette that includes appropriate colours such as sand, grey, white and brown;
- regarding adjacency, there are two new single-family subdivision developments, to the north and to the south of the subject site, fronting Heather Street, and across the street, to the east of the subject site is the City-owned Dolphin Park;
- the applicant has a licensing agreement with the City, to permit children in the care of the proposed child care centre to use Dolphin Park;
- the applicant recently became aware of concerns expressed by neighbours regarding the safety hazard presented by the ditch along Heather Street; and
- the applicant is seeking three variances.

Landscape Architect Mark Van Der Zalm drew the Panel’s attention to the following details of the proposed landscaping scheme:

- the scheme reflects the attempt to combine sustainable site priorities and the creation of privacy for a play environment;
- the Heather Street edge buffer screens the surface parking area;

- a continuous Cedar hedge along the north and south edges of the surface parking area provides screening from the neighbours;
- the surface parking area features permeable pavers, as does the main entry plaza;
- canopy trees bordering the parking area will provide shade for parked vehicles;
- the children's play area in the rear yard is fully enclosed with a solid wood fence and lockable gates;
- the rear yard play environment is meant to be an "adventure" area that includes: (i) a small hill; (ii) a lawn space for play; (iii) an open play area featuring rubber paving; and (iv) a wooden deck;
- one existing Japanese maple tree will be retained by transplanting it on site, and two trees that are centrally located, but in poor condition, will be removed; and
- the overall scheme is one of lush, highly programmed landscaping.

Staff Comments

Mr. Craig reported that staff supports the application, and he commended that the applicant, and the design team, on working with staff and members of the Advisory Design Panel, to design a building that is residential in character.

With regard to the requested variances, Mr. Craig noted that:

- the request to reduce the minimum interior side yard is set back similar to variances requested for single-family homes;
- the requests to reduce the minimum public road parking setback and to permit small car parking spaces on the site with less than 31 parking spaces are not related to the proposed building, but to parking;
- if the request to reduce the minimum public road parking setback is granted it would reduce the landscape width along Heather Street, but sufficient room would remain to provide screening; and
- if the request to permit 54% small car parking spaces on the site was granted, it would: (i) ensure that on-site manoeuvrability is not compromised; and (ii) provide enough spaces on site to avoid queuing of cars or parking along Heather Street as parents/guardians dropped off, and picked up, children.

Panel Discussion

In response to a query regarding privacy for single-family homes to the north and south of the proposed building, Mr. Massie advised that the new houses on either side of the subject site are new, and they feature a minimum number of windows on the facades that face the rear yard of the proposed building, thereby ensuring that there would be minimal impact of activity in the building's rear yard on the neighbours.

Mr. Massie added that: (i) the applicant would attempt to have the children in the youngest age category use the rear yard; (ii) there is no overlook issue because access to the second storey balcony is restricted; and (iii) there is minimum overlook from decks.

In response to a query regarding the site's grade, Mr. Massie stated that there will be no change in grade between the subject site and the two single-family lots to the north and south. The neighbouring Heather Street properties are at the flood plain level, and the proposed development meets the existing flood plain requirement.

Gallery Comments

Raj Johal, 8880 Heather Street, submitted (i) a letter, (ii) a petition and (iii) photographs (attached to these Minutes as Schedule 5) to the Panel, and spoke in opposition to the proposed building.

Mr. Johal made the following points:

- the presence of the child care building would increase traffic along Heather Street, between Dolphin Avenue and Francis Road, and the additional car trips per day by parents/guardians of the 60 children at the facility would add to congestion, and create safety concerns, for residents and their children;
- the traffic flow poses a safety concern, due to unknowns such as: (i) will cars be forced to back out of the building's site and onto Heather Street; (ii) will traffic along Heather Street be blocked; and (iii) is there to be a drop off lane;
- the deep ditch that fronts Heather Street at Dolphin Park limits the safety of two-way traffic, and the possibility exists for a car, or child, to fall into the ditch, as the children walk to Dolphin Park, a small park that would have problems if another additional 60 children played there;
- sidewalks are provided on only one half of the west side of Heather Street, and no sidewalks exist on the east side of the street, creating risks with children walking to the proposed building on the road; there is limited street lighting and this further increases danger, especially during winter months; and
- the petition is signed by persons who live in the quiet, single-family residential neighbourhood who believe that the addition of a childcare facility, one that appears to be a "monster home", would negatively impact the feel of the established neighbourhood.

In response to the Chair's request, Mr. Massie addressed Mr. Johal's comments:

- it is anticipated that parents/guardians will arrive at the child care building over a two hour period, between 7:00 and 9:00 a.m, and again from 4:00 to 6:00 p.m., some in car pools, and some on foot, so there should not be any traffic jams;
- the applicant has committed to providing as much parking direction as possible, in order to manage the parking issue, for safety reasons;
- the new streetlight on Heather Street will be retained, but relocated slightly; and

Development Permit Panel
Wednesday, July 13, 2011

- the building was specifically designed in order to equal the scale of other buildings in the area.

Mr. Massie added that St. Alban's Day Care, on St. Alban's Road, is a day care with greater enrolment than that proposed by the applicant, and that the parking count is approximately the same as that required by the applicant, and that St. Alban's cars must go into the driveway, and cannot park on the street.

Panel Discussion

The Chair stated that the Development Permit Panel addresses form and massing, but does not discuss zoning.

In response to the Chair's request for staff comments, Sonali Hingorani, Transportation Engineer and Mr. Craig advised the following:

- parking on site meets the bylaw requirement, and the parking design is intended to prevent vehicles from backing out onto Heather Street; the "sign in" policy of the child care centre requires parents to park, enter the building, and then exit properly, not idle in their vehicles;
- the City's transportation staff is aware of traffic speeding concerns in the area, and a traffic calming survey will be undertaken during the autumn of 2011; depending on the outcome of the survey, traffic calming measures may be implemented, but those are independent of the application for a development permit;
- the City's transportation department is comfortable with the size and characteristics of the parking area for the proposed development, and given the nature of the morning and afternoon peak period of delivery and pick up of children, there will be better dispersal of traffic than if the building was a preschool; and
- the adjacent roadway system has the capacity to accommodate additional traffic generated by the proposed building.

In response to queries from the Panel, Mr. Craig provided the following information:

- the City ultimately plans to construct a continuation of the sidewalk south of the subject site to Francis Road with future development, and recent rezoning of the property to the south of the proposed building allows the City to move forward with the option of addressing traffic safety concerns; and
- the cost of extending the sidewalk on the east side of the street adjacent to Dolphin Park would need to be included in the list of annual capital projects.

In response to further queries, Mr. Massie advised that:

- day care hours are from 7:00 a.m. to 6:00 p.m.; and
- garbage and recycling containers are the size of those used by residents, and are located in an enclosure at the south side of the building, where they would be collected once a week, probably on Saturday to avoid cars parked on site, by a private removal contractor.

Mr. Johal stated that the St. Alban's child care centre could not be compared to the proposed child care centre under discussion, as the features of Heather Street are different from the features of St. Alban's Road.

Mr. Johal concluded his remarks by noting that: (i) it was unclear when sidewalks would be constructed on Heather Street; (ii) potential traffic calming measures would not address the fundamental safety problems he raised; (iii) even over a two hour period for child delivery and pick up, the presence of the ditch makes two cars travelling in two directions, over a two hour period on Heather Street a safety issue; and (iv) with a minimum of seven or eight on-site parking spaces used by child care centre staff he questioned what kind of parking would occur along the street.

Barbara Thomas-Bruzzese, 8700 Dolphin Court, advised that she lives behind the lot of the proposed building, and she expressed her surprise that an applicant was considering building a child care facility for up to 60 children on a street that featured a ditch, and stated her opinion that the idea was not in the best interest of children.

Ms. Thomas-Bruzzese submitted a letter to the Panel (attached to these Minutes as Schedule 6), and made the following remarks:

- the vacant church on the subject site was small, and was used for gatherings not unlike the nature and size of family gatherings, and the site is not an appropriate location for a two-storey child care facility, nor was it an appropriate size for a facility that planned three toddler groups on the ground floor, plus a group of three to five year olds on the second floor;
- she was shocked that the Dolphin Park playground was thought to be an alternative play area, and believed that it was the responsibility of the facility owners to provide a play area, and not use a City park that may not always be available for a large day care group;
- child care facilities range in quality, and children need space inside and outside a facility of this kind, and not an outside space that is a parking lot, where vehicles are required to back up on site in order to access the street;
- Heather Street's ditch runs the entire length of the street, a street that is adequate for one vehicle at a time, but not for two-way traffic; and
- it is appropriate for the applicant to find an alternative location that meets the Zoning bylaw.

The Chair advised that the project meets the Assembly zoning designation of the subject site.

In response to Ms. Thomas-Bruzzese's query regarding at what point will the application go to an agency responsible for child care facilities, Mr. Craig replied that the applicant has been in contact with Vancouver Coastal Health, the entity responsible for childcare licensing.

Mr. Massie further advised that the Community Care Facility Licensing office (CCFL) has been presented with the applicant's plans, including the applicant's development permit application, and the CCFL has had only one or two comments for the applicant.

In response to the Chair's query regarding whether or not the CCFL has presented any roadblocks to the applicant, Mr. Massie advised that: (i) the CCFL had asked questions, but no roadblocks had been presented; and (ii) the interior space exceeds the CCFL requirement with an additional music room incorporated into the building's design.

Correspondence

Raj and Nina Johal, 8880 Heather Street (received July 12) (Schedule 4)

Mr. Johal, 8880 Heather Street (received July 13) (Schedule 5)

Barbara Thomas-Bruzzese, 8700 Dolphin Court (Schedule 6)

Panel Discussion

The Chair noted that: (i) many outstanding questions had been raised; (ii) although staff had invested a lot of thought into the parking, traffic, and safety issues, he wanted to see further consultation with the community before supporting the project.

There was general agreement that such issues as: (i) the adequacy of the parking plan; (ii) the issue of vehicles having to back in/back out; and (iii) accessing Dolphin Park across the road, would benefit from the project being referred back to staff for further examination.

It was noted that achieving agreement on the issues that were raised by the delegates would be challenging, but that the traffic flow, among other issues, had to be clarified. Another comment concerned the fact that City parks, including small ones like Dolphin Park, are available to everyone, including day cares.

In conclusion, the Panel agreed that good work had been done by the applicant, architect, landscape architect, and City staff, and that the project was worth additional work.

Panel Decision

It was moved and seconded

That Development Permit 10-538908 be referred back to staff for further:

- (a) consultation with residents of the neighbourhood; and*
- (b) examination of on-site parking/manoeuvring and pedestrian and vehicle traffic on Heather Street.*

CARRIED

4. New Business

5. Date Of Next Meeting: Wednesday, July 27, 2011

Development Permit Panel
Wednesday, July 13, 2011

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:17 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 13, 2011.

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
July 13, 2009.

To Development Permit Panel	
Date:	July 13, 2011
Item #	2
Re:	2809-506909

		INT
	DW	
✓	GJ	
	KY	
	DR	

July 6, 2011

2060-20-8738


Director,
City Clerk's Office
City of Richmond,
6911 No.3 Road,
Richmond, BC V6Y 2C1

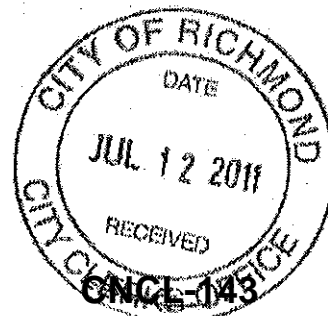
Submissions on Intent of Permit for 6331 and 6351 Cooney Road

We strongly opposed the construction of a 14-story tower with just SIX (6) feet next to the existing 14-story tower dwelling apartment.

It will block the AIR and VIEW for those residents living just next to the new building and it will also affect directly their PRIVACY of living. It is absolutely unnecessary to allow building such a high density environment within such narrow space.

It will not be fair to the residents, the property owners and the tax payers living in the current apartment building.


Bill Lai
8238 Saba Road



Schedule 2 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
July 13, 2009.

CITY OF RICHMOND
INFO CENTRE

To: Director, City of Richmond Clerk's Office

Re: DP 09-506909 at 6331 & 6351 Cooney Road

JUL 11 2011

Attn: David Weber

To Development Permit Panel	
Date:	July 13, 2011
Item #	2
Re:	DP 09-506909


8'25
DW

Dear Officer,

Re permission of a 14-story tower construction in captioned location, we as residents in 8288 Saba Road oppose this proposal for public benefits outlined as below :

Our current resided high-rise tower B specifically has geographic dangerous of further sink incline to the south. Due to construction impropriety of it, the tower sunk in the south side over 2.5 foot in past 10 years. If to build another high-rise aside, definitely our building will be in great danger to further sink and incline into south side. This will harm both existing building and the new tower to build in the south side.

Please have professional architectural engineering authority to check and evaluate.

By Mr. S. Wang 

Owner of Unit 1001, On the Behalf of residents in 8288 Saba Road, Richmond. BC.

e-mail: 8163898@gmail.com ; Tel: 604-816-3898

Schedule 3 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
July 13, 2009.

CityClerk

From: 8163898@gmail.com
Sent: July 12, 2011 12:09 PM
To: CityClerk
Subject: Re: Development Permit 09-506909, (File Ref. No.: DP-09-506909) (REDMS No. 3191807)
Attachments: FS-2010-07.pdf; Sunk 1.jpg; Sunk 2.jpg; Sunk 3.jpg; Sunk 4.jpg; Saba letter.doc; repairing 2.jpg; Repairing.jpg

Categories: 08-4105-20-2009506909 - DP 6331 & 6351 Cooney Road

To Development Permit Panel	
Date:	July 13, 2011
Item #	2
DP-09-506909	

		INT
✓	GI	
	KY	
	DB	

To: Development Permit Panel & Council Chambers
Dear Officers,

This is regarding your council meeting topic No.2 of July 13
(Wed) :

http://www.richmond.ca/cityhall/council/agendas/dpp/2011/071311_agenda.htm

As refer in this e-mail title, we now obtained photos and repair evidence from strata managing company (contact info in the bottom of this e-mail).

Please review our pledging letter (submitted to city hall) below and see attached images for our discussion at the July 13 meeting.

By Mr. S. Wang

Owner of Unit 1001, On the Behalf of residents in 8288 Saba Road, Richmond, BC.

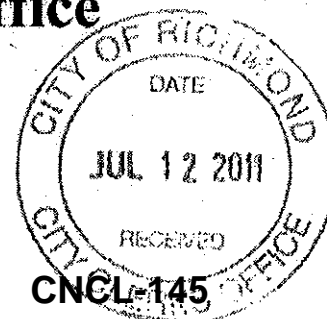
e-mail: 8163898@gmail.com ; Tel: 604-816-3898

To: Director, City of Richmond Clerk's Office

Re: DP 09-506909 at 6331 & 6351 Cooney Road

Attn: David Weber

Dear Officer,



Re permission of a 14-story tower construction in captioned location, we as residents in 8288 Saba Road oppose this proposal for public benefits outlined as below :

Our current resided high-rise tower B specifically has geographic dangerous of further sink incline to the south. Due to construction impropriety of it, the tower sunk in the south side over 2.5 foot in past 10 years. If to build another high-rise aside, definitely our building will be in great danger to further sink and incline into south side. This will harm both existing building and the new tower to build in the south side.

Please have professional architectural engineering authority to check and evaluate.

By Mr. S. Wang

Owner of Unit 1001, On the Behalf of residents in 8288 Saba Road, Richmond, BC.

e-mail: 8163898@gmail.com ; Tel: 604-816-3898

Re:

Development Permit 09-506909

(File Ref. No.: DP 09-506909) (REDMS No. 3191807)

APPLICANT:

W.T. Leung Architects Inc.

PROPERTY LOCATION:

6331 and 6351 Cooney Road

INTENT OF PERMIT:

Permit the construction of a 14-story tower with roof deck containing 77 apartment dwellings and 2 livework units at 6331 and 6351 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".

From: [Simon Wang](mailto:Simon.Wang)

Sent: Tuesday, July 12, 2011 11:37 AM

To: 8163898@gmail.com

Subject: LMS2970 - CONCRETE PAVERS REPAIRS

Hi, Mr. Wang

Please find attached the invoice and photos regarding the pavers repairs project.


Simon Wang

Strata Manager

Baywest Management Corp.

301 - 1196 West Broadway Vancouver, BC V6H 3X5

direct 604.714.1535
fax 604.592.3687
email swang@baywest.ca | baywest.ca

 Please consider the environment before printing this e-mail.
This email is confidential and/or legally privileged. The information is intended only for the use of the individual or company named in the email. If you are not the intended recipient, please delete this message immediately and destroy any printed copies that may exist.



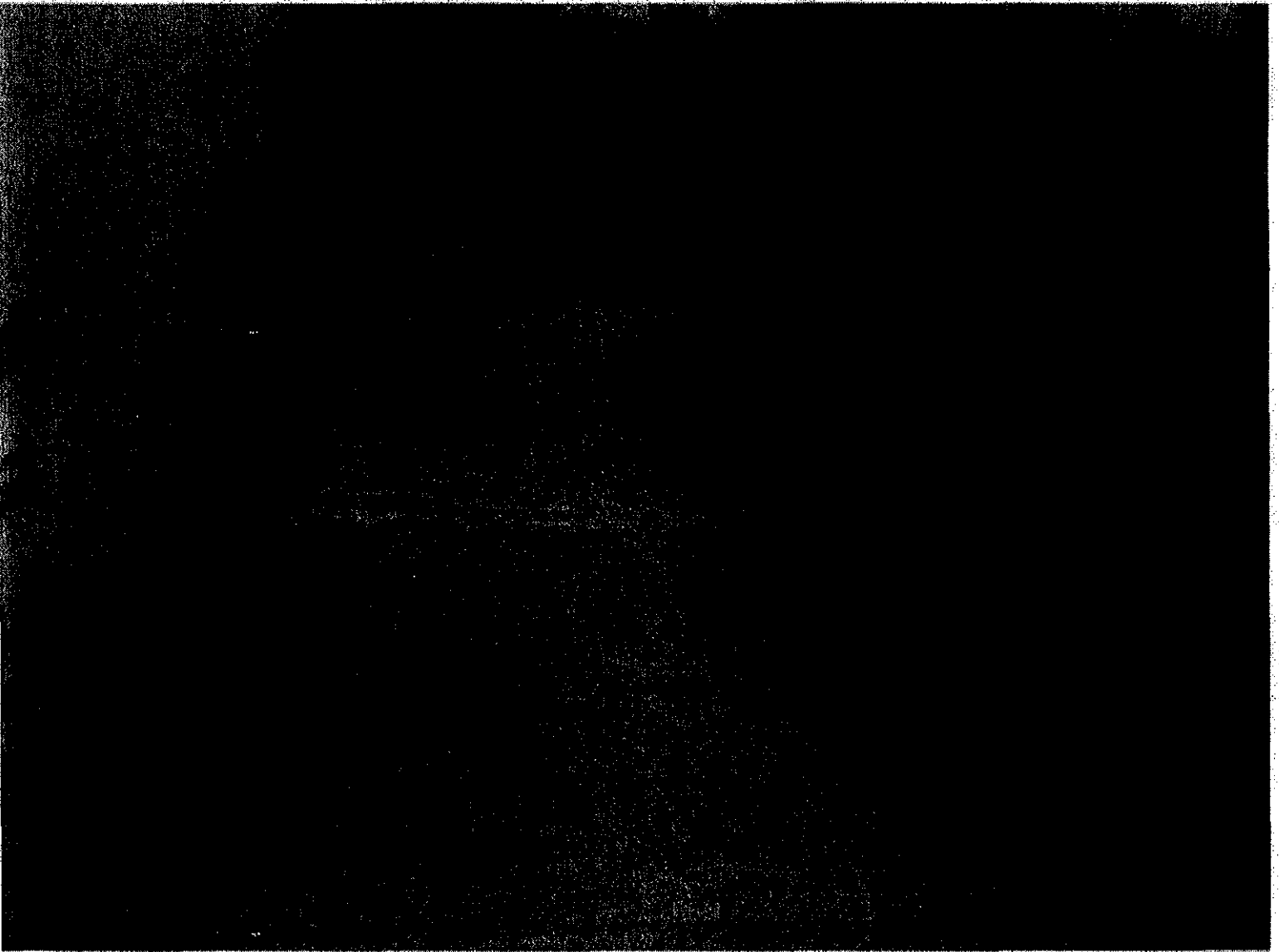
Curb King INVOICE
 17552- 56 A Avenue, Surrey, B.C. V3S 1G3
 Office: 604-576-8666 Fax: 604-576-8628
 Website: www.bc-curbking.com
 Email: mike@curbkingmaker.com

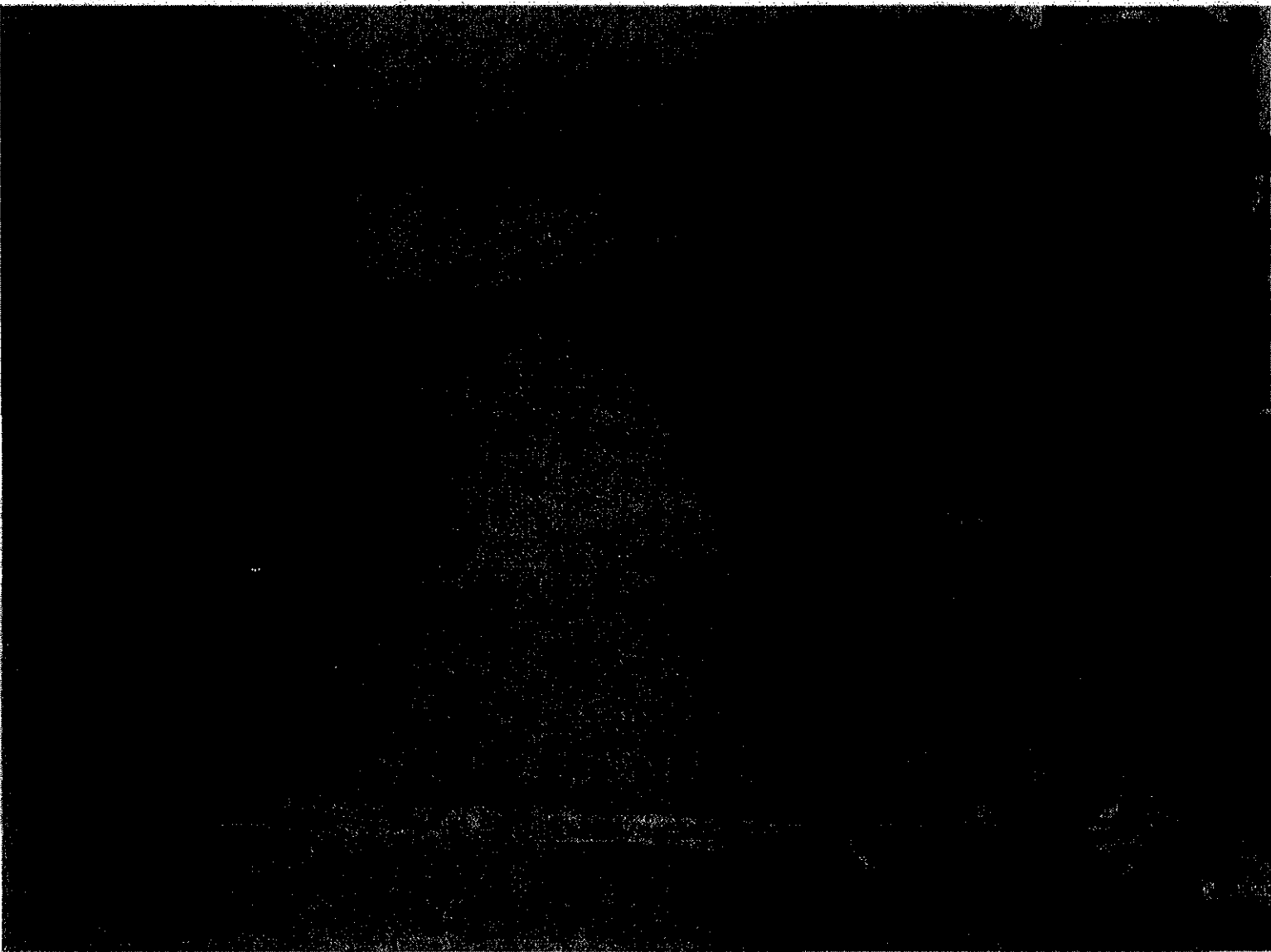
\$ 4,242.00
 June 24, 2010
 Inv # 10-0408
 Payment due
 upon completion

	Customer Information	Product Description and Services	Total
	<p>To: Bay West Management Corp.</p> <p>Attn: Mr. Simon Wang</p> <p>Site: LMS 2970 8238 Saba road, Richmond.B.C.</p> <p>Phone: 604-714-1535 Fax: 604-592-3687 Email: swang@baywest.ca</p> <p>Re: concrete repair services</p> <p>P.O.</p> <p>Curb King Guarantees 100% Quality Workmanship and covered by the following Licenses:</p> <p>WCB: 628251 AQ 014 GST: 899547640 5 Million Liability M1157822 Bus. Lic. 083671</p>	<p>New concrete sidewalk</p> <p>Installation of new sidewalk along north east walkway as per walk-thru with David includes the following:</p> <ul style="list-style-type: none"> : clean and prep work site : removal of damaged concrete : apply new road-base/ compact : ground grade ,form for concrete : install steel pins into wall/ slab : place and finish concrete : apply expansion joints : clean work area : disposal of damaged concrete <p>Optional sidewalk crack</p> <p>: grind and fill wide sidewalk crack at same area</p> <p>Amount <u>4242.00</u> Building <u>LMS 2970</u> A/C <u>7660</u> AMT A/C <u> </u> AMT</p> <p>JUL 06 2010</p> <p>A/C <u> </u> AMT APPR. <u>[Signature]</u> PMT. DATE <u> </u> CHQ. NO. <u> </u></p>	<p>\$ 3,890.00</p> <p>\$ 150.00</p>
	<p>Thank You for Your Business</p>	<ul style="list-style-type: none"> • Manager refuses the right to reject quotation • No work to be done other than mentioned on this quotation without additional charges • 2% Interest (24 per annum) on overdue accounts <p>Total :</p>	<p>\$ 4,040.00</p> <p>\$ 202.00 GST</p> <p>\$ 4,242.00</p>



CNCL-149







CNCL-153



CNCL-154

Schedule 4 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,

Mayor and Councillors July 13, 2009.

To Development Permit Panel
Date: <u>July 13, 2011</u>
Item # <u>3</u>
Re: <u>DP 10-538908</u>

From: Raj and Nina Johal [microwash@msn.com]
Sent: July 12, 2011 11:06 AM
To: Mayor and Councillors
Subject: Community Members against DP 10-538908 regarding 60 person child daycare facility in residential zone

Categories: 08-4105-20-2010538908 - 8851 Heather Street

Dear Evelina Halsey-Brandt- members from the 8000 block of Heather Street will be coming to tomorrow meeting at City Hall regarding the permit application for a large child daycare at 8851 Heather. Members of our community will be presenting a petition and photographs to oppose a large facility in our neighbor, that would add to an already crowded high density residential street. We would like to introduce Amar Johal of 8880 Heather who will be in attendance, amongst other members. We hope you consider the neighborhood's position on this matter, as we are dealing with a crowded narrow street, speeding drivers, and a large ditch at Dolphin park, which is directly across the street from the proposed project. We would also like the council to consider an environmental friendly pathway/sidewalk of some sort for covering this ditch, but to allow sunlight to pass through for fowl or fish that maybe in the ditch. Currently I can describe this ditch as a mosquito green water cess pool.

In conclusion, we would like council to further consider neighborhood liveability in our dense neighborhood, i.e. sidewalks, speed bumps, ditch filling, street lighting, more traffic control, and our own City Police Department to address city needs, etc... Thanks, Raj
microwash@msn.com

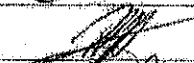
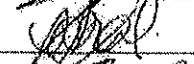
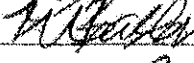

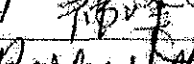



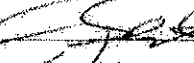
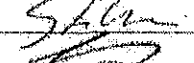


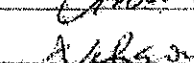





July 7, 2011

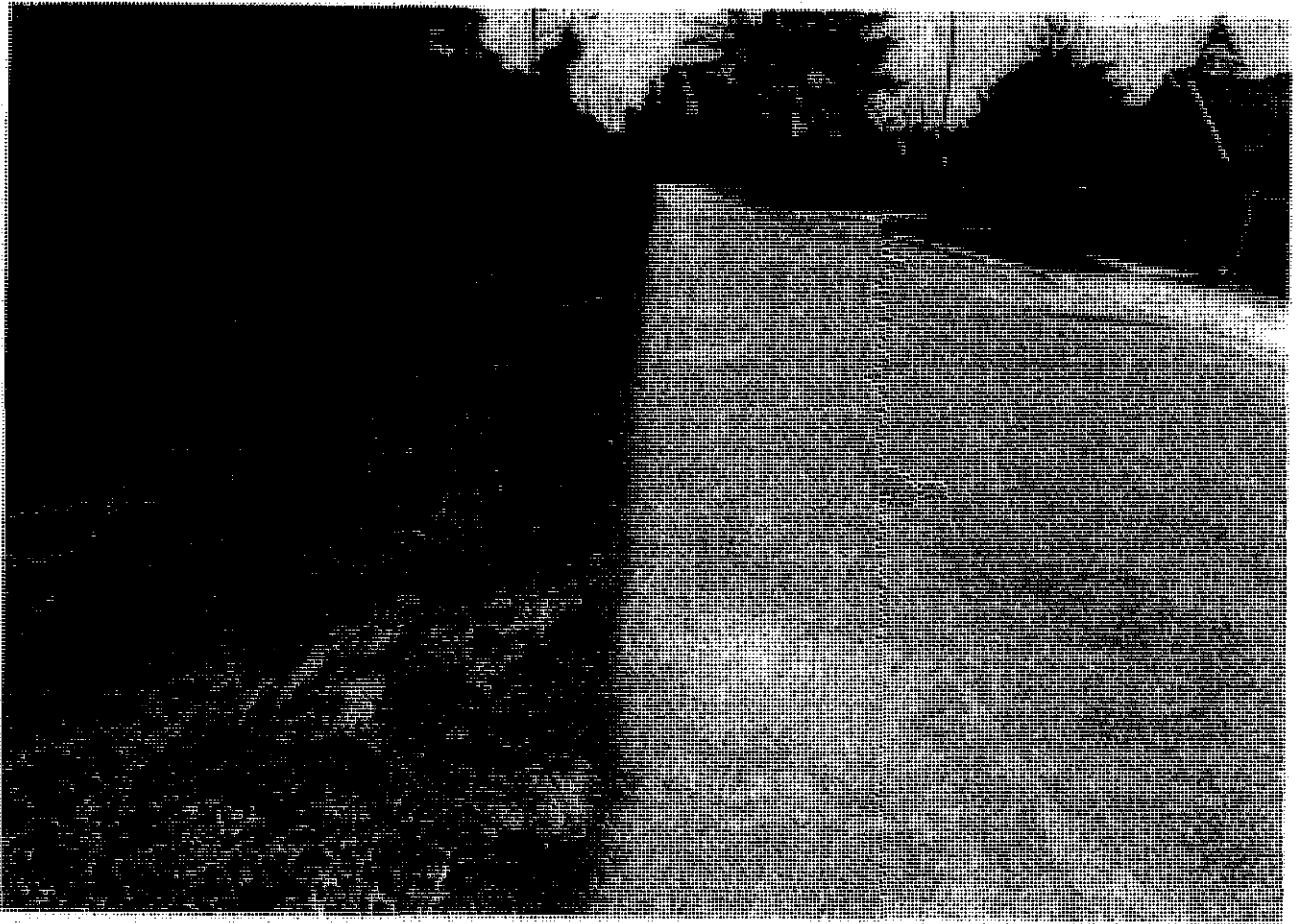
City of Richmond
Planning Department
DP 10-538908

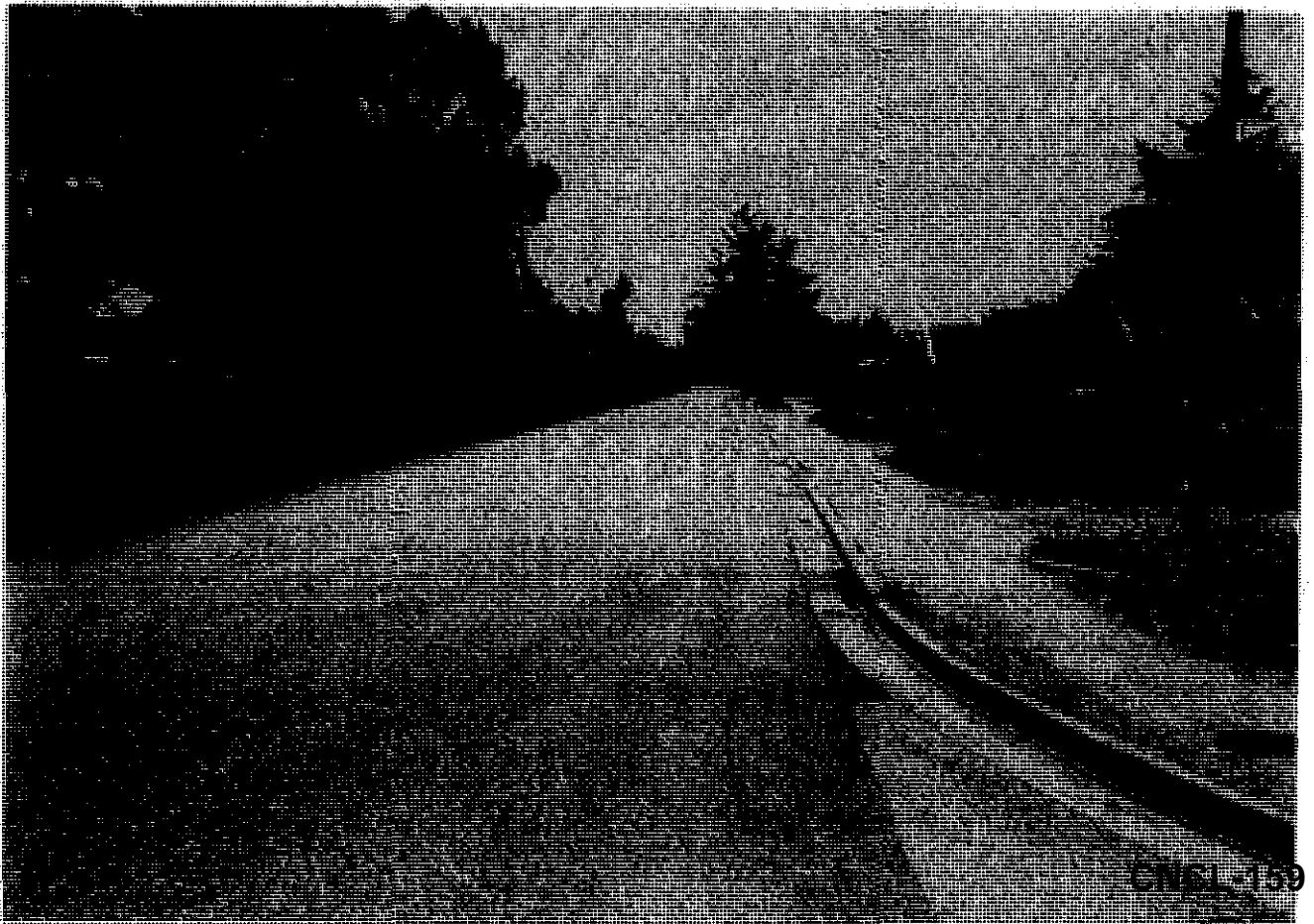
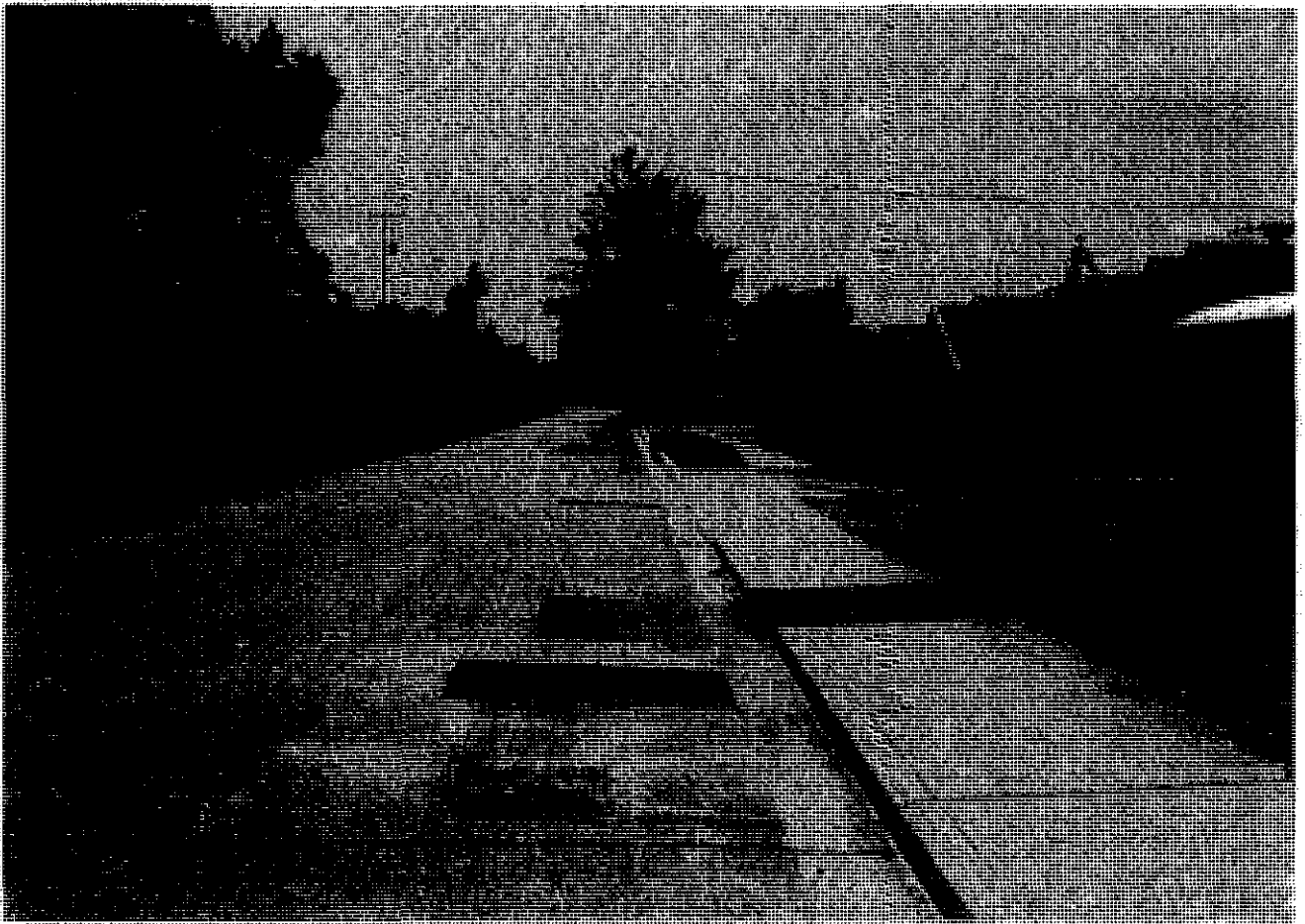
We received the Notice of Application for a development permit (DP 10-538908) at 8851 Heather Street. After reviewing the notice, we the undersigned are opposed to this Development Permit for the following reasons:

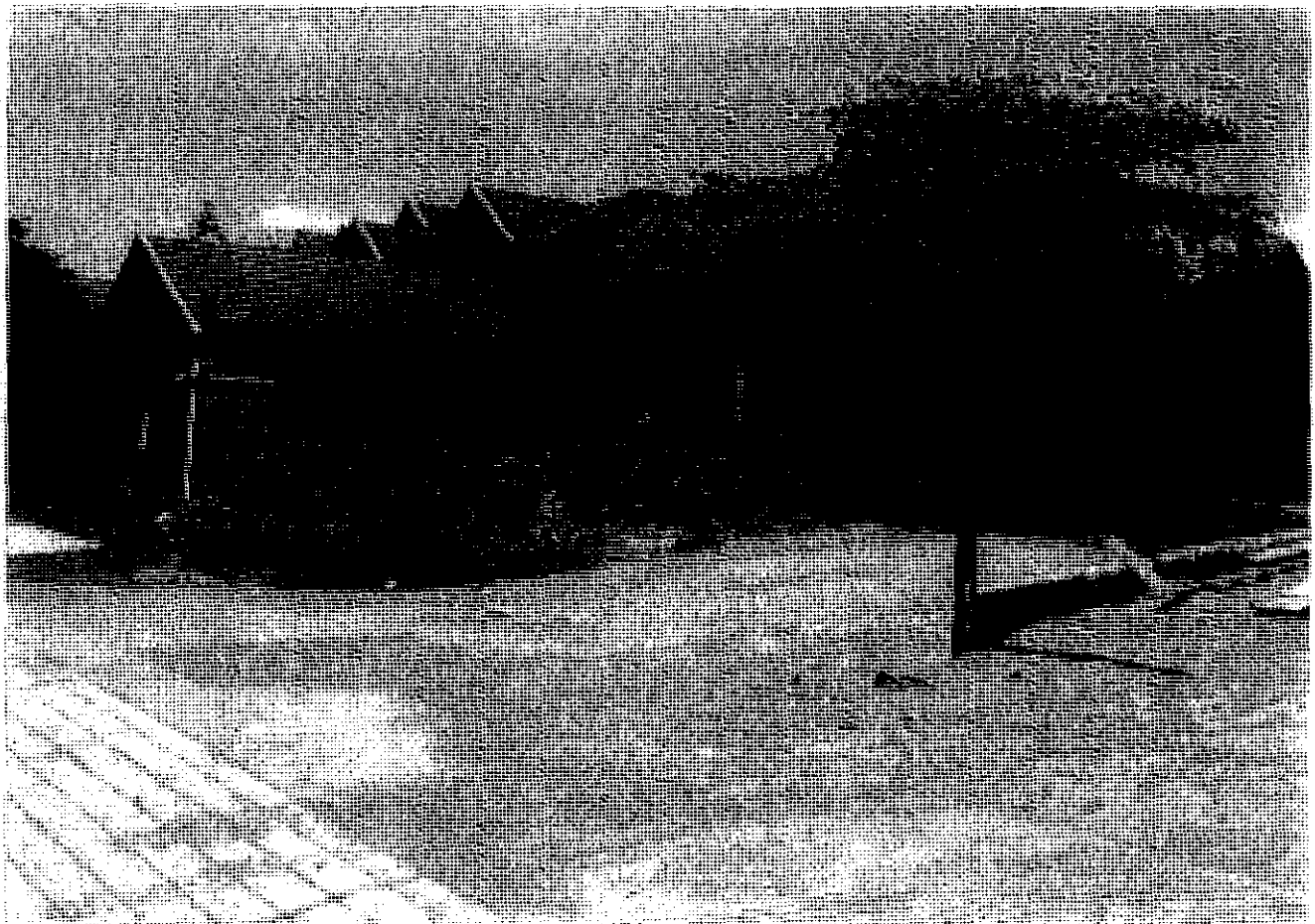
- **Increased traffic through this portion of Heather Street.** Currently traffic races through the park zone and combined with morning/after school traffic from Debeck Elementary there are already safety concerns. The potential of an additional 120 car trips daily will significantly add to the congestion and safety concerns for children, pets and the residents of Heather Street.
- **Traffic flow.** With the additional 120 car trips per day, what is the proposed traffic flow? Will the cars be forced to back into Heather Street to exit the child care facility? Will there be a drop off lane? Will traffic along Heather Street be blocked? These all pose safety concerns for the residents of Heather Street.
- **Ditches.** Currently Dolphin Park has a deep ditch along Heather Street. This results in a limited ability to have two-way traffic along that stretch. The increased traffic significantly increases the chance of a car or child falling into the ditch. What plans does the Developer, City or Parks Board have to mitigate this serious safety concern?
- **Lighting & sidewalks.** Currently the west side of Heather Street has sidewalks for less than ½ of the block, with no sidewalks on the east side of Heather. Given that there will be potential line-ups during drop off/pick up times, there is a risk that cars will park at a distance forcing children to walk onto the road. During the winter months, the issue is further exasperated due to the limited street lighting.
- **Business vs. Residential.** Our neighbourhood is a quiet single family residential neighbourhood. Adding a business in the middle of the neighbourhood would severely impact the make up and "feel" of our neighbourhood.

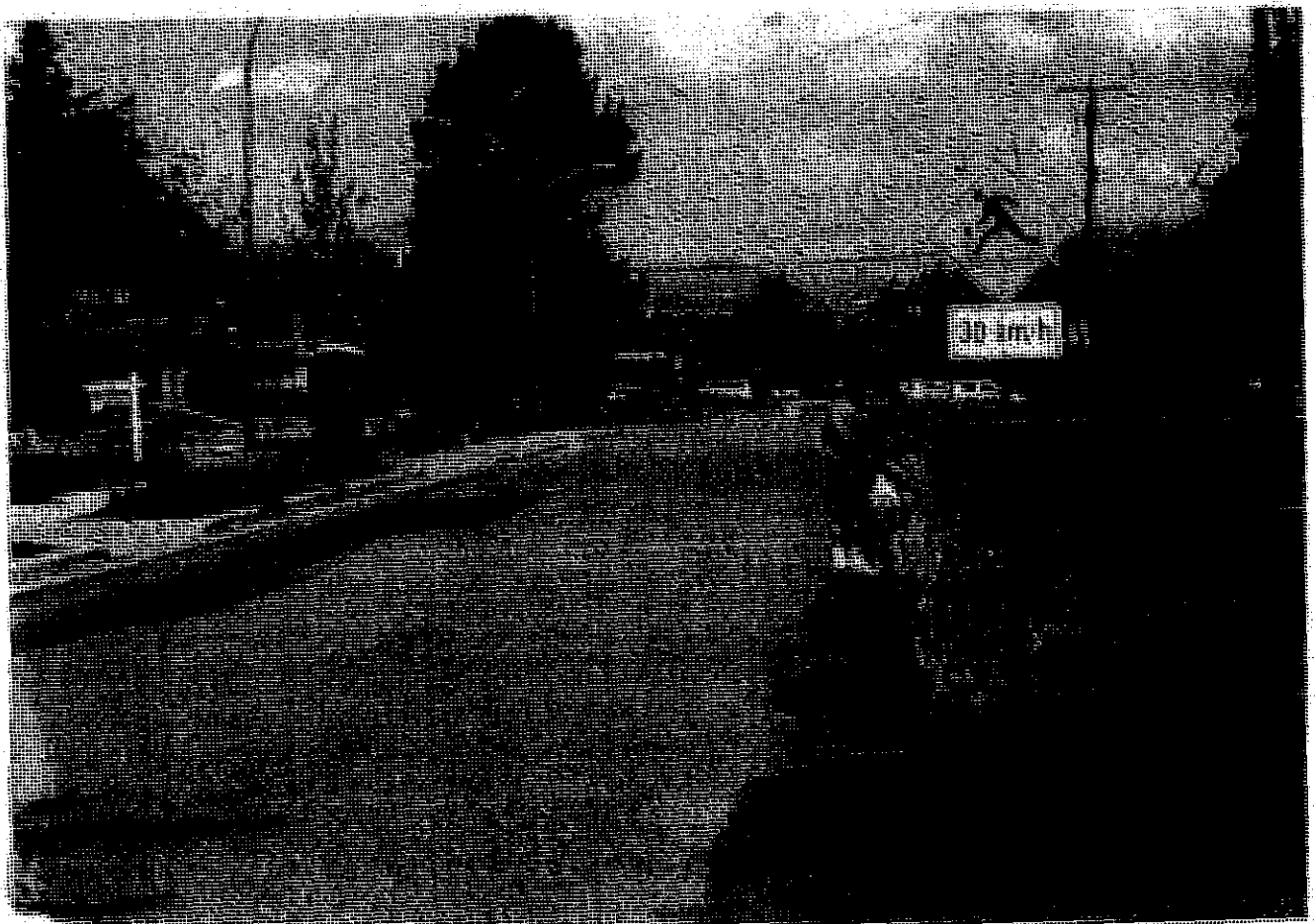
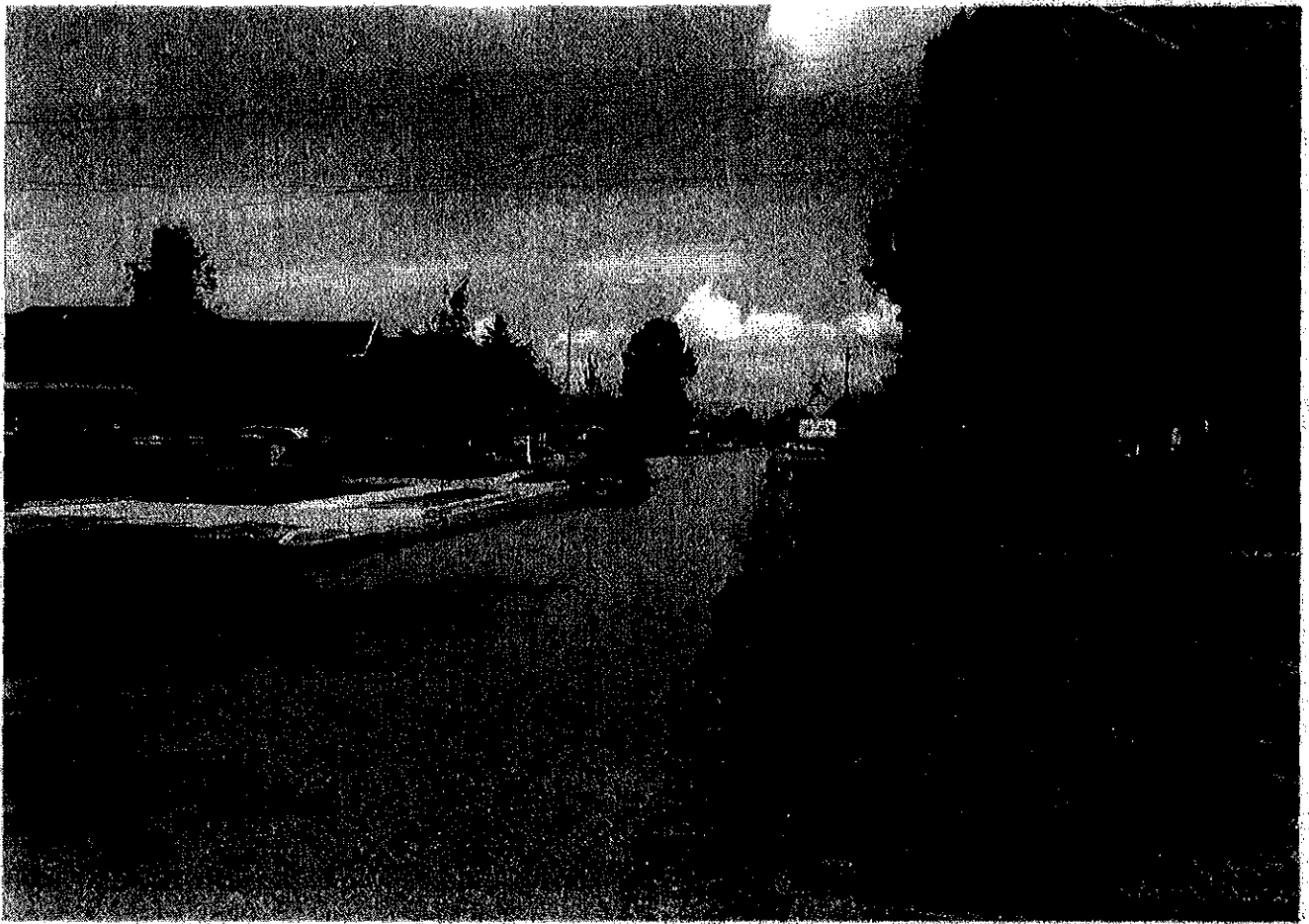
Given the above reason, we believe that this proposal seriously impacts the safety, well being and cohesiveness of our neighbourhood. Therefore we the residents of Heather Street are adamantly opposed to this development.

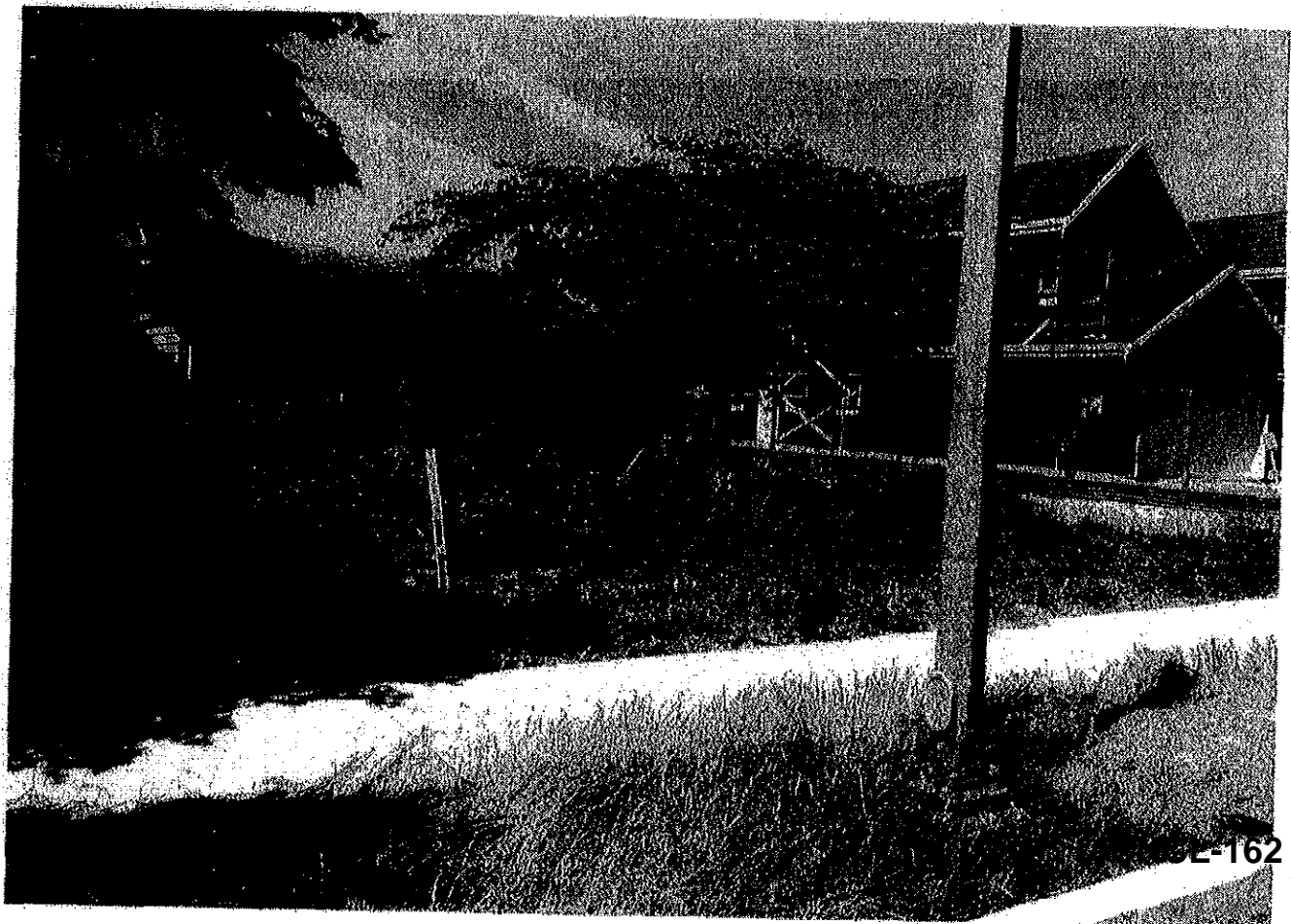
Name	Address	Signature
Amar Johal	8880 Heather St.	
Selina Johal	8880 Heather St.	
W. B. B. B.	5040 Blundell Rd	
Ray + Nina Johal	8888 Heather St.	88/11/71 Johal
Alice Chan	8871 Heather St	Chan
DAVE & LILY HAY	8692 HEATHER ST	Dave Hay + Lily Hay
Ai Jun Wang	9180 DOLPHIN	Ai Jun Wang
Kwok Fai Kwok	8640 Dolphin Court	
Feng Qi	8660 Dolphin Crt	
Barbara Thomas Brazier	8700 Dolphin Crt	Barbara Thomas Brazier
JIM BRUZZESE	8700 Dolphin Court	Jim Bruzzese
Goodwin Chan	8740 Dolphin Court	
Celine Lee	8780 Dolphin Ct.	Lee
LEI MIAO	8933 Heather St.	Miao
CHIN CHUAN CHEN	8931 HEATHER ST	
Vittorio Saligner	9231 Francis Rd	
Takashi Saito	8940 Heather St	
WAI SHAN CHUNG	8971 Heather St	
CHARLIE GIN	8951 Heather St	
Tony Tu	8871 Heather St.	
Chen Cindy	8891 Heather St.	Chen
NEI-PENG MAO	9251 Dolphin Ave.	
JUDY LAM	8820 Dolphin Crt.	
JACK POON	8720 Dolphin Crt	
Ruth Kwong	8751 Dolphin Crt	
DANIEL LOI	8860 Dolphin Court	
JEFFERY WONG	8673 Heather St	

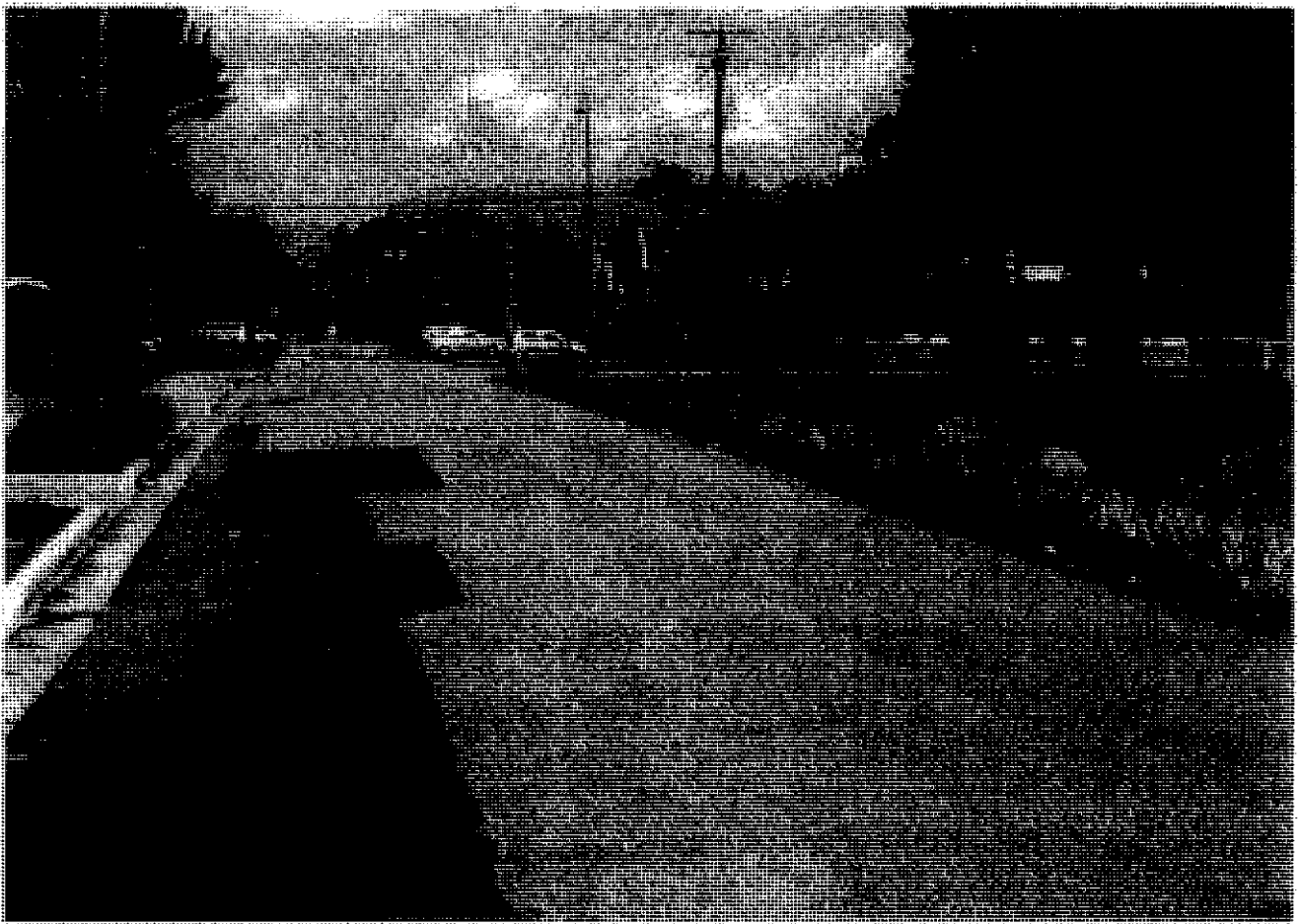


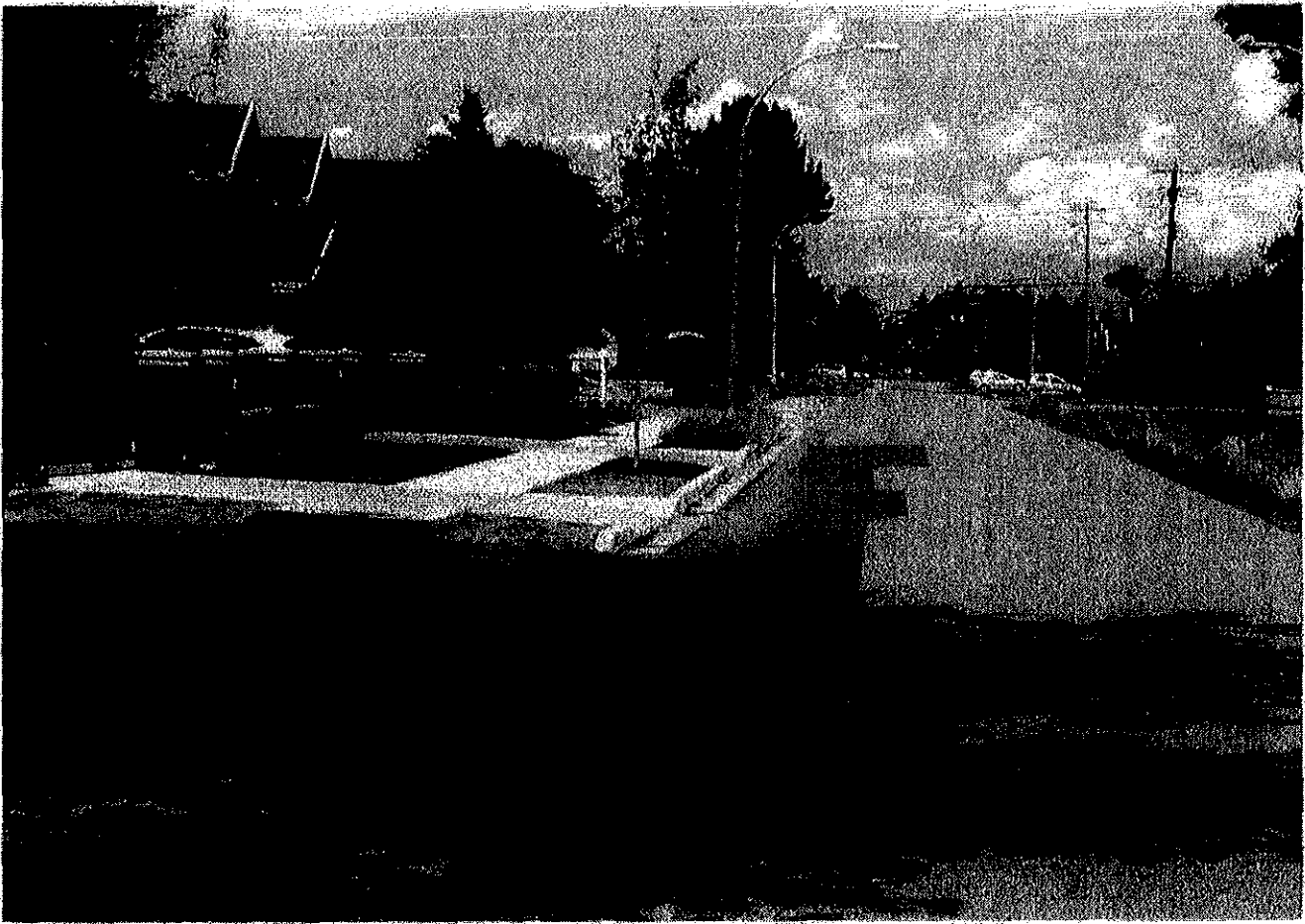












July 13, 2011

Schedule 6 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
July 13, 2009.

Director, City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond BC
V6Y 2C1

Re: Notice of Application for a Development Permit DP 10-538908

I strongly oppose the application to permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY) and to vary the provisions of Zoning Bylaw 8500 as specified in the notice for the following reasons:

- That site is not an appropriate size or location for a child care facility for 60 children.
- That site would present a safety hazard every day during drop-off and pick up since Heather Street is such a narrow street and it has a ditch along one side of the road
- To vary the provisions of Zoning Bylaw 8500 as requested in this application is contrary to the intent of bylaws that are put in place specifically to ensure an adequate level of safety and quality of environment for Richmond's children.

I suggest that the interested party seek a location that meets the Zoning bylaws and ensures the safety of the children, their families as well as others who will travel on the street that the child care facility is on.

Respectfully submitted



Barbara Thomas- Bruzzese,
8700 Dolphin Court
Richmond BC V6Y 3J7



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: July 20, 2011
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on May 11, 2011

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 07-381317) for the property at 8391, 8411 and 8471 Williams Road;
 - ii) a Development Permit (DP 10-544504) for the property at 12011 Steveston Highway and 10800 No. 5 Road; and
 - iii) a Development Permit (DP 11-564210) for the property at 5900 Minoru Boulevard;
- be endorsed, and the Permits so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on May 11, 2011.

DP 07-381317 – MATTHEW CHENG ARCHITECTS INC. – 8391, 8411, AND
8471 WILLIAMS ROAD
(May 11, 2011)

The Panel considered an application to permit the construction of 15 townhouse units on a site zoned "Medium Density Townhouses (RTM1)". A variance is included for tandem parking.

The applicant and architect, Matthew Cheng, Matthew Cheng Architects Inc., and landscape architect, Fred Liu, Fred Liu & Associates Inc., gave a brief presentation, including:

- The design had been improved in response to concerns raised by the Advisory Design Panel (ADP) and at the Public Hearing.
- The garbage and recycling area was relocated adjacent to the temporary entry driveway.
- The side yard setback was increased to provide a better interface with the home to the west.
- The outdoor amenity space included landscaping, bollard separation from the drive aisle, a children's play area, benches with a trellis unit, bike racks and covered mailboxes.
- The project was designed to integrate with future development at 8371 Williams Road as the amenity space, along with the garbage/recycling facilities will eventually be shared.
- Vehicle access was provided through a temporary driveway to Williams Road and an internal east-west drive aisle. A future permanent access to Piggot Road would be provided through an access easement on the future development site to the west.
- The proposed drive aisle arrangement does not allow for on-site truck turning. However, trucks will be able to turn on-site, once adjacent properties to the east redevelop.

In reply to comments made by the Panel, Mr. Cheng and Mr. Liu advised the following:

- The two (2) pieces of play equipment in the amenity space suit children up to three years.
- The amenity space cannot accommodate more pieces of play equipment, or larger pieces of play equipment.
- The design revisions were triggered by comments made by Council.

Staff supports the application, and the requested variance. The applicant has responded well to Council's concerns and has dealt favourably with other aspects such as the garbage/recycling area and the outdoor amenity space. These areas will be shared with residents of the future development to the west as an access easement was secured a rezoning.

The Panel expressed concerns that the equipment would only be suitable for younger children. The Chair requested that the applicant consider more comprehensive play equipment.

Subsequent to the Panel meeting, the applicant revised the proposal to replace one (1) of the two (2) proposed children's play equipment animal riders with a climbing structure.

The Panel recommends that the Permit be issued.

DP 10-544504 – TOWNLINE GARDENS INC. (DBA THE GARDENS JOINT VENTURE)
– 12011 STEVESTON HIGHWAY AND 10800 NO. 5 ROAD
(May 11, 2011)

The Panel considered an application to permit the development of 'The Gardens' – Phase 1 consisting of two (2) mixed-use buildings with ground level commercial space and 182 apartment dwelling units above (5,863 m² commercial and 14,472 m² residential) on a site zoned "Commercial Mixed-Use (ZMU18) – The Gardens (Shellmont)".

Architect, Ray Letkeman, Raymond Letkeman Architects Inc., and landscape architect, Kim Perry, Perry + Associates, provided brief descriptions of the project, including:

- Phase I – 'The Gardens' consists of two (2) mixed-use buildings, over a common parking structure.
- The subject site is located at a gateway entrance to Richmond from Highway 99, therefore a strong pedestrian character is expressed along Steveston Highway and No. 5 Road frontages.
- An angular soffit caps the building (Building A) at the corner of Steveston Highway and No. 5 Road and provides a dramatic building form in order to strongly anchor the corner.
- The Steveston Highway frontage is a high-traffic area and thus its enhanced with a corner plaza, pedestrian-friendly shop frontages with clear glazing, and Public Art.
- The varied building mass, building setbacks, the outdoor amenity landscaped deck over the retail components at ground level create gaps in the residential streetwall above the podium.
- Each building has a rooftop terrace with shared and semi-private areas.
- As a rezoning condition, approximately 12.2 acres of land would be transferred to the City that would include a play area, where the Coervorden Castle will be situated.

In reply to queries from the Panel, Mr. Letkeman and Mr. Perry advised the following:

- Buildings A and B will be completed as part of Phase I;
- Phase II site will be preloaded for development; and
- There was continuous contact with the Shellmont community and key stakeholders.

Staff supported the application and highlighted that no zoning variances were requested. Staff noted that the applicant worked well with staff to address any concerns raised at the Public Hearing, and that the applicant held extensive public workshops for this project.

No public correspondence was received regarding the application.

There was general agreement that the applicant had responded well to a challenging site and created an excellent project.

The Panel recommends that the Permit be issued.

DP 11-564210 – PHILEO DEVELOPMENT CORP. – 5900 MINORU BOULEVARD
(May 11, 2011)

The Panel considered an application to permit the construction of a mixed-use high rise development including two (2) 16-storey and one (1) 14-storey buildings, approximately 418 dwelling units, approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post Secondary Institution on a site zoned “Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)”. Variances are included in the proposal for: reduced Firbridge Way setback; reduced number of short-term bicycle parking spaces; increased lot coverage; and reduced resident and visitor parking.

Architect, Wing Leung, Architect, W. T. Leung Architects Inc., and landscape architect, Jane Durante, Durante Kreuk Ltd., provided brief descriptions of the Quintet Phase II project, including:

- Design refinements were made to the project completed in an effort to address comments made at the Public Hearing and Advisory Design Panel. Changes include: shifting the tower C location westward; reducing the east-west width of the tower C floor plate to minimize the extent the tower directly fronts the Capri building to its south; eliminating the two-storey townhouses between Towers D and E; and the development of green roofs;
- The project responded to the needs of the community centre and post-secondary institution;
- A formal children’s play area will include children’s play equipment on a safety surface;
- The outdoor space is maximized by linking the proposed Phase I and Phase II amenity spaces; and
- The community centre/post secondary institution building roof will be landscaped with ornamental grasses and seasonal flower, and will be available to be viewed from above.

Staff remarked that there were concerns related to the relationship of Building C with the existing 15-storey residential tower, the Capri. Staff met with residents of the Capri building following the Public Hearing to address their concerns. The applicant responded to the Capri residents’ concerns by presenting revised plans that included adjustments to tower locations and massing. Also, he commented that the applicant responded well to the unique design of the combination community centre/post-secondary institution.

Regarding the requested variances, staff noted the following information:

- Staff support reducing the minimum required setback on Firbridge Way as the treatment of the building façade and the materials used, ensures that the space remains animated and visually transparent; also, the variance will not compromise the pedestrian experience; and
- Staff support increasing the lot coverage as the proposed project would (i) dedicate approximately 1.7 m along the Firbridge Way frontage to widen the street public right-of-way to 16 m, and (ii) dedicate approximately 16 m for a new east-west road on the north side.

- Staff support reducing the number of short-term bicycle parking spaces as the applicant has approximately doubled the number of long term stalls and has demonstrated that a supportable number of short-term bicycle parking spaces can be accommodated in locations along the perimeter of the site. Also, it was mentioned that the proposed project is located within a Village Centre area within immediate proximity of the Brighthouse Canada Line station and the City Centre system of designated bike lanes. Therefore, the site is ideal for residents to maximize use of alternative forms of transportation.
- A subsidy of \$31,000 was secured for the purchase of two (2) co-op cars.

In response to comments made by the Panel, Mr. Leung advised that although the project will not be LEED certified, it will include a number of sustainable features associated with Silver LEED standards.

Public correspondence was received regarding the application from Kan and Alice Lee, as well as Jennifer and Martin Cuthbertson.

Staff addressed the concerns raised, providing the following information:

- The proposed project would incorporate 463 residential parking stalls, 76 of which would be tandem stalls, and 51 of which would be visitor stalls;
- Staff support reducing the minimum required setback on Firbridge Way as the treatment of the building façade and the materials used, ensures that the space remains animated and visually transparent;
- Staff support increasing the lot coverage as the proposed project would dedicate approximately 1.7 m along the Firbridge Way frontage to widen the street public right-of-way to 16 m, as well as dedicate approximately 16 m for a new east-west road on the north side;
- The proposed developments would provide barrier-free access from the street to the lobby of the residential towers, as well as barrier-free access to the various indoor and outdoor amenity spaces. The site layout and landscaping improves pedestrian connections;
- Regarding parking concerns, the proposed project is located within a Village Centre area that is in proximity of the Brighthouse Canada Line station and the City Centre system of designated bike lanes. The site is ideal for users of alternative forms of transportation; and
- The concerns related to accessibility for people in wheelchairs on the public streets would be forwarded to the Director of Transportation.

The Panel recommends that the Permit be issued.



Community Safety Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 12, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

- CS-5** *Motion to adopt the minutes of the meeting of the Community Safety Committee held on Tuesday, June 14, 2011.*



NEXT COMMITTEE MEETING DATE

Tuesday, September 13, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

LAW AND COMMUNITY SAFETY DEPARTMENT

- CS-11** 1. **RCMP'S MONTHLY REPORT – MAY 2011 ACTIVITIES**
(File Ref. No. 09-5000-01) (REDMS No. 3232143)

[TO VIEW eREPORT CLICK HERE](#)

See Page **CS-11** of the Community Safety agenda for full hardcopy report

Designated Speaker: Renny Nessel

STAFF RECOMMENDATION

That the OIC's report entitled "RCMP's Monthly Report – May 2011 Activities" dated June 8, 2011, be received for information.



Community Safety Committee Agenda – Tuesday, July 12, 2011

Pg. # ITEM

CS-25 2. RCMP THREE YEAR RESOURCING PLAN: 2012 – 2014

(File Ref. No. 09-5000-01) (REDMS No. 3235085)

TO VIEW eREPORT CLICK HERE

See Page **CS-25** of the Community Safety agenda for full hardcopy report

Designated Speaker: Renny Nessel

STAFF RECOMMENDATION

That the report of the Officer in Charge, Richmond RCMP Detachment dated June 17, 2011 entitled “RCMP Three Year Resourcing Plan: 2012 – 2014” and the attachment entitled “RCMP Priority 2012-2014” be received for information.



CS-37 3. SOUTHARM/STEVESTON COMMUNITY POLICING OFFICES (CPOs)

(File Ref. No. 05-1810-12) (REDMS No. 3186290)

TO VIEW eREPORT CLICK HERE

See Page **CS-37** of the Community Safety agenda for full hardcopy report

Designated Speaker: Lainie Goddard

STAFF RECOMMENDATION

That the existing Community Policing Offices/Stations located at South Arm and Steveston remain open and accessible to the public in their current form.



CS-41 4. COMMUNITY BYLAWS – MAY 2011 ACTIVITY REPORT

(File Ref. No. 12-8060-01) (REDMS No. 3237137)

TO VIEW eREPORT CLICK HERE

See Page **CS-41** of the Community Safety agenda for full hardcopy report

Designated Speaker: Wayne Mercer

STAFF RECOMMENDATION

That the Community Bylaws Monthly Activity Report dated June 17, 2011, from the General Manager, Law & Community Safety, be received for information.



- CS-49** 5. **FIRE 20/20 WORKSHOP ‘RECRUITING AND RETAINING DIVERSITY IN THE FIRE SERVICE’**
(File Ref. No. 09-5000-01) (REDMS No. 3242775)

TO VIEW eREPORT CLICK HERE

See Page **CS-49** of the Community Safety agenda for full hardcopy report

Designated Speaker: John McGowan

STAFF RECOMMENDATION

That Richmond Fire Rescue's request to host a Fire 20/20 workshop on September 15 and 16, 2011, entitled “Recruiting and Retaining Diversity in the Fire Service” be approved.



6. **FIRE CHIEF BRIEFING**
(Oral Report)

Designated Speaker: John McGowan

Item for discussion:

Official Opening of Fire Hall No. 2

7. **RCMP/OIC BRIEFING**
(Oral Report)

Designated Speaker: Rendall Nasset

Item for discussion:

None.

8. **MANAGER’S REPORT**

Fire Chief John McGowan to introduce the Interoperability Focus Group Sessions – Integrated Partnership for Regional Emergency Management in Metro Vancouver (IPREM).

ADJOURNMENT





Community Safety Committee

Date: Tuesday, June 14, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Derek Dang, Chair
Councillor Ken Johnston, Vice-Chair
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Bill McNulty

Also Present: Councillor Sue Halsey-Brandt

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on Tuesday, May 10, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 12, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PRESENTATION

Fire Chief John McGowan, Richmond Fire-Rescue (RFR), and Pascal Rodier, Superintendent – Officer In Charge, District 2/South Fraser at the British Columbia Ambulance Service, presented stork pins to Richmond Fire-Rescue members who assisted in the delivery of a baby on April 30, 2011.

Fire Captain Doug Scott thanked firefighters Dan Penney, Michael Frampton, and Mark Timmons for their efforts.

Community Safety Committee
Tuesday, June 14, 2011

The Chair advised that 'Community Safety Public Consultation' as discussed at the annual Federation of Canadian Municipalities conference, be added to the agenda as Item 6A.

LAW AND COMMUNITY SAFETY DEPARTMENT

1. COMMUNITY BYLAWS – APRIL 2011 ACTIVITY REPORT

(File Ref. No. 10-8060-01) (REDMS No. 3228005)

In reply to a query from Committee, Wayne Mercer, Manager, Community Bylaws, advised that staff are presently documenting the use of Social Planning and Research Council of BC (SPARC) permits in pay parking zones in an effort to stop the abuse of privileges related to disability parking permits.

It was moved and seconded

That the Community Bylaws Monthly Activity Report, dated June 1, 2011, from the General Manager, Law & Community Safety, be received for information.

CARRIED

2. RCMP'S MONTHLY REPORT – APRIL 2011 ACTIVITIES

(File Ref. No. 09-5000-01) (REDMS No. 3213270)

Deanne Burleigh, Operations Officer, Richmond RCMP, commented on the spike in robberies and residential break and enters. She noted that several arrests have been made in both areas, and it is anticipated that the statistics decrease and reflect these arrests.

In reply to queries from Committee, Ms. Burleigh advised that (i) the RCMP imposed the maximum penalty to each of the street racers apprehended on February 18, 2011; and (ii) victim services assists the RCMP with calls related to sudden deaths.

It was moved and seconded

That the OIC's report, dated May 25, 2011, entitled "RCMP's Monthly Report – April 2011 Activities", be received for information.

CARRIED

Community Safety Committee

Tuesday, June 14, 2011

3. **2012 FIRE CHIEFS ASSOCIATION OF BC ANNUAL CONFERENCE**
(File Ref. No. 09-5140-01) (REDMS No. 3199017)

It was moved and seconded

That the financial support and in-kind contributions for the Fire Chiefs Association of British Columbia (FCABC), the Emergency Vehicle Technicians Association of British Columbia (EVTABC) and the British Columbia Fire Training Officers Associations (BCFTOA) conferences, to be held jointly in Richmond from June 1st to June 7th in 2012 be authorized.

The question on the motion was not called as discussion ensued regarding the City's protocol on financial support and in-kind contributions to both internally and externally hosted conferences.

Fire Chief McGowan advised that the Fire Chiefs Association of British Columbia (FCABC) conference organizers have limited expectations from the host fire department. He noted that other fire departments in the lower mainland have strategically increased their level of involvement and invested financially.

The question on the motion was then called and it was **CARRIED** with Councillor G. Halsey-Brandt opposed.

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

It was moved and seconded

That the Chief Administrative Officer clarify whether there is an existing policy and if not, bring forward a policy regarding the costs involved with a City department hosting a conference, being held in Richmond or another municipality, relating to a particular profession.

The question on the referral was not called as discussion further ensued regarding the City's protocol on financial support and in-kind contributions to both internally and externally hosted conferences.

Committee requested that the Chief Administrative Officer advise Council whether or not such a policy exists by the next Regular Council meeting scheduled for Monday, June 27, 2011.

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

Community Safety Committee

Tuesday, June 14, 2011

4. RCMP COMMUNITY SAFETY BUILDING: 2012 VIDEO SURVEILLANCE REQUIREMENTS IN POLICE BUILDINGS

(File Ref. No. 06-2052-25-CSB) (REDMS No. 3225387)

In reply to a query from Committee, Greg Scott, Director, Project Development, spoke to the financial impact to the RCMP Community Safety building budget in relation to the Video Equipment Program. He noted that the proposed change in project scope would increase the budget by \$199,000. Mr. Scott mentioned that \$179,000 would be funded by the operating surplus of the contract between the City and the RCMP, resulting in the City receiving a 10% savings and the remaining \$20,000 funded by the City's Capital Building and Infrastructure Reserve.

It was moved and seconded

- (1) *That an increase to the project scope of for a video surveillance upgrade required for the RCMP Community Safety Building (CSB) project to meet the new 2012 proposed standards for police buildings valued at \$179,000, be approved as part of the RCMP CSB project;*
- (2) *That an increase to the project scope for a secure room required for the RCMP's Live Scan system valued at \$20,000, be approved as part of the RCMP CSB project, and be funded from the Capital Building and Infrastructure Reserve; and*
- (3) *That the 5 Year Financial Plan (2011-2015) be amended accordingly.*

CARRIED

5. FIRE CHIEF BRIEFING

(Oral Report)

Fire Chief McGowan advised that Richmond Fire-Rescue will no longer utilize A and B class foam but instead Cold Fire. Cold Fire is an environmentally friendly product that rapidly extinguishes and cools down fires.

6. RCMP/OIC BRIEFING

(Oral Report)

Ms. Burleigh advised that the Richmond RCMP recently held a crime reduction strategies meeting with partner agencies. She noted that the meeting focused on how each partner could participate in achieving the targeted crime reduction strategies.

Also, Ms. Burleigh spoke of a recent hostage situation.

Community Safety Committee

Tuesday, June 14, 2011

6A. COMMUNITY SAFETY AND PUBLIC CONSULTATION

Discussion ensued regarding a workshop held during the annual Federation of Canadian Municipalities conference. The 'Safe Streets and Affordable Taxes: Building a Policing Strategy that Contains Municipal Costs' workshop focused on the challenge of finding ways to keep communities as safe as possible without crowding out other priorities or shifting too big a burden on taxpayers.

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

It was moved and seconded

That staff examine the information provided from the 'Safe Streets and Affordable Taxes: Building a Policing Strategy that Contains Municipal Costs' workshop and in consultation with the Richmond RCMP, investigate whether or not such a model could interlock with the RCMP's crime reduction strategies.

CARRIED

7. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

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

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, June 14, 2011.

Councillor Derek Dang
Chair

Hanieh Floujeh
Committee Clerk



City of Richmond

Report to Committee

To: Community Safety Committee

Date: June 8, 2011

From: Rendall Nasset
Officer In Charge,
Richmond RCMP Detachment

File: 09-5000-01/2010-Vol
01
(11.45)

Re: RCMP's Monthly Report – May 2011 Activities

Staff Recommendation

That the OIC's report entitled "RCMP's Monthly Report – May 2011 Activities" dated June 8, 2011, be received for information.

(Rendall Nasset) Superintendent
Officer in Charge, Richmond RCMP Detachment
(604-278-1212)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Origin

At the request of the Community Safety Committee, the OIC will keep Council informed on matters pertaining to policing in the community and has developed a framework to provide regular reporting cycles.

Analysis

Below is the RCMP's Monthly Report – May 2011 Activities.

Noteworthy Files:

Robbery as a Result of a Craigslist Advertisement

On Thursday, May 5th, 2011, the Detachment officers responded to a motor vehicle collision that took place at 5300 No. 3 Road, at Lansdowne Mall. The vehicle had crashed through the mall entrance. As a result of this crash an innocent bystander was struck and suffered minor injuries.

Through investigation officers were able to determine the collision had taken place as a result of a robbery. An individual had negotiated a price on two iPads with an unknown individual through a craigslist advertisement. The two met at Lansdowne Mall and the male suspect showed the victim an iPad box. At this time the victim invited the suspect into his vehicle. The suspect then allegedly brandished a knife and demanded the victim give him the money, resulting in the victim then accelerating through the front of the mall entrance.

The Detachment would like to remind the public to exercise caution when engaging in craigslist transactions. Craigslist is a valuable community resource that is used responsibly and legally in the vast majority of cases. The following are some tips to help reduce getting scammed:

- Complete your transaction with someone who is local that you can meet in person.
- When meeting someone, never go alone and try to meet in a public setting like a cafe.
- Do not meet in a secluded place, or invite strangers into your home.
- Be especially careful when buying or selling high value items.
- Tell a friend or family member where you are going.
- Take your cell phone with you.
- Consider having a friend accompany you.
- Trust your instincts.

Male Sentenced in Possession of Two Restricted Firearms

On March 9, 2011 RCMP police officers observed two groups of individuals who are known to police at Richmond Center Mall. One of the responding officers arriving at the mall noted that several of the individuals were carrying duffle bags and the interaction between the two groups appeared to be suspicious in nature. Upon police arrival the two groups dispersed and one person was intercepted and a duffle bag in his possession was searched. This search resulted in

the discovery of two loaded semi-automatic firearms. Charges were forwarded to Crown for approval.

On May 5th, 2011, a twenty-three year old male was convicted on two counts of Possession of a Prohibited or Restricted Firearm with Ammunition contrary to Section 95(1) of the Criminal Code of Canada. The male was sentenced to 16 months in jail, lifetime firearms prohibition, and 18 months probation.

Tip Sends Drug Trafficker to Jail for Seven Years

An anonymous tip about a firearm resulted in seven years jail time and a 20-year firearms prohibition for a 37-year-old male. He was sentenced on May 5th after being convicted of Possession for the Purpose of Trafficking, contrary to Section 5.3 of the Controlled Drugs and Substances Act.

On February 18, 2011, the Detachment received an anonymous tip that a male staying at a local hotel was in possession of a firearm. When police arrived they recognized the male as a prolific offender and was in possession of a large duffle bag containing approximately 30 kg of cocaine worth an estimate \$3 million dollars on the street.

This tip helped police get a dangerous individual and a large quantity of drugs off the street. Richmond Detachment thanks the individual for their role in making the community safer and reminds the public that if they see something suspicious to take the time to either call the police or contact crime stoppers.

Robbery with Firearm

On Monday, May 16th, 2011 at approximately 10:15 am, the Detachment was called to a robbery with a firearm, which took place at Bashirs Auto Cosmetics at the 5700 block of Minoru Boulevard in Richmond. At Bashirs Auto, a 2010 black Mercedes was stolen and the vehicle was spotted throughout the lower mainland and was located in the Chilliwack area. Officers of the Chilliwack RCMP Detachment, Lower Mainland District, Municipal Emergency Response Team, Lower Mainland District Police Dog Service and First Nations Policing attended and apprehended a 36-year-old male.

Police are considering several charges in relation to the investigation. Due to the quick thinking and collaboration of police detachments throughout the Lower Mainland, police were able to apprehend this individual right away.

Joint RCMP/Liquor Control and Licensing Inspections

On April 15, 2011, the Detachment in partnership with the Liquor Control and Licensing inspector, conducted a licensed premise on the Industry Bar and Grill at 1450-8260 Westminster Highway. The Liquor Control and Licensing Branch received a complaint from a concerned parent stating that her 16-year-old son had been drinking there the previous week. A licensed premise check resulted in minors being found inside. Plainclothes police officers and a Liquor

Control and Licensing inspector entered the business at approximately 10:20 pm and counted over 80 patrons inside.

Two minors were spoken to in the bar, one of whom was holding a glass of beer and confirmed to be 17 years old. Officers also observed large groups of young looking patrons exiting the establishment upon realizing that police were present. The Industry Bar and Grill possesses a liquor-primary license and one of their terms and conditions is not to sell, serve or supply liquor to a minor and to verify a customer's age by asking for two pieces of identification.

The Liquor Control and Licensing inspector recommended a \$5,000 penalty for minors in the premises. On May 12, 2011, the owner of the Industry Bar and Grill attended the Liquor Control and Licensing Branch office and signed a waiver agreeing to pay the penalty.

Disturbing Theft of Disability Parking Passes

The Detachment has been called to several cases of theft from motor vehicles in the 3700 block of No. 3 Road. Disability parking passes are being stolen from vehicles in this area, which puts the victim who requires this pass for their disability in a bad predicament. Police believe the motive is to sell these passes on the street. The Detachment Property Crime Unit has stepped up enforcement in the area.

The Detachment has reminded through a news release to inform potential buyers that people with disability passes also have an identification card. Under the Motor Vehicle Act and Regulations it is an offence to use disabled permit in a designated zone when not transporting a disabled person. The public has been encouraged to phone and report any incidents.

Human Remains Located

On June 6th at approximately 11:00 am the Detachment attended to the 17000 block of Portside Road in response to a report of suspicious circumstances. An employee from Fraser River Pile and Dredge reported that he located a jawbone while inspecting a pile of sand that had been brought into the area for construction. The jawbone was located on the top of the sand pile with the teeth intact. The coroner was contacted and able to confirm that the jawbone is that of human remains.

An area search was conducted and no further remains were located. The jawbone was seized and will be examined by forensics and compared to DNA samples and dental records. At this time it is difficult to determine where the human remains originate from as the sand is from various locations along the Fraser River. Investigators are doing everything they can to identify the individual involved and bring some closure to family members and a missing persons investigation.

Auxiliary Constables

As of the end of May, Richmond had a strength of 40 Auxiliary Constables. From January to May 2011, Auxiliary Constables recorded 2,899 volunteer hours as indicated in the following table:

Time Period	Community Policing Duties	Training and Administrative Duties	Patrol Ride-Along Duties	Total
January to May	1,068	1,076	755	2,899

Summary of Auxiliary Constable Duties for May 2011:

In May, the Auxiliary Constables concentrated on community policing programs, such as Coastal Watch Presentations, Steveston/Dykes/Parks Foot Patrols, Home Security Checks, Safety Talks, and SAFE Schools and Speed Watch in addition to assisting regular members with training support and General Duty shifts. Several Auxiliary Constables were trained by Transport Canada to conduct Boating Safety Inspections.

Auxiliary Constables participated in Police Week events and displays, school fairs, Heart and Stroke Big Bike Event, Night Market, Jimmy Ng Memorial Road Hockey Tournament, SOS Children's Village Run and supported Richmond Fire Rescue with their Safe Kids Week event.

Community Policing Unit**Summary of Crime Prevention/Community Policing Unit Duties for May 2011:**

In May, the Crime Prevention Unit concentrated on instructing DARE Classes, attending DARE graduation, Salmon Festival committee meeting, presenting to two residents of Courtyard Gardens with a certificate from Her Majesty the Queen in honour of their 100th birthdays, teaching lectures on law to Asian residents in ESL classes, hosting the Police Week at Richmond Center Mall, presenting to 40 local residents at Brighthouse Library on personal and home safety and attending the grand opening of the Hamilton Community Center expansion.

Dare Stats for Richmond 2010/2011 School Year

Term	Public and Private	Classes	# Of Students
Term 1 Sept – December	14 schools	19	564
Term 2 Jan – March	17 schools	21	607
Term 3 April – June	12 schools	22	537
Total	43 schools	62	1708

Drug Abuse Resistance Education

Drug Abuse Resistance Education (DARE) was first piloted in the Richmond Public School System in the 2003/2004 school years. It was taught at several elementary schools to both Grade 5 and 6 students. Based on the success of the program, the school district mandated that all Richmond Grade 5 students would receive DARE training. The program was implemented district-wide in the 2004/2005 school year. After the rollout in the public school system, the program was also offered to the private schools within Richmond. In 2005/2006 the Program was officially launched at the private schools.¹

Road Safety Unit

Summary of Road Safety Unit Duties for May 2011:

In May, the Road Safety Unit concentrated on:

- May 4th - Train safety operation with CN Police and 52 violations were issued.
- May 12th - Truck check at Highway 99 and Steveston Highway with the Integrated Road Safety Unit (IRSU) and Commercial Vehicle Safety and Enforcement (CVSE). Fourteen violations and 5 trucks were removed from the road.
- May 17th - Intersection safety operation with media and ICBC in attendance. Fourteen violations and one 24 hour suspension were issued.

Richmond Detachment Traffic Statistics

Name	Act	Example	Mar	Apr	May
Violation Tickets	Provincial Act Offences	Speeding	914	1300	1445
Notice & Orders	Equipment Violations	Broken Tail-light	578	572	542
Driving Suspension	Motor Vehicle Act	24 hour driving prohibition for alcohol or drugs	41	20	38
Parking Offences	Municipal Bylaw	On or off the street Municipal parking offences	9	13	18
MTI's	Municipal Ticket Information	Any other Municipal Bylaw offence	8	2	5

¹ As mentioned in previous reports.

South Arm Community Police Station**Richmond Detachment Stolen Auto Recovery and Lock out Auto Crime Statistics for 2011**

Month	Vehicles Viewed For Signs Of Auto Crime Only	Vehicles Scanned Through Stolen Auto Recovery (SAR)*	Vehicles Issued A Crime Prevention Notice	Patrol And Admin Hours
January	4,898	4,368	530	96
February	2,265	1,657	608	60
March	3,261	1,630	1,082	80
April	3,356	2,529	828	54
May	3,681	2,391	1,290	82
Total	17,461	12,575	4,338	372

**3 Stolen vehicles have been recovered in just over 2 years.*

Stolen Auto Recovery (SAR)

Volunteers are given a palm pilot, which has been downloaded with a complete list of all stolen vehicles in British Columbia. During patrols by volunteers vehicle plates are compared to the list on the palm pilot and when there is a match the volunteer calls the Detachment to report the recovery. At no time do the volunteers become involved with either the vehicle or its passengers. Regular members are called to investigate.²

Crime Prevention Notices

Notices are issued by a community volunteer and left on every car in the parking lot. They are supplied by ICBC and look like a ticket. The notice will have the issuer's name, crime prevention tips, location and date written on it as well as a list of questions that have been checked yes or no for example:³

- Does the vehicle have an anti-theft device (such as an alarm, immobilizer or steering wheel lock)?
- Are there any Personal belongings in plain view?
- Is the vehicle locked?
- Have all suitable steps been taken to prevent auto crime?

² As mentioned in previous reports.

³ Ibid.

Richmond Detachment Speed Watch Statistics for 2011

Month	# Of Speed Watch Deployments	Total Vehicles Checked	Over 10 Km/h	Admin Hours For Office Duties	Number of Warning Letters Issued
January	6	2,728	375	54	204
February	13	6,281	950	76	390
March	13	6,207	1,098	80	311
April	12	6,321	1,060	92	347
May	21	12,956	2,358	134	778
TOTALS	65	34,493	5,841	436	2,030

Richmond Detachment Distracted Drivers Statistics for 2011

Month	Number of Letters Sent
January	Started Feb. 1st
February	50
March	73
April	64
May	57
TOTAL	234

Distracted Drivers

Volunteers of the South Arm Crime Prevention Unit position at various locations in Richmond and observe drivers that are driving while distracted. This may include talking, using electronic devices, reading a newspaper, putting on makeup and dogs sitting on laps. The volunteer then writes the date, time, locations and what the driver is doing. A letter is then sent to the owner of the vehicle bearing the license plate that was recorded by the volunteer. The letter, which serves as a warning/information, indicates the date, time and location of the distraction with a list of possible fines had there been a violation ticket issued by a police officer.⁴

Victim Services

In May of 2011, Victim Witness Services provided support to 25 new clients in addition to an active caseload of over 133 ongoing files. Victim Services aided 13 crime and trauma scenes over this time period. Robberies, sudden deaths and assaults dominated calls for service. Of significant note, Victim Services responded to an unusual number of mugging style robberies of young adults who were utilizing public transit this month. Victim Services spent over 20 hours in court this month supporting witnesses through the trial process.

⁴ As mentioned in previous reports.

Crime Statistics

Crime Stats – see Appendix “A”.

Crime Maps – see Appendix “B”

Financial Impact

There is no financial impact associated with this report.

Conclusion

The Officer in Charge, Richmond Detachment has developed a framework and will continue to provide a monthly reporting cycle to the Community Safety Committee.



Lainie Goddard
Manager, RCMP Administration
(L.4767)



MAY 2011 STATISTICS

This chart identifies the monthly totals for all founded Criminal Code offences, excluding Traffic Criminal Code. Based on Uniform Crime Reporting (UCR) scoring, there are three categories: (1) Violent Crime, (2) Property Crime, and (3) Other Criminal Code. Within each category, particular offences are highlighted in this chart. In addition, monthly totals for Controlled Drugs and Substances Act (CDSA) offences are included.

The Average Range data is based on activity in a single month over the past 5 years. The only exception is Metal Theft, which only has 4 years of available data. If the current monthly total for an offence is above average, it will be noted in **red**, while below-average numbers will be noted in **blue**.

Year-to-Date percentage increases of more than 10% are marked in **red**, while decreases of more than 10% are **blue**. Please note that percentage changes are inflated in categories with small numbers (e.g.: Sexual Offences).

	CURRENT MONTH	5-YR AVERAGE RANGE	YEAR-TO-DATE TOTALS		
	May-11	May	2010 YTD	2011 YTD	% Change
VIOLENT CRIME (UCR 1000-Series Offences)	156	147-189	754	638	-15.4%
<i>Robbery</i>	23	6-12	42	63	50.0%
<i>Assault</i>	58	56-60	248	224	-9.7%
<i>Assault w/ Weapon</i>	9	14-20	67	61	-9.0%
<i>Sexual Offences</i>	7	3-7	35	30	-14.3%
PROPERTY CRIME (UCR 2000-Series Offences)	680	703-815	3595	3277	-8.8%
<i>Business B&E</i>	29	43-64	233	161	-30.9%
<i>Residential B&E</i>	46	21-61	234	320	36.8%
<i>MV Theft</i>	20	41-59	206	164	-20.4%
<i>Theft From MV</i>	249	145-222	1029	870	-15.5%
<i>Theft</i>	105	111-139	553	515	-6.9%
<i>Shoplifting</i>	42	48-57	312	299	-4.2%
<i>Metal Theft</i>	7	8-22	29	20	-31.0%
<i>Fraud</i>	42	41-75	255	264	3.5%
OTHER CRIMINAL CODE (UCR 3000-Series Offences)	223	152-210	1008	832	-17.5%
<i>Arson - Property</i>	4	5-16	40	23	-42.5%
SUBTOTAL (UCR 1000- to 3000-Series)	1059	1053-1163	5357	4747	-11.4%
DRUGS (UCR 4000-Series Offences)	74	71-154	469	387	-17.5%

* Metal Theft only has 4 years of available data.

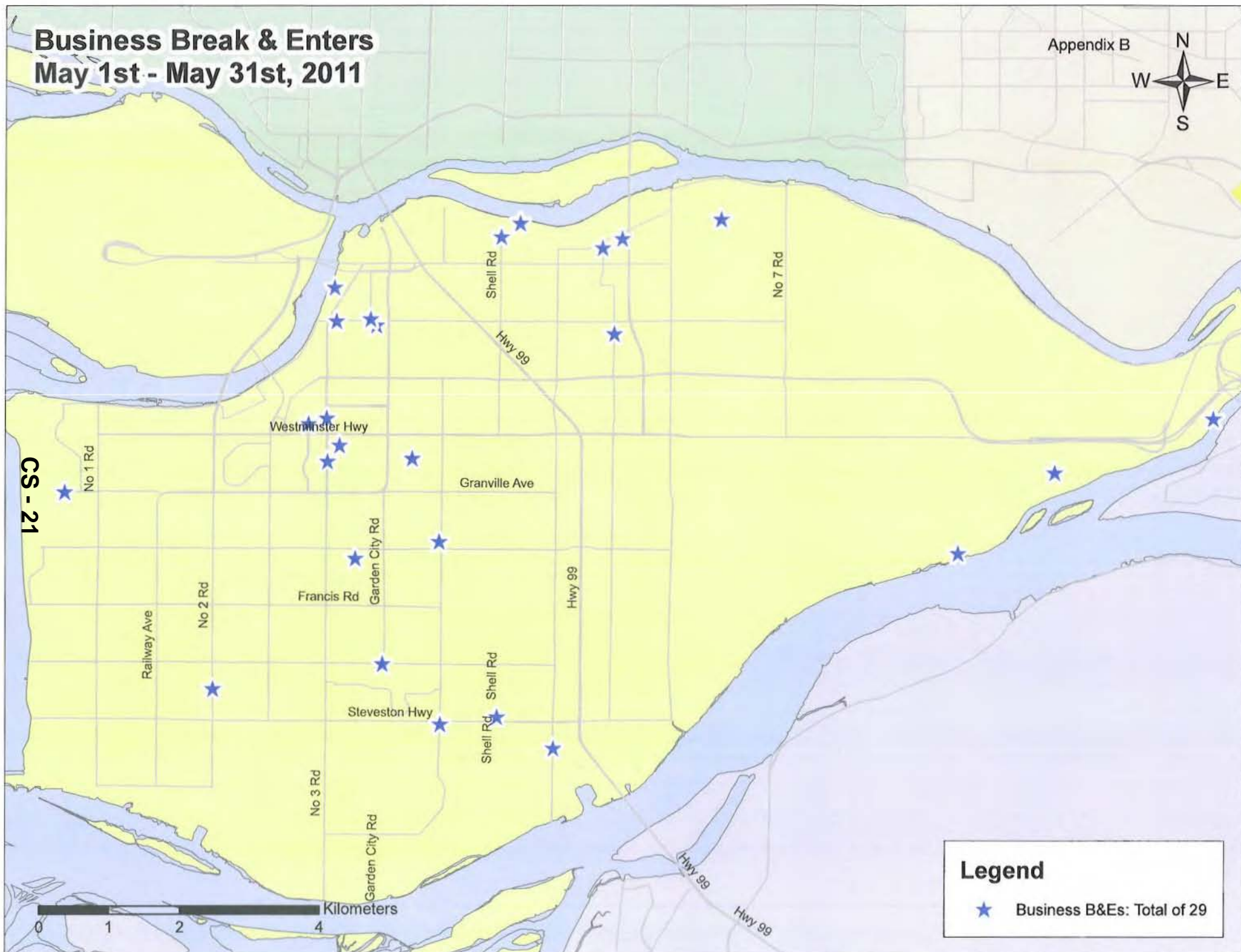
Prepared by Richmond RCMP.

Data collected from PRIME on 2011-06-19. Published 2011-06-22.

This data is operational and subject to change. This document is not to be copied, reproduced, used in whole or part or disseminated to any other person or agency without the consent of the originator(s).

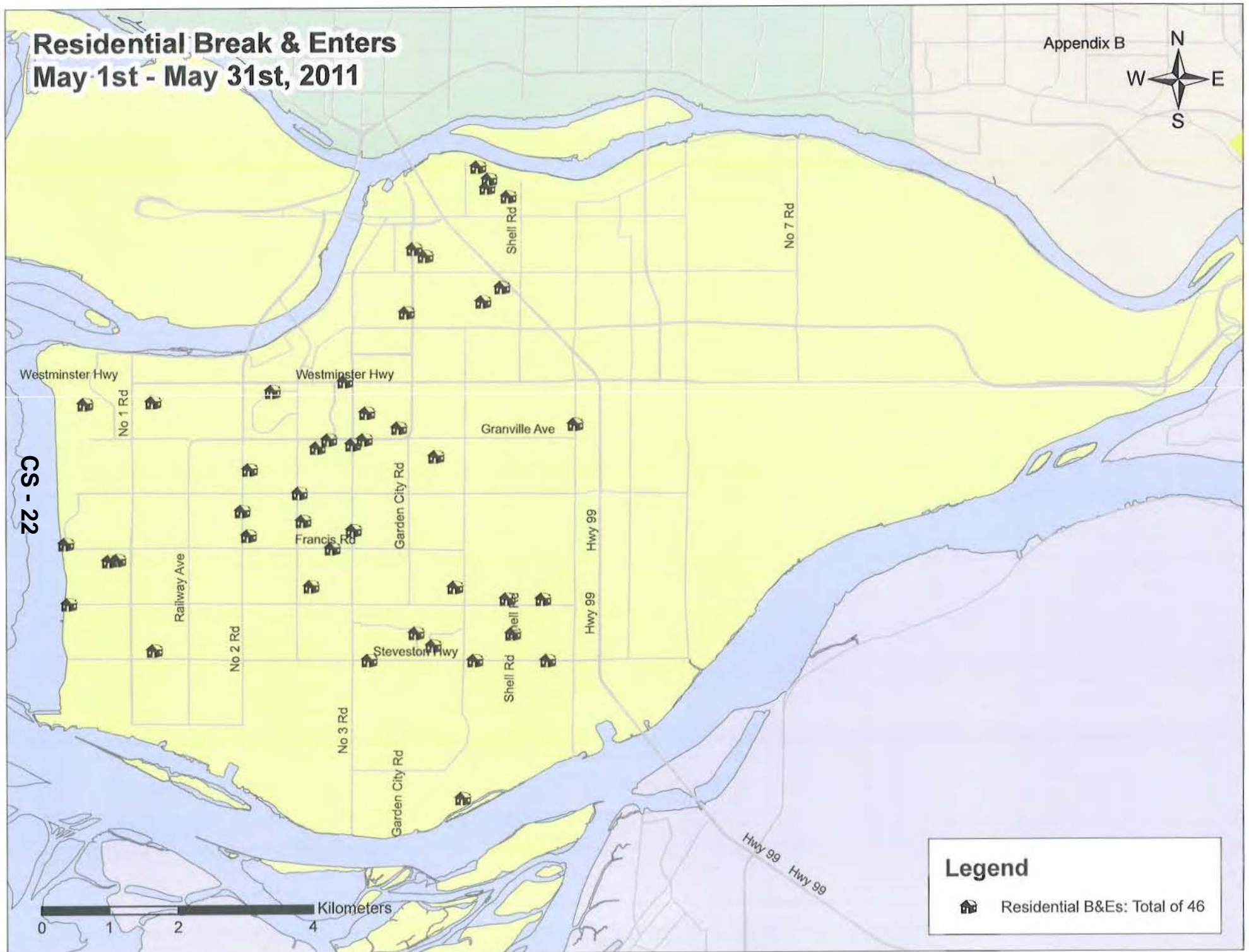
Business Break & Enters May 1st - May 31st, 2011

Appendix B



Residential Break & Enters May 1st - May 31st, 2011

Appendix B



Auto Theft

May 1st - May 31st, 2011

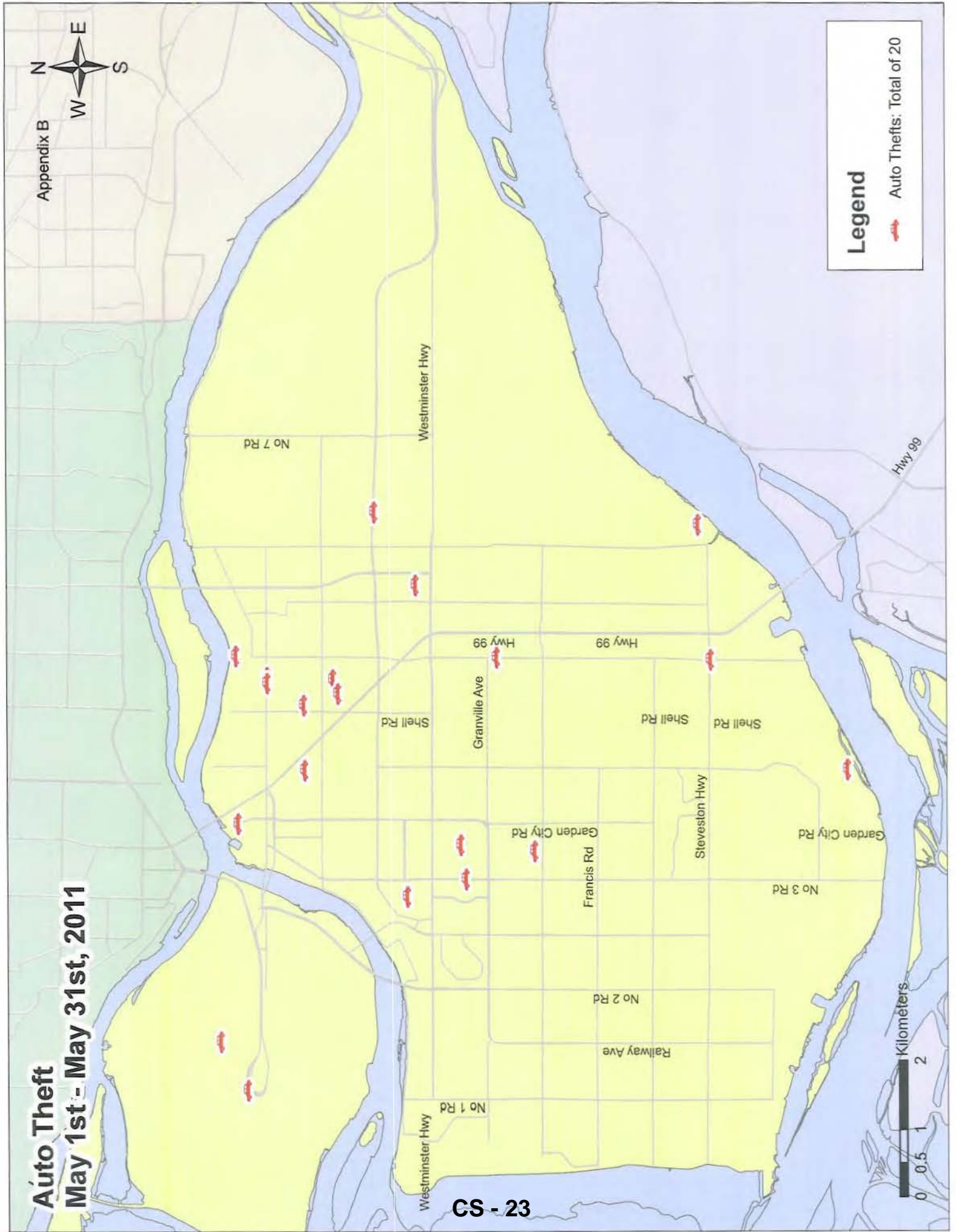
Appendix B



Legend

 Auto Thefts: Total of 20

 Kilometers
0 0.5 1 2



Thefts From Vehicles May 1st - May 31st, 2011

Appendix B



Vancouver

Burnaby

No 7 Rd

Westminster Hwy

Granville Ave

CS - 24

No 1 Rd

Railway Ave

No 2 Rd

Francis Rd

Garden City Rd

Steveston Hwy

No 3 Rd

Garden City Rd

Shell Rd

Hwy 99

Hwy 99 Hwy 99

Delta

0 0.5 1 2 Kilometers

Legend

- Thefts From Vehicles: Total of 249



City of Richmond

Report to Committee

To: Community Safety Committee
From: Rendall Nessel
Officer In Charge,
Richmond RCMP Detachment

Date: June 17, 2011
File: 09-5000-01/2010-Vol 01
(11.44)

Re: **RCMP Three Year Resourcing Plan – 2012 – 2014**

Staff Recommendation

That the report dated June 17, 2011 from the Officer in Charge, Richmond RCMP Detachment entitled "RCMP Three Year Resourcing Plan – 2012 – 2014" and the attachment entitled "RCMP Priority 2012-2014" be received for information.

Rendall Nessel
Officer In Charge, Richmond RCMP Detachment
(604-278-1212)

Att: 1

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

In November 2007, Council adopted the RCMP 5 Year Resourcing Plan and passed the following resolution

(1) That the Plan be updated annually and presented to Committee in July of each year.

The following report from the OIC, Superintendent Nessel represents the 2012 –2014 update, as well as a provisional analysis of the plan, including the effect on the City's operating budget.

In order to align the Resourcing Plan with the Detachment's Strategic Planning Cycle, it is the intention of the Officer in Charge to present a 3 year plan rather than a 5 year plan.

Findings of Fact

The Richmond Detachment has developed and maintained a philosophy of proactive policing initiatives in response to emerging issues. The OIC's forecast of future staffing requirements reflects this philosophy by identifying a number of new teams which would be implemented. This forecast does not include the eleven current police officers currently funded through gap financing, and assumes the gap financing would continue.

	2012	2013	2014
Regular Members			
• Serious Crimes	3	0	0
• Professional Standards	1	0	0
• Quick Response	0	4	4
RM Subtotal	4	4	4
Municipal Employees			
• Information Technology	1	0	0
• Plain Clothes Support	1	0	0
• General Duty Support	0	2	2
• Records Quality Reviewers	0	2	0
• Court Liaison Clerk	0	0	1
ME Subtotal	2	4	3
Total	6	8	7

Analysis

This plan is based on current and future challenges and pressures that will be placed upon the City and Police such as:

- Population growth
- Downtown development and transformation
- More visitors to our City and International Airport

For 2012, the OIC plans to request 6 additional positions – 4 regular members and 2 municipal employees through the 2012 budget process. Keeping in mind the time between approval and having a new member in the detachment, if approval were granted in the spring of 2012, members would likely arrive six to eight months later. The 2 municipal positions would be to provide additional support to the regular members of the detachment, thus allowing them more time as an on the road resource.

For the 2012-2014 portion of the three year plan, the Detachment continued with a long term planning process. The purpose of the planning process was to establish overall priorities for the Detachment in response to changes in the City's landscape, population, demographics and social planning with drivers such as the City Centre Area Plan and Sustainability. The Detachment plan also incorporated, priorities established in the Corporate Program initiative on safe communities.

In recognition of the anticipated demands for funding from all areas in the City organization, as well as the significant cost centres located with the Detachment, one of the objectives of the planning process is to identify proactive and alternative approaches to providing service.

Year	Projected RCMP Net Budget	Positions	No.	New Position Costs	RCMP Budget with Additional Positions
2012		RCMP Officers	4	\$572,895	
		Information Technology (ME, 2011 salary)	1	86,220	
		Plainclothes Support (ME, 2011 salary)	1	61,939	
	\$30,836,518		6	721,054	\$31,557,571
2013		RCMP Officers	4	586,878	
		General Duty Support (ME, 2011 salary rate)	2	123,878	
		Records Quality Reviewers (ME, 2011 salary rate)	2	172,144	
	\$32,201,150		8	882,900	33,084,050
2014		RCMP Officers	4	603,399	
		Records Quality Reviewers (ME, 2011 salary)	2	172,144	
		Court Liaison Clerk (ME, 2011 salary)	1	86,072	
	\$33,726,827		7	861,615	34,588,442
Costs Include:		2012 – 1.5% Increase for Member's Salaries 2012 – 2014 – 3.5% Increase for Member's Salaries *Current RCMP net budget is based on the 2012-2014			

Financial Impact

There is no financial impact of the report at this time. Additional levels requests will be submitted in the 2012 budget process.

Conclusion

The RCMP Three Year Resourcing Plan has identified proposed new positions at the Richmond detachment. The 2012 portion of the plan has been included for consideration in the 2012 Operating Budget Additional Levels. The 2012 – 2014 portion of the plan would benefit from further discussion and consultation as part of the Detachment's strategic planning process.



Lainie Goddard
Manager, RCMP Administration
(604-207-4767)

LG:jl

2011

RCMP-GRC

Richmond
Detachment

RCMP PRIORITY 2012-2014

This document details the projected resourcing requirements for the Richmond RCMP into the 2014 Time Frame.

RCMP Future Staffing Requirements

RCMP VISION

Our 3 year resource plan, our vision for the future, is to enhance and render sustainable our current policing initiatives and partnerships, while proactively employing a Crime Reduction Strategy in the community, with a view to targeting new trends.

This plan is based on current and future challenges and pressures that will be placed upon the City and Police, such as:

- Population growth and demographic change such as age and ethnicity
- Downtown development and transformation
- More visitors to our City and International Airport

Additional Resources Required (3 Year)

The following is a table, which lists our staffing requirements (both Regular Members and Municipal Employees) for 2012-2014.

	Additional	
Year	Regular Members	Municipal Employees
2012	4	2
2013	4	4
2014	4	3

Regular Member Requirements Table

	Regular Police Resources Required		
Position	2012	2013	2014
Serious Crimes	3	0	0
Professional Standards	1	0	0
Quick Response Team	0	4	4
Total	4	4	4

Serious Crimes (2012)

These members will be deployed in the first instance to review historical unsolved crimes, including homicides, attempted homicide, suspicious deaths, missing persons and other serious crimes where there is a reasonable likelihood of success. Some of these cases are several decades old and new forensic investigative techniques, and the

RCMP Future Staffing Requirements

cooperation of previous reluctant witnesses, may provide the opportunity to clear these files. The resources and workload demands on the Serious Crime Unit to respond to ongoing crimes is such that these types of investigations are not actively pursued.

On the conclusion of these investigations, these members could be deployed in several high risk investigative areas including domestic violence investigations, an open source internet investigative support unit and a member to work with mental health professionals in the community to provide operational support involving individuals engaged in suicidal behavior and other forms of mental illness.

Professional Standards Investigator (2012)

The professional standards unit is responsible for the coordination and investigation of complaints against police officers and includes public complaints received by the Public Complaints Commission and forwarded to the Detachment, Code of Conduct Statutory (criminal) investigations.

At the present time, the one regular member performing these functions is extremely overburdened and unable to effectively manage the file load. The increase in resources is necessary due to a substantial case load increase of 51% over the past 2 years. During the calendar year 2007, a total of 39 files required the investigation by the professional standards unit as compared with 59 in 2010 and an estimated 75 for 2011 if the trend continues. This is in part due to the high profile nature of the YVR incident, which brings the RCMP into the media. As more media reports come out, more people come forward with their own complaints.

Additionally, more of the investigations are going the full length, as fewer complainants are willing to deal with the complaints in an informal manner. Some investigations are extremely lengthy in nature. For example, if the public complaint is serious enough a Code of Conduct investigation and a statutory investigation might be ordered by the Officer in Charge. If these additional investigations are ordered by the OIC, one file then translates into three investigations, thereby tripling the amount of work necessary to complete the files.

With the recent Supreme Court of Canada McNeil¹ decision the onus has been placed on police to disclose all discipline records for an officer every time the officer is involved in a case that is going to court. Professional Standards is now responsible for overseeing this disclosure, maintaining up-to-date records, forwarding and receiving required discipline documents for submission to Crown Counsel. This court decision will add approximately 7-10 hours of work per week, depending on the number of reports submitted to crown. As the Detachment grows in numbers of regular members, with the majority of the members being without extensive experience, it is natural to expect that junior members are more likely to be the subject of complaints as they develop their ability to interact with the public.

¹ R. V. McNeil, 2009 SCC 3, [2009] 1 S.C.R. 66 - [<http://esc.lexum.umontreal.ca/en/2009/2009scc3/2009scc3.html>] and <http://www.thecourt.ca/2009/01/22/mcneil-the-duty-to-disclose-police-misconduct-records/>

RCMP Future Staffing Requirements

Quick Response Team (2013- 2014)

The Quick Response Team would be tasked with providing immediate response to time-sensitive, currently unknown emerging crime trends. The unit would work closely with the Crime Analysts and intelligence lead policing to proactively focus their efforts on those new high profile crime trends impacting Richmond's Safe Community.

This unit would respond to crime trends as they emerge and deploy at times and places where the need for police intervention is projected.

Under the Crime Reduction model, and due to the proactive, analytical nature of this unit, it is expected that there will be a reduction in calls for service at the reactive General Duty level.

Municipal Employee Requirements Table

Position	Municipal Employee Resources Required		
	2012	2013	2014
Information Technology	1	0	0
Plain Clothes Support	1	0	0
General Duty Support	0	2	0
Records Quality Reviewers	0	2	2
Court Liaison Clerk	0	0	1
Total	2	4	3

Information Technology (2012)

Computer Services is requesting the creation of an additional position. The Computer Services/Informatics section for the Richmond RCMP is currently comprised of two support staff and one manager, supporting approximately 250 police officers and staff to be located in 2012 in the new Detachment and 4 satellite offices.

This section is primarily responsible for: City of Richmond and RCMP workstations and laptops, City of Richmond and RCMP printers, RCMP Mobile Data Terminals, City of Richmond and RCMP software and applications, Video conferencing, networking, telephones and cellular telephones.

The main function of the Detachment is a balance of an effective service level to our clients combined with the capacity to proactively manage tasks and planning. This additional position would allow the section to:

- focus more time on particular concerns and look towards more specialized roles, similar to the structure within the City IT dept.

RCMP Future Staffing Requirements

- increase our capacity to address concerns normally delegated to outside contractors and support contracts due to lack of onsite resources and expertise. This could substantially reduce expenses and improve our level of service.

Plain Clothes Section Support (2012)

With an overall team of 58 police officers that require clerical support, it is essential to provide a level of knowledge, abilities and skills appropriate to the high profile cases that the members are involved in.

This position is responsible for, although not limited to, preparing information packages for court, transcription of audio and video statements, maintaining data banks of persons of interest, liaising with RCMP headquarters on major case management policies and procedures, ordering supplies and maintaining all inventory assets assigned to the section. With the current Memorandum of Understanding with Crown Council and increased pressures for clerical aspects pertaining to major case management and disclosure of evidence makes it difficult to keep the operational police officers on the road. Currently, the ratio of peace officers to support staff is 49:1 and it has become impossible for the lone city support staff to provide the support that this section requires.

General Duty Support (2013)

These positions will provide administrative support to the general duty watches and the 92 police officers that make up the teams for the Richmond RCMP Detachment.

Currently there is no administrative support assigned to assist the general duty watches, and as such the police officers are required to fulfill a myriad of administrative tasks rather than being able to respond to calls in a timely fashion. Duties that these positions would be able to perform are (but not limited to):

- maintaining the shift schedule
- the daily issuance of detachment owned equipment required by the police officers
- tracking court notifications
- uniform requisitions
- overtime callouts
- maintenance of staff photo board
- preparation of general correspondence
- assistance with court document preparation
- transcription

It is anticipated that with two full-time positions a rotating seven day per week coverage could be provided. Once these positions have been embedded within the Watches, it is estimated that General Duty members would be back on the road in an amount equivalent to the hours worked by the support staff. (I.e: if the Municipal Employee works an 8 hour shift, that means the watch members will be able to be mobile for 8 hours)

RCMP Future Staffing Requirements

Records Quality Reviewers (2013, 2014)

Within the past few years, the Province of British Columbia legislated that the Police Records Information Management Environment for BC (PRIME-BC) will be the Records Management System (RMS) to manage organizational operational records, share information and contribute to an overall integrated justice solution. The implementation of PRIME-BC as the operational Records Management System (RMS) creates challenges for municipal detachments record centers to provide a 24/7-transcription service. Transcription is the function that is required for new information to be entered into the PRIME-BC database when operational members are on duty. It is the first level of quality assurance between the mobile environment and the RMS where the data is stored.

In December 2001 Richmond Detachment became the pilot project for this system and since its inception, the responsibility for Municipal Staff to maintain the workload with the functions of PRIME has increased significantly due to, in part, new and changing policies and legislation surrounding the record keeping of police agencies. Another factor that greatly affects the workload of the records management municipal staff is the increase in regular members, as the detachment police officer complement has increased by 45% or 65 since 1994. While the staffing levels in the records area has remained unchanged.

The main function of the Richmond Detachment Records Quality Reviewers is to maintain, classify and review all operational and administrative files, which have been generated by Detachment personnel. Eight of these nine positions are assigned to the general duty watches and the ninth assists the support units such as: traffic, serious crimes, marihuana enforcement team, drug section, specialized victims unit, property crimes and community policing.

The increase in police officers and the implementation of the provincially mandated records management system, PRIME has necessitated the need for an additional one full-time staff member to assist the support services reviewer.

Court Liaison Clerk (2014)

This is a clerical position reporting to the Records and Information Coordinator and is designed to assist the Court Liaison Officers with various record keeping (data entry) functions in relation to the present reporting requirements in PRIME. Additional reporting requirements associated with the implementation of the Known Offender and Court Modules in PRIME (Records Management System).

In December of 2001, PRIME became the Records Management System for Richmond Detachment. The two full time Court Liaison Officers (Close) utilize this system as well as JUSTIN (Justice Information System), which is a court system maintained by the Attorney General of B.C.

RCMP Future Staffing Requirements

Richmond Detachment is now able to send most court documents electronically, thus minimizing the need to physically attend the Provincial Court House on a continual basis during the day. This electronic exchange of information requires a substantial amount of data entry, a task neither the Records Department nor the Court Liaison Officers themselves have adequate resources.

CONCLUSION

The City of Richmond is recognized as one of the safest, most livable cities within Canada. The Richmond RCMP is enhancing their Crime Reduction Strategy, which is based on the whole notion of a new mind-set and new skill-set based on intelligence lead policing fortified through crime data from the two Detachment Crime Analysts. It is about taking initiative in partnership with the community in advance of problems or crimes. Instead of being reactive in nature, only going to the crime after it has occurred, and applying enforcement, Richmond RCMP is continuing to reach out to the community to prevent crime whenever possible.

A crime reduction strategy is about identifying problems before they occur, or root-problem solving in partnership with the community. This style of policing is a comprehensive approach to safety. Police and Community work together in suppression, intervention and prevention of crime. It requires dedicated resources and commitment.



City of Richmond

Report to Committee

To: Community Safety Committee
From: Rendall Nasset
Officer In Charge,
Richmond RCMP Detachment

Date: May 24, 2011
File: 05-1810-12/2008-Vol
01
(10.17)

Re: Southarm/Steveston Community Policing Offices (CPO's)

Staff Recommendation

That the existing Community Policing Offices/Stations located at Southarm and Steveston remain open and accessible to the public in their current form.

Rendall Nasset
Officer In Charge, Richmond RCMP Detachment
(604-278-1212)

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Parks and Recreation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to provide Council with information regarding the effectiveness and value of the Community Police Offices (CPO) located at Southarm and Steveston.

Background

A large majority of people who reside in the Southarm and Steveston area have endorsed the concept of community policing and the importance of community partnerships to the survival of key preventative programs. Southarm and Steveston CPO's now serve as a significant base for volunteers engaged in community outreach programs. It is the proximity of the volunteers' residences to the CPO that supports their engagement in the programs. Most are able to walk, or conveniently take transit, to the respective offices.

Although there has been significant interest on the part of the community as a whole, there is no CPO in the community of East Richmond (Hamilton) at present. At the Community Safety Committee meeting held on March 15, 2011 a referral requesting an analysis relating to a recent petition submitted by the community of Hamilton has been addressed under a separate report.

Findings Of Fact

In the Steveston Community Policing Office there are currently 45 volunteers who collectively volunteer for a total of 2,310 hours. Seventeen are dedicated to the station office; a further 15 are involved in the Lock-Out Auto Crime initiative, 7 with the Speed Watch program, and 6 with the Volunteer Bike Patrol. Steveston has a full time Municipal Employee coordinator and the office also serves as the home for the Steveston/Southarm volunteer bike patrol, the Crime Free Multi Housing Program and the new Mature Driver's Program. Additionally, it serves as a command center during July 1 Salmonfest celebrations.

In the Southarm Community Policing Office there are currently 54 volunteers who collectively volunteer for a total of 3,156 hours. Four volunteers are dedicated to front counter and administrative duties in the office. Forty-two volunteers are involved in Lock-Out Auto Crime, with 19 of these volunteers being bike trained, and 3 volunteers are dedicated to planning and organizing special community events. The Southarm Office has a full time municipal employee coordinator and this location also serves as an office for the Crime Prevention Blockwatch Coordinator and Assistant Crime Prevention Blockwatch Coordinator, who are both full-time municipal employees.

Southarm and Steveston serve as the base of operations in general for Speedwatch, Lock-Out Auto Crime, Volunteer Bike Patrol, Blockwatch, Business Watch and Rent Safe Richmond. They also serve as storage facilities for a variety of equipment associated to these programs. Additionally, they serve as access centres for the public to receive information on Crime Prevention Programs.

Analysis

The existence of these two offices in their respective central community locations, contributes to the sustainability of volunteer based crime prevention programs. They also serve as tangible links between the community and crime prevention programs. Human resource priorities and accurate and timely intelligence dictate the placement and assignment of duties for operational police officers. This ensures the most efficient and effective use of active police officers and is the most significant impact on the Detachment's Crime Reduction Strategy. In their day-to-day focused tasks, the members consistently use the Southarm and Steveston CPO's to complete paperwork and make inquiries related to ongoing investigations and follow-ups. This in itself leads to an increased police visibility and therefore an increased perception of police presence, a greater awareness of crime prevention and a reduction in the fear of crime. This is also an effective crime reduction strategy.

Financial Information

Current costs to operate each Richmond Detachment Community Police Station is as follows:

Salary, Benefits and Payroll Overhead for Community Station Co-ordinator	\$79,100
Operating Costs	2,600
Facility Management	<u>3,000</u>
Total Costs	\$84,700

Financial Impact

There is no financial impact associated with this report.

Conclusion

Ongoing support for the Community Policing Offices in Steveston and Southarm is vital to sustaining valuable and key crime prevention programs in the City of Richmond.



Lainie Goddard
Manager, RCMP Administration
(604) 207-4767



City of Richmond

Report to Committee

To: Community Safety Committee
From: Phyllis L. Carlyle
General Manager, Law & Community Safety
Re: Community Bylaws - May 2011 Activity Report

Date: June 17, 2011
File: 12-8060-01/2011-Vol 01

Staff Recommendation

That the Community Bylaws Monthly Activity Report dated June 17, 2011, from the General Manager, Law & Community Safety, be received for information.

Phyllis L. Carlyle
General Manager, Law & Community Safety
(604.276.4104)

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

This monthly activity report for the Community Bylaws Division provides information on each of the following areas:

1. Parking Program
2. Property Use
3. Grease Management Program
4. Water Restrictions
5. Animal Control
6. Adjudication Program
7. Revenue & Expenses

1. Parking Program

Customer Service Response

The average number of daily calls for service fielded by administration staff on parking issues for May 2011 was 49 – this includes voice messages, directly answered calls as well as emails; an increase of 40% when compared to the number of service calls reported for the month of April 2011.

Enforcement Activity

- The number of parking violations that were either cancelled and/or changed to a warning for the month of May 2011 was 252 – approximately 7.8% of the violations issued in May 2011. The following chart provides a breakdown of the most common reasons for the cancellation of bylaw violation notices pursuant to Council's Grounds for Cancellation Policy No. 1100 under specific sections:

Section 2.1 (a) Identity issues	4.4%
Section 2.1 (b) Exception in Bylaw	0.4%
Section 2.1 (c) Poor likelihood of success at adjudication	48.8%
Section 2.1 (e) Multiple violations issued for one incident	4.1%
Section 2.1 (f) Not in public interest	28%
Section 2.1 (g) Proven effort to comply	14.3%

- A total of 3,237 notices of bylaw violation were issued for parking / safety & liability violations within the City during the month of May 2011 – an increase of approximately 42% when compared to the number of violations issued during the month of May 2010.

Following are month-to-month comparison charts on the number of violations that have been issued for the years 2009, 2010 and 2011:



- The Buswell pay parking zone was converted to a temporary bus zone for two weeks which resulted in a \$1,000 loss in revenue.
- Meter vandalism continues to be an issue, this month we have had 9 meters drilled resulting not only in lost revenue but also an approximate repair cost of \$14,000. Staff is working closely with the RCMP who will be monitoring the area.

2. Property Use

Customer Service Response

The average number of daily calls for service fielded by administration staff on property use issues for May 2011 was 14 – this includes voice messages, directly answered calls as well as emails. This number is at par when compared to the number of daily service calls reported for the month of April 2011.

For May 2011, 224 inspection files were created and assigned for investigation and appropriate enforcement – an increase of approximately 63% when compared to May 2010. This increase is due largely to the City's annual weed control program and proactive enforcement efforts of staff.

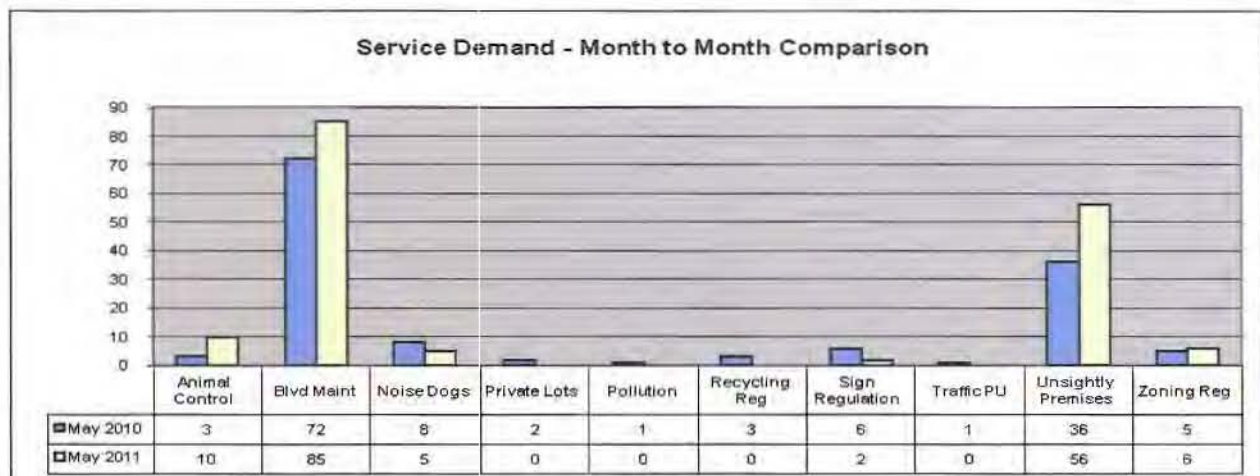
Enforcement Activity

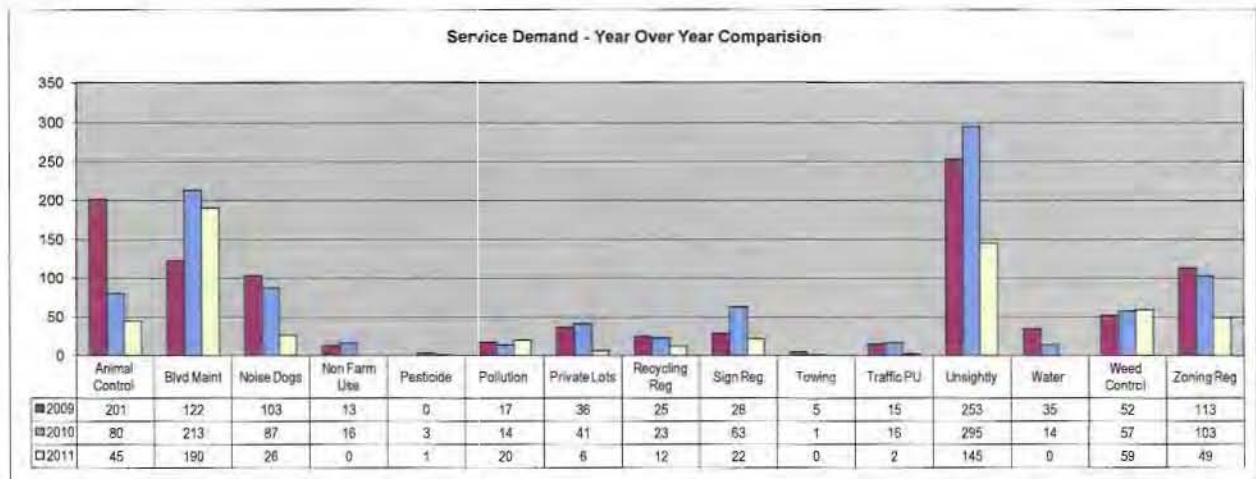
- Bylaw Liaison Property Use Officers continue to be committed to the delivery of professional by-law enforcement in a timely and effective manner. The mandate is to

achieve compliance with the City's regulatory by-laws through education, mediation and, as necessary, progressive enforcement and prosecution.

- Bylaw Liaison Property Use Officers have commenced noxious weed inspections on both a complaint and proactive basis. The City's weed control program, in effect since 1980 and supported by Provincial funding, focuses primarily on preventing the spread of Canada thistle and runs annually May through to September. Early detection is a critical element to manage the spread of thistle. Fifty-nine weed control files have been assigned for proactive enforcement.
- Community Bylaws continues to promote public awareness of the City's Enhanced Pesticide Management Program through compliance and enforcement activities under the Pesticide Use Control Bylaw No. 8514. Bylaw Liaison Property Use Officers conducted inspections on May 14, 21 and 28. A total of 200 residents and 19 landscaping business operators were provided with compliance instructions pursuant to Bylaw 8514. Weekend bylaw patrols will continue during the months of June, July and August.

The following charts delineate Property Use service demand, by type, for May 2010 and May 2011 as well as a year-over-year running comparison:





3. Grease Management Program

The Grease Management Inspector conducted 48 regulatory visits to food sector establishments during the month of May 2011 - 41 food sector establishments were inspected, 7 were closed with inspections still pending. The inspections conducted are usually unannounced and routine. During these inspections, grease trap maintenance records are reviewed and the overall condition of the grease trap is assessed. Most of the establishments inspected in May were found to be in compliance. The Inspector issued two tickets for the following contravention under section 3.2.3 of Bylaw 7551:

- Failure to have person available who can provide access to grease trap or grease interceptor.

On May 25, 2011 the Grease Management Inspector conducted a joint inspection with the City's Environmental Sustainability staff and Metro Vancouver at 12751 Vulcan Way to address concerns arising from the management of waste water by a number of food processing businesses in the area. The businesses were educated on the requirements to monitor water usage and waste water management into the sanitary system. All businesses were required to take out permits from Metro Vancouver for discharge into the sanitary system. All establishments were found to be in compliance with the Grease Management provisions under the City's Bylaw 7551.

4. Water Restrictions

Community Bylaws staff has worked very closely with Engineering & Public works to amend the City's Water Use Restriction Bylaw to comply with the new guidelines adopted by Metro Vancouver effective June 1st and add the infractions and fine structure to the City's Bylaw Dispute Adjudication Program which now includes nine bylaws.

5. Dispute Adjudication Program

There were 15 cases processed at the Adjudication Hearing held on May 17, 2011 – 10 allegations were deemed to have occurred and 2 cases were deemed not to have occurred; 2 of these cases were rescheduled and 1 case was withdrawn by the Officer in attendance.

The next scheduled Adjudication Hearing is to be held on July 26, 2011.

6. Animal Control

- For the month of May 2011, there were 8 dog bite incidents reported. Five investigations resulted in the related dogs being deemed as dangerous; and three incidents are currently still under investigation.
- Staff issued 267 new dog licences during May 2011 to bring the total number of dogs licensed in Richmond for 2011 to 5,036. The number of dangerous dog licences issued or renewed in Richmond as of May 2011 is 66.

7. Revenue and Expenses

The following information is an analysis for May 2011 compared to May 2010.

Consolidated Parking Program Revenue The total of meter, monthly permit and enforcement revenue is up 8.8% over 2010. Revenues as at May 2011 are \$122,927 compared to \$112,956 for the same period last year. This positive increase is due largely to the efforts of our parking enforcement staff and ongoing additional revenue generated by our rate increases in the hourly meter rate, as well as the base price of parking fines that came into effect July 1st last year and a 15% management fee on Richmond Oval parkade operation proceeds.

Meter Revenue is down 5.7% for the same period last year. Revenues for the month of May 2011 are \$35,795 compared to \$37,971 for 2010. This is a result of loss revenue due to the theft and vandalism of several parking meters this month.

Permit Revenue is up 4.5% over the same period last year. Revenues for the month of May 2011 are \$13,365 compared to \$12,792 for 2010.

Enforcement Revenue is up 9.4% over the same period last year. Revenues for the month of May 2011 are \$68,027 compared to \$62,193 for 2010. This is a result of increased enforcement activity by staff as well as the ticket fine amount increase that came into effect March 01, 2010.

Richmond Oval Parkade Management Fee Revenue: For the month of May 2011, the City netted \$5,740 from the proceeds generated from parking at the Richmond Oval. This fee is based on 15% of gross revenue.

The following chart provides a consolidated revenue comparison with prior years:



Conclusion

Community Bylaws staff continues to strive to maintain the quality of life and safety of the residents of the City of Richmond through coordinated team efforts with many City departments and community partners while promoting a culture of compliance.

Wayne G. Mercer
 Manager, Community Bylaws
 (604.247.4601)

ML:ml



City of Richmond

Report to Committee

To: Community Safety Committee
From: John McGowan
Fire Chief, Richmond Fire-Rescue

Date: July 15, 2011
File: 09-5000-01/2011-Vol
01

Re: Fire 20/20 Workshop 'Recruiting and Retaining Diversity in the Fire Service'

Staff Recommendation

That Council approve Richmond Fire Rescue's request to host a Fire 20/20 workshop on September 15 and 16, 2011, entitled "Recruiting and Retaining Diversity in the Fire Service".

John McGowan
Fire Chief, Richmond Fire-Rescue
(604-303-2734)

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Human Resources	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to provide Council with information regarding the opportunity for Richmond Fire Rescue has to host a Fire 20/20 workshop entitled "Recruiting and Retaining Diversity in the Fire Service" to be held on September 15th and 16th, 2011.

The workshop brings together teams from eight to ten fire departments. Each team is comprised of four to five individuals including: the fire chief, a labour leader, a recruitment officer, a diversity representative and Human Resources representative. The host department is allowed to have a second team and total participation from RFR will be up to ten participants.

The report is in support of the Council term goals to:

"The City will have a stable, effective, and knowledgeable workforce to serve Council and the community now and in the future through sound recruitment and retention processes."

and

"Ensure Richmond remains a safe and desirable community to live, work and play in through an interdisciplinary approach to community safety and a term strategy that results in discussions with Council on the implementation of change in the culture of Richmond Fire Rescue."

Analysis

Fire 20/20 is a non-profit organization based in the United States, which works with Fire/EMS to connect them with the multicultural communities they serve. Their focus is to increase departments' effectiveness of diversity recruitment and retention, emergency response, and community risk reduction programs.

Through corporate sponsorship, Fire 20/20 has facilitated a number of "Recruiting and Retaining Diversity in the Fire Service" workshops throughout the U.S. with positive results. These workshops are free for the participating departments. As a result of the initiatives that Richmond has undertaken in the area of diversity and cultural change, and the relationship which Deputy Chief Kim Howell has built with them, Fire 20/20 has offered to hold a workshop in Richmond. This would be the first time the workshop would be held outside of the U.S.

The workshop is valued at \$10,000, which includes costs for facilitators' time, travel, accommodations, meals, taxis and other related travel expenses. However, due to the sponsorship from Scott Health & Safety, there is no cost to the participating departments. The return on investment for the City of Richmond and Richmond Fire Rescue will be the production of an outline of an action plan for achieving specific goals towards a more inclusive and diverse department that can be accomplished within 30 to 60 days. This plan will provide a framework for strategies that support retention, enrolls the community as recruitment partners, and maximizes the effectiveness of campaigns.

The workshop will identify the department's top three assets and top three vulnerabilities for building a more inclusive and diverse department. It will benchmark measurements for improvement by completing a report card on how the department compares to best practice guidelines. It will align with those key positions, within the City of Richmond, that can influence change and ensure actions that successfully transform the culture of RFR.

As host, the City would welcome the other participants and publicly acknowledge Richmond's commitment to inclusion and diversity. The workshop is oriented to assist departments that understand the value of diversity and inclusion and want to move forward faster and more efficiently to a fire department that is truly inclusive and diverse.

As part of the workshop the teams engage in two 75-minute panel discussions with people from the community. One team is a youth panel, which is made up of a group of four to five diverse young people between the ages of 14-19. The objective of the youth panel is two-way learning. Instead of the facilitators presenting research about today's young people, it is planned to bring members of the next generation into the room to engage in a direct conversation.

The second panel is comprised of diverse community leaders. This panel will be made up of formal or informal leaders with a strong social, business or personal network within that multicultural community. The objective is to engage the fire service participants in direct conversations with formal and informal leaders from four to five multicultural communities that are served by the local fire department.

Financial Impact

There is no financial impact associated with this report.

Conclusion

Over the past four years significant strides have been made in transforming RFR's culture. This workshop will provide a fundamental base for the future strategy. As the host department Richmond would be sending a clear message to the community, City staff, and other fire departments, that Richmond is prepared to lead the way in becoming a more diverse and inclusive department.



Kim Howell
Deputy Chief, Richmond Fire-Rescue
(604-303-2762)

KH:js



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, July 18, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

- GP-5** *Motion to adopt the minutes of the meeting of the General Purposes Committee held on Monday, July 4, 2011.*



CORPORATE SERVICES DEPARTMENT

- GP-11** 1. **RICHMOND COMMUNITY SAFETY BUILDING PUBLIC ART PROJECT**
(File Ref. No. 11-7000-09-20-112) (REDMS No. 3250033)

[TO VIEW eREPORT CLICK HERE](#)

See Page **GP-11** of the General Purposes agenda for full hardcopy report

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the revised concept proposal and installation of the Richmond Community Safety Building Public Art Project “The Coat of Arms” by artist Glen Andersen, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated July 5, 2011, be approved.



GP-17 2. CITY GRANT PROGRAM REVIEW

(File Ref. No.) (REDMS No. 3245549)

TO VIEW eREPORT CLICK HERE

See Page **GP-17** of the General Purposes agenda for full hardcopy report

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

That:

- (1) the City Grant Policy (Attachment 6) be adopted;***
- (2) the revised City Grant Program (Attachment 7) be implemented on an interim basis until specific guidelines are prepared for the proposed (1) Health, Social & Safety, (2) Arts, Culture and Heritage, and (3) Parks, Recreation and Community Events City Grant Programs;***
- (3) staff propose the following Casino revenue allocations to City Grant Programs be considered during the 2012 budget process:***
 - (a) Health, Social & Safety, \$536,719;***
 - (b) Arts, Culture and Heritage, \$100,000;***
 - (c) Parks, Recreation and Community Events, \$96,587;***
- (4) staff report back, following implementation of the 2012 City Grant Programs and prior to implementation of the 2013 City Grant Program, regarding:***
 - (a) stakeholder consultations regarding the new Policy and Programs;***
 - (b) the establishment of an arms-length City Grant adjudication panel; and***
 - (c) possible impacts of the Social Planning Strategy on the Health, Social and Safety Grant Program.***
- (5) staff explore the development of an information technology system whereby City Grant Program applications, including Attachments, may be submitted on-line.***



GP-69 3. **CITY ONLINE FORMS AND THE PREVIOUS ONLINE EVENTS APPROVALS SYSTEM FUNDING REQUEST FROM 2010 APPROPRIATED SURPLUS**

(File Ref. No. 01-0340-30-CSER5) (REDMS No. 3240995)

[TO VIEW eREPORT CLICK HERE](#)

See Page **GP-69** of the General Purposes agenda for full hardcopy report

Designated Speakers: Alan Cameron & Jason Kita

STAFF RECOMMENDATION

That the \$60,000 being held from the 2010 Surplus Appropriation be allocated to fund the development of an online Event Approvals system.

☐

BUSINESS AND FINANCIAL SERVICES DEPARTMENT

GP-75 4. **SOCIAL FINANCIAL HARDSHIP ASSISTANCE FUND**

(File Ref. No. 03-0900-01) (REDMS No. 3238492)

[TO VIEW eREPORT CLICK HERE](#)

See Page **GP-75** of the General Purposes agenda for full hardcopy report

Designated Speaker: Venus Ngan

STAFF RECOMMENDATION

That an interest-free loan of \$9,000 from the City's Social Financial Hardship Assistance Fund to the Chinese Mental Wellness Association of Canada, with full repayment to be made to the City six months subsequent to the advance of the loan, be approved.

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Monday, July 4, 2011

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

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 Monday, June 20, 2011, be adopted as circulated.

CARRIED

There was agreement that Item No. 1, Reaching Carbon Neutrality - Proposed Richmond Strategy, and Item No. 2, Reaching Carbon Neutrality: Energy and Emissions Inventory and Recommended Early Action, be dealt with simultaneously.

COMMUNITY SERVICES DEPARTMENT

1. REACHING CARBON NEUTRALITY – PROPOSED RICHMOND STRATEGY

(File Ref. No. 01-0370-01/2011-Vol01) (REDMS No. 3230864)

2. REACHING CARBON NEUTRALITY: ENERGY AND EMISSIONS INVENTORY AND RECOMMENDED EARLY ACTION

(File Ref. No. 01-0370-01/2011-Vol01) (REDMS No. 3086030)

Margot Daykin, Manager, Sustainability, noted that both reports were pertaining to the City's voluntary commitment to Carbon Neutrality, with the report for Item No. 1 providing an overall strategy for meeting the commitment, and the report for Item No. 2 providing specific actions and steps.

Ms. Daykin then reviewed the reports, and explained how reducing internal greenhouse gas emissions and making investments to offset unavoidable emissions were the two main actions required in reaching Carbon Neutrality.

Ms. Daykin stated that although City Council had adopted a comprehensive approach to climate change, signing the BC Climate Action Charter had accelerated the City's commitment to sustainability and climate change, and promoted leadership and collective wide action. It was noted that the BC Climate Action Charter had been endorsed by over 170 municipalities.

A discussion then took place about:

- the City's action initiatives to promote sustainability including the High Performance Building Policy, the Corporate Green Fleet Policy, the Corporate Recycling Program, the Corporate Energy-Retrofit Program and the City Carpool Program;
- the need for a wider scope for sustainability initiatives currently recognized under the provincial framework;
- the major sources of energy consumption. It was noted that out of all the types of civic facilities, aquatic facilities and ice arenas had the highest energy consumption and green house gas emissions. It was further noted that the Watermania Pool facility had reduced its net energy consumption by 20%;
- the Carbon Neutral Provisional Fund, adopted by Council, had a balance of approximately \$300,000 of which approximately \$150,000 was recouped from carbon taxes;
- how the City's Corporate Energy and Emissions Inventory provided a foundation to develop an efficient inventory system, and identified strategic opportunities for further reducing corporate greenhouse gas emissions;

General Purposes Committee

Monday, July 4, 2011

- how emissions for different sources of energy (e.g., electricity and natural gas) are measured;
- the rationale used to compile the City's Corporate Energy and Emissions Inventory. It was noted that energy consumption was compiled by account, and some buildings had multiple accounts, therefore those buildings were listed more than once in the inventory;
- the use of natural gas rather than gasoline for the City's Fleet without compromising the life span of the vehicles; and
- retaining carbon tax funds by investing locally within the community.

It was moved and seconded

- (1) *That the Carbon Responsible Strategy, as outlined in Attachment 5 of the staff report entitled "Reaching Carbon Neutrality – Proposed Richmond Strategy", dated June 1, 2011 be adopted;*
- (2) *That the City work with the Province and UBCM to establish carbon compensation credits for Richmond-based initiatives; and*
- (3) *That greenhouse gas emission reduction action in corporate facilities and civic fleet use through the 2012 budget process and the other targeted action as presented in the report titled "Reaching Carbon Neutrality: Energy and Emissions Inventory and Recommended Early Action", dated June 1, 2011, be endorsed.*

CARRIED

PLANNING AND DEVELOPMENT DEPARTMENT

3. **REPORT FROM CITY REPRESENTATIVES ON VANCOUVER INTERNATIONAL AIRPORT AERONAUTICAL NOISE MANAGEMENT COMMITTEE (YVR ANMC) AND STATUS UPDATE OF RICHMOND AIRPORT NOISE CITIZENS ADVISORY TASK FORCE REPORT RECOMMENDATIONS**

(File Ref. No. 01-0153-04-01) (REDMS No. 2996497)

Victor Wei, Director, Transportation, introduced Haydn Acheson, City Representative on the Vancouver International Airport Aeronautical Noise Management Committee (YVR ANMC).

Mr. Acheson reviewed the report and highlighted that reverse thrust usage was now restricted on both the north and south runways, and that at a meeting attended by City staff, the City's YVR ANMC representatives, and major float plan operators, a discussion had taken place about the community's concerns related to float plane operations. A follow up meeting is anticipated in the near future.

General Purposes Committee

Monday, July 4, 2011

A discussion then took place about: (i) float plane arrivals and departures and whether operators were following the recommended flight paths; (ii) concerns associated with altitudes that had been observed for different aircrafts during flight; and (iii) protocol for night operations at Vancouver International Airport. It was noted that no set guidelines for night operations at YVR has been established.

It was moved and seconded

- (1) *That a letter be sent to the Vancouver Airport Authority to:***
 - (a) *acknowledge the positive efforts made by the Authority towards addressing the Richmond Airport Noise Citizens Advisory Task Force recommendations; and***
 - (b) *request that the Authority provide a status report on its progress towards any outstanding Task Force recommendations as part of its next annual presentation to Council; and***
- (2) *That the term of the Richmond Airport Noise Citizens Advisory Task Force be extended to March 2012 in order to provide feedback on the initiatives of the Control Zone Procedures Working Group of the YVR ANMC.***

CARRIED

4. TEMPORARY LIQUOR LICENSES

Prior to adjournment, Councillor Bill McNulty made a query related to the renewal of temporary liquor licenses, particularly the temporary liquor license granted annually to the Buck and Ear Pub in Steveston for an outdoor beer garden on Canada Day. Councillor McNulty questioned who was responsible for the cost of cleaning the vicinity after the event, and if consideration could be given to requesting that some of the proceeds from the event be used to benefit the community.

It was moved and seconded

That staff report back on the experience with Licensed Liquor Establishments which have been granted Temporary Liquor Licences on the July 1st weekend.

CARRIED

ADJOURNMENT

It was moved and seconded

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

CARRIED

General Purposes Committee

Monday, July 4, 2011

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, July 4, 2011.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



City of Richmond

Report to Committee

To: General Purposes Committee

Date: July 5, 2011

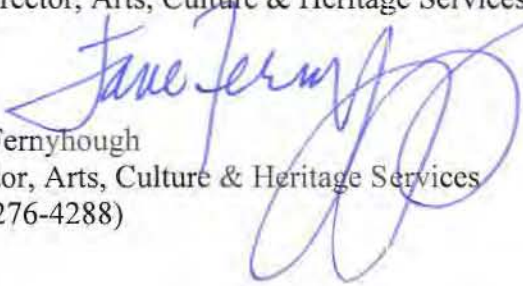
From: Jane Fernyhough
Director, Arts, Culture & Heritage Services

File: 11-7000-09-20-112/Vol
01


Re: Richmond Community Safety Building Public Art Project

Staff Recommendation

That the revised concept proposal and installation of the Richmond Community Safety Building Public Art Project "The Coat of Arms" by artist Glen Andersen, as presented in the report from the Director, Arts, Culture & Heritage Services dated July 5, 2011, be approved.


Jane Fernyhough
Director, Arts, Culture & Heritage Services
(604-276-4288)

Att. 1

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
RCMP	Y <input type="checkbox"/> N <input type="checkbox"/>		
Project Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On May 16, 2011 the General Purposes Committee reviewed the concept proposal for the RCMP Community Safety Building Public Art Project "The Crest" by artist Glen Andersen, as presented in the report from the Director, Arts, Culture & Heritage Services dated May 2, 2011, and endorsed the following referral:

That the RCMP Community Safety Building Public Art Project be referred back to staff to work with the artist on further options.

Analysis

At the May 16, 2011 General Purposes Committee meeting the proposed public art project for the new community safety building was presented by artist Glen Andersen.

Committee members expressed their appreciation for the artist's work and recommended that the theme focus on the City of Richmond and its community and characteristics, as set out in the "City of Richmond Public Art Program Call to Artists" for this public art opportunity.

Based on the Committee's direction, the artist has revised the proposal. The artist has maintained the concept of a "deconstructed crest" but has shifted the content to reflect the Richmond community. This has been achieved by basing the artwork on the City of Richmond "Coat of Arms". The resulting concept is a stronger proposal, with a more immediate connection to the heritage and environment of Richmond.

The entrance plaza mosaic paving is based on robes, cornucopia, and alluvial river flows, effectively creating the two arms of the Fraser River to welcome visitors and staff into the building. The disappearing animal in the reeds is represented by three salmon, a direct reference to the three salmon on the shield within the Coat of Arms. The text panel, which completes the elements of the Coat of Arms, bears the inscription "Child of the Fraser" (**Attachment 1**).

The revised concept proposal has been reviewed by the Public Art Selection Panel and the Richmond Public Art Advisory Committee, who recommend that Council endorse the revised concept proposal.

Financial Impact

A public art budget of \$100,000 was allocated in the construction budget for the Richmond Community Safety Building replacement. The allocation is based on the construction costs of the capital project and excludes soft costs (i.e., administration, professional and legal fees, furnishings and permit fees).

A budget of \$90,000 is provided to the artist for the design, fabrication and installation of the artwork including all related artist expenses. The remaining \$10,000 in the approved budget is for administration of the project, including selection panel expenses, design honoraria paid to the five short listed artist teams, and a contingency fund. The operating budget impact (OBI) for cleaning and maintenance of the art work is included in the approved OBI for the 2010 Public Art Program capital project.

Conclusion

The new community safety building represents an opportunity to use public art to honour the history and identity of the City of Richmond. Staff recommend that Council endorse the revised concept proposal and installation of the Richmond Community Safety Building public art project "The Coat of Arms" by artist Glen Andersen, as presented in this report.

A handwritten signature in black ink, appearing to read "E. Fiss", with a stylized flourish extending from the end.

Eric Fiss
Public Art Planner
(604-247-4612)

EF:ef

Richmond Community Safety Building: Re-design of Public Art components

Richmond Coat of Arms



This new design for the public art at the Richmond Community Safety Building takes the concept and formal elements of the original design and reworks them based on the Richmond Coat of Arms. This way the City is represented via its own symbols, and should the use of the building ever change from RMCP/Police Force to another City use, the relationship to Richmond will remain intact.

The Coat of Arms, used for many decades and originally drawn by an un-credited artist (as was not uncommon in the day), comprises a representation of the Fraser River on the shield with the Goddesses of Fortune flanking it. They each hold a cornucopia, representing Richmond's past and present agricultural bounty which forms the ground on which they stand. A knight's helmet tops the shield with floral regalia floating from it. A dove-like bird, which more closely resembles a cedar waxwing (common to these parts) stands on the dogwoods and maple leaves adorning the crown. Underlining the shield is the phrase "Child of the Fraser", the first line of a poem by Thomas Kidd, a significant social contributor and historian of early Richmond.

VISUAL CONCEPT:

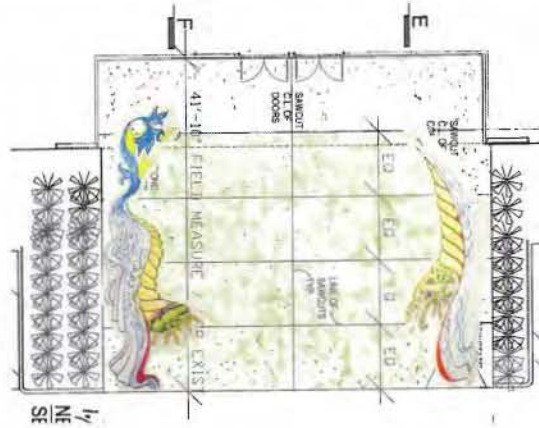
The robes of the goddesses are represented in tile mosaic, morphing into the folds of the north and south arms of the Fraser River, which frame the plaza, as the cornucopias pour their abundant garden and farming wealth into the central plaza. The fabric accoutrements to the knight's helmet are also worked into this river/robe collage.

This proposal also includes re-paving the inner section of the plaza with seeded glass and aggregates of greens, suggesting the verdant meadows of the Delta prior to development. Of course, under all the present development still lies a wealth of fertility, a reality that is easy to forget in the sweep of progress. Some fingers of blue can similarly suggest the many sloughs that once fed water deep into the what we now call "Lulu" and "Sea" Islands. In front of the doorway, the waxwing/dove is rendered in pebble mosaic, cast in independent slabs and recessed, flush with the surrounding pavement.

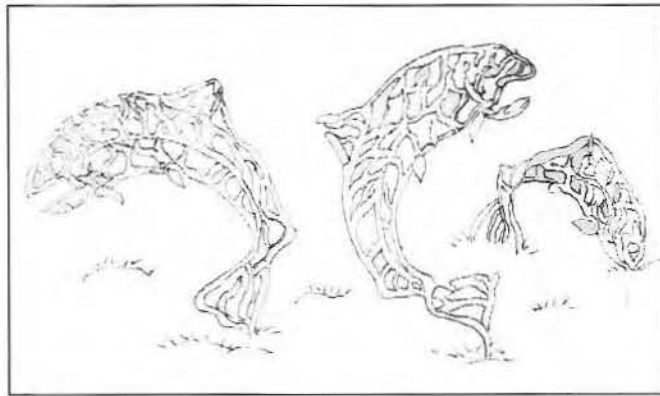


Entrance Plaza – Mosaic Design

The salmon have taken the place of the originally-conceived buffalo sculpture on the grassy mound to the south.



Grassy Mound – Salmon



The original site for signage, along the balcony fascias, will host the phrase “Child of the Fraser”, cut out of metal sheets, with light on the wall behind for night-time viewing. While this latter element could be seen as just signage, it is in fact an integral part of the artistic rendering of the Richmond Coat of Arms.



Balconies – Child of the Fraser



Technical Considerations:

MOSAICS: The tile mosaics at either side of the plaza would be built to grade with the final level of the plaza. All pavement has been removed and upon repaving would be seeded with the colored aggregates. This technique is consistent with standard exposed aggregate, except with additional material being scattered during paving. Recesses would be created for the tile mosaic using plywood “blanks” which permit the tile to reach a flush level when complete.

The 3 jumping salmon would be rendered in steel rods, built to resemble estuary reeds and grasses. Viewing of them will be privileged so that as one passes, on foot, bike or car, the clarity of the 3-D image comes and goes, leaving the view of a simple grove before and after the animal image crystallizes. This effect underlines the “now you see it ; now you don’t” aspect of public art (as well as that of the natural estuaries, which tend to get obliterated by development).



Previous examples of pebble mosaic application by the artist in other Lower Mainland locations



To: General Purposes Committee
From: Mike Kirk
Deputy Chief Administrative Officer
Re: City Grant Program Review

Date: July 7, 2011

File:



Staff Recommendation

That:

1. The City Grant Policy (**Attachment 6**) be adopted.
2. The revised City Grant Program (**Attachment 7**) be implemented on an interim basis until specific guidelines are prepared for the proposed (1) Health, Social & Safety, (2) Arts, Culture and Heritage, and (3) Parks, Recreation and Community Events City Grant Programs.
3. Staff propose the following Casino revenue allocations to City Grant Programs be considered during the 2012 budget process:
 - Health, Social & Safety, \$536,719
 - Arts, Culture and Heritage, \$100,000
 - Parks, Recreation and Community Events, \$96,587
4. Staff report back, following implementation of the 2012 City Grant Programs and prior to implementation of the 2013 City Grant Program, regarding
 - Stakeholder consultations regarding the new Policy and Programs;
 - The establishment of an arms-length City Grant adjudication panel; and
 - Possible impacts of the Social Planning Strategy on the Health, Social and Safety Grant Program.
5. Staff explore the development of an information technology system whereby City Grant Program applications, including Attachments, may be submitted on-line.

Mike Kirk
Deputy Chief Administrative Officer
(604-276-4142)

Att. 7

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Budgets	Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/>				
Arts, Culture and Heritage	Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/>				
Information Technology	Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/>				
Community Safety	Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/>				
Parks and Recreation	Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/>				
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>RG.</i>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> 	NO <input type="checkbox"/>

Staff Report

Origin

On November 9, 2009, Council made the following referral:

"That staff investigate whether it would be more efficient to develop a program for awarding grants to arts and culture organizations that would be separate from the existing community grants program."

On February 14, 2011 Council resolved:

"That a general review of the City Grant Program be undertaken with Council Representatives Councillors Linda Barnes and Evelina Halsey-Brandt including a review of the funding sources and application."

Recommended changes to the City Grant Program support the following Council Term Goal:

Improve the effectiveness of the delivery of social services in the City through the development and implementation of a Social and Community Service Strategy that includes:

- *Clearly articulated roles and services for the City, and a viable funding strategy.*

Recommendations also support Council's March 2007 motion, based on discussion of "Richmond's Sustainability Profile":

That the concept of enhanced investment in the social fabric of the community, with internal resources to support social programs, be supported.

Findings Of Fact

1. City Contributions to Non-Profit Societies

While the City Grant Program is one important means of support provided to non-profit societies serving Richmond residents, other significant contributions are made by the City on an annual basis. The total amount of grants and subsidies provided to non-profit and other Richmond organizations in 2010 totalled \$1,770,984 (**Attachment 1**), of which the 2010 City Grant budget was \$518,000. The City also provides permissive tax exemptions valued at \$836,289 in the areas of recreation, child care, community services, seniors housing and community care facilities (**Attachment 2**). Furthermore, churches and religious properties, many providing social services, received tax exemptions worth an additional \$313,503 in 2010. In addition, in-kind services are sometimes provided, including staff time, meeting space and community bus use.

Within the context of City support for non-profits, the City Grant Program represents a distinctive and essential form of support. Program reviews have been undertaken intermittently to ensure that it remains responsive to community needs.

2. City Grant Program Review

This review was lead by a City Grant Program Review Team comprised of Cllr. Evelina Halsey-Brandt, Cllr. Linda Barnes and Community Social Services staff.

A consultation process was undertaken whereby submissions were requested of Community Associations, the Richmond Communities Committee (RCC), the Richmond Community Services Advisory Committee (RCSAC) and RCSAC member organizations. Community Social Services staff also met with the RCC and the RCSAC to discuss the review and stakeholder suggestions. Arts organizations have been consulted by Arts, Culture and Heritage Services staff as part of the Arts Strategy review.

Submissions regarding the City Grant Program (**Attachment 3**) were received from:

- East Richmond Community Association
- Richmond Addiction Services
- Richmond Communities Committee (RCC)
- Richmond Community Services Advisory Committee (RCSAC)
- Richmond Mental Health Consumer and Friends Society
- Steveston Community Society
- Thompson Community Association
- Turning Point
- Volunteer Richmond Information Services

Analysis

Submissions reflected consistent concerns and suggestions for improving the effectiveness and responsiveness of the City Grant Program. Three main topics were addressed: (1) base funding (2) re-structuring and (3) application requirements and process.

1. Base Funding

1.1 Comparative Analysis

Stakeholders have observed that the City Grant Program budget may not have kept pace with increases in population, Casino funding, or City revenue, and asked for clarification. While the following table illustrates the accuracy of some of these observations, it must be borne in mind that City Grants represent one form of a range of supports provided to the non-profit sector, as described above.

Year	Population	% >	City Revenue*	%>	Grant Budget	%>	Grant/ Revenue	Casino Funds	% >	Grant/ Casino
2001	175,537		\$174,477,000		\$316,500		.18%	\$2,045,505		15.5%
2002	176,880	0.8%	\$182,947,000	4.9%	\$316,500	0%	.17%	\$2,050,450	.2%	15.4%
2003	178,248	0.8%	\$213,731,000	16.8%	\$316,500	0%	.15%	\$2,838,000	38%	11.2%
2004	179,293	0.6%	\$229,857,000	7.5%	\$316,500	0%	.14%	\$3,359,900	18.4%	9.4%
2005	181,127	1.0%	\$250,647,000	9.0%	\$500,000	58%	.20%	\$11,500,000	242.3%	4.3%
2006	182,652	0.8%	\$277,000,000	10.5%	\$500,000	0%	.18%	\$10,500,000	-8.7%	4.8%
2007	186,376	2.0%	\$399,550,000	44.2%	\$500,000	0%	.13%	\$11,000,000	4.8%	4.5%
2008	189,031	1.4%	\$340,110,000	-14.9%	\$500,000	0%	.15%	\$11,016,200	0.1%	4.5%
2009	193,255	2.2%	\$337,899,000	-0.7%	\$511,500**	2.3%	.15%	\$11,033,800	0.2%	4.6%
2010	196,217	1.5%	\$335,717,000	-0.6%	\$518,000	1.3%	.15%	\$11,080,100	0.4%	4.7%
2011	199,199	1.5%	\$340,125,500	1.3%	\$529,600***	2.2%	.16%	\$11,113,112	0.3%	4.8%
Total		12.7%		78.2%		63.8%			296.4%	

Sources: 2006 Census, BC Statistics (City of Richmond Demographic Hot Facts, Urban Futures Projections), City of Richmond Financial Services – Budgets

*includes Capital Funding sources

**Cost of Living increase has been incorporated each year since 2009

***While \$529,600 was budgeted for 2011 City Grants, \$542,522 was expended (4.7% increase over 2010).

As the table indicates, since 2001, the population has increased 12.7%; City revenue has increased 78.2%; Casino revenue has increased 296.4%; and the City Grant budget has increased 63.8%. With respect to the City Grant budget increase, the following points may be considered:

- Most of this increase resulted from an addition of \$183,500 to the City Grant Program in 2005 with the introduction of the expanded Casino.
- This increase was primarily allocated for addictions prevention services (\$80,900 for substance abuse prevention and \$91,050 for problem gambling prevention) to Richmond Addiction Services (RASS).
- While the overall City Grant Program budget increased 58% in 2005, for applicants other than RASS, grant funding increased by only 3.6% (from \$316,500 to \$328,050).
- As a percentage of Casino revenues, Grant Program funding has diminished considerably.
- As a percentage of City revenue, Grant Program funding has remained relatively stable.

The following table identifies how 2011 Casino revenues have been budgeted. While the City Grant Program constitutes 4.8% of the total, it must be noted that the quality of life for Richmond residents is significantly enhanced by all Casino revenue uses.

Purpose	Amount	% of Total
City Grant Program	\$529,600	4.8%
RCMP Officers	\$566,612	5.1%
Capital Programs (Building; Minor; Parks; Oval; Reserves)	\$8,616,900	77.5%
Facilities operating budget	\$1,400,000	12.6%
Total	\$11,113,112	

1.2 Cost of Living Increase

While the City Grant Program pre-dates 1993, the City's database of Grant expenditures begins that year, when \$348,640 was budgeted for grant allocations. BC Statistics data indicate that the Cost of Living (CoL), based on Statistics Canada's Consumer Price Index in the Vancouver area, has risen 27.8% since that time. While the overall City Grant Budget (both Health, Social & Safety and Culture, Recreation & Community Events categories) has increased 52% in the same

period (from \$348,640 in 1993 to \$529,600 in 2011), the majority of the increase was devoted to addictions prevention, as indicated above. Excluding grants to RASS for addictions prevention, the budget for all remaining applicants rose by 5%, from \$340,640 in 1993 to \$357,650 in 2011. This increase is considerably smaller than the actual Cost of Living increase (27.8%) for the same time period.

Council has recently endorsed a CoL increase for the City Grant Program as a way of keeping pace with community service organizations' rising costs. In 2008, Council adopted a revised Richmond Grant Program including the following policy:

Annual Cost of Living Increase

- *To maintain the effectiveness of Program base funding in light of general rising costs (e.g., the cost of living, fees), starting in 2009 and each year thereafter, an annual cost of living factor will be automatically added to the base program funding.*
- *The cost of living increase will be based on the Vancouver CPI annual average change as determined by BC Stats for the previous year.*
- *Finance Division of the City of Richmond will determine the amount annually and add it to the base program funding.*

Council subsequently directed staff to provide the 2011 CoL increase to each grant recipient. In February 2011 Council resolved that:

All 2011 grant recipients be awarded a cost of living allowance adjustment funded from the Council Contingency Fund.

Council direction has indicated support for the principle of providing CoL increases to the City Grant Program as a way of keeping pace with service providers' rising costs, and to adjust the amount received by recipients accordingly.

1.3 Comparison with Other Municipalities

The City's provision of grants and subsidies to non-profits, including the City Grant Program, Richmond Centre for Disability, Therapeutic Equestrian Society and others, totalled \$1,716,571 in 2010 (**Attachment 1** includes Sport Hosting Grants funded by Tourism Richmond). These expenditures represent 5.1% of City revenue, without considering permissive tax exemptions and in-kind contributions. This percentage compares favourably with New Westminster's 4.5% of revenue allocation, particularly considering that New Westminster's total includes traffic, transportation, climate change, economic development and tourism grants. This percentage is significantly higher than Burnaby's 1.1% of revenue allocated to community grants, including nominal lease payments.

On a per capita basis, the City of North Vancouver has applied a \$2 per capita formula to fund its grant program but also provides additional funding in their base budget. As illustrated above, the City Grant budget alone exceeds \$2 per capita. Including other grants, subsidies and tax exemptions, without including religious property exemptions, City contributions amount to approximately \$9 per capita.

1.4 Summary

While Richmond's contributions compare favourably with other municipalities, and the Grant budget as a percentage of City revenue has remained fairly stable since 2001, a comparative analysis demonstrates a significant reduction in the percentage of Casino revenue allocated to City Grants following the introduction of the River Rock Casino (from 9% to 4%). The City Grant Program has also lost considerable ground since 1993, considering Cost of Living increases. City Grant funding also represents a small percentage of overall Casino revenue (4.8% budgeted in 2011). Therefore, staff recommend support for stakeholders' request that City Grant funding from Casino revenues be substantially increased. Options are presented below, following an analysis of proposed structural changes to the City Grant Program.

2. Re-Structuring

The existing City Grant Program consists of two categories: (1) Health, Social and Safety Services, and (2) Culture, Recreation and Community Events. One City Grant Program budget exists and grants are awarded by Council on an annual basis.

In this section, the following aspects of City Grant Program re-structuring will be addressed: (1) Category Distinctions, (2) Program Funding, (3) Multi-Year Cycles, (4) Specific Agency Funding, and (5) Priority Service Needs and Additional Intake.

2.1 Category Distinctions

(1) Funding Imbalances

Historically, the Health, Social and Safety Services (HSS) category has received the majority of grant funding. To illustrate, in 2011, 83% (\$449,698) of City Grants were allocated in this category, compared with 17% (\$92,824) to Culture, Recreation and Community Events (CRCE). Within the CRCE category, arts organizations received the smallest amount (\$18,729). As only one City Grant budget exists, increasing funding to one sector would result in decreasing funding to another. These circumstances have perpetuated under-funding to the CRCE category, and particularly to arts, culture and heritage organizations. As identified in the following table, all grants to arts, culture and heritage organizations in 2011 were less than \$5,000.

ORGANIZATION	AMOUNT
Cinevolution Media Arts Society	\$ 2,335
Community Arts Council of Richmond	\$ 2,030
Gateway Theatre Society	\$ 4,060
Gulf of Georgia Cannery Society	\$ 1,015
Pacific Piano Competition Society	\$ 508
Richmond Art Gallery Association	\$ 2,030
Richmond Artist Guild	\$ 762
Richmond Community Orchestra & Chorus Association	\$ 1,015
Richmond Museum Society	\$ 2,030
Richmond Music School Society	\$ 914
Richmond Youth Choral Society	\$ 1,015
Textile Arts Guild of Richmond	\$ 1,015
TOTAL	\$18,729

(2) Type of Applicant

Applicants in the HSS and CRCE categories reflect operational as well as program differences. All applicants in the HSS category are non-profit societies primarily funded by senior levels of government, foundations, other granting bodies, fundraising, and donations. Most have no or minimal means of generating revenue, and none have formal, ongoing relationships with the City other than occasional fee-for-service contracts (e.g., Volunteer Richmond Information Services).

In contrast, many applicants in the CRCE category, and particularly in Recreation and Community Events, are the City's Community Partners (**Attachment 4**). As part of the City's operating budget, the City provides facilities and core staffing while Community Partners plan and fund programs and events offered through these facilities. The following table identifies Community Partner 2011 applications: Parks, Recreation and Community Events (8); Arts, Cultural and Heritage (2); and Health, Social and Safety (0).

Community Partners – 2011 Applicants*		
Community Partners	Purpose	2011 Grant
Arts, Culture and Heritage		
Richmond Art Gallery	Event – Translation	\$2,030
Richmond Museum	Event – Sustainability Exhibit	\$2,030
Total		\$4,060
Other Society operating City facility: Gateway Theatre	Event – Forbidden Phoenix	\$4,060
Parks, Recreation and Community Events		
Hamilton CA	Event – Hamilton Festival	\$1,015
Richmond City Centre CA	Program – Early Dismissal	\$4,060
Richmond Fitness and Wellness Association	Program – Volunteer Training	\$2,030
Richmond Nature Park	Event – Bog Exhibit	Denied
Sea Island CA	Event – Burkeville Daze	\$1,015
Steveston Community Society (SCS)	Event – Sockeye Spin	\$1,015
Richmond Agricultural & Industrial Society (formerly applied through SCS)	Event – Salmon Festival	\$7,000
Summer Project (various CAs)	Programs – Low-Cost Summer	\$50,750

*other Community Partners have applied in previous years, including East Richmond, South Arm, Thompson and West Richmond Community Associations, as well as the Steveston Historical Society.

Further discussion of the relationship of Community Partners to the City Grant Program follows, under Application Form and Requirements.

(3) Program Differences

In addition to distinctions in the primary type of applicant, each of the three proposed grant program areas requires specialized knowledge to properly assess. In addition to the need for program expertise, knowledge of existing funding, contractual or in-kind partnerships with the City are important to consider in assessing applications and are best done by staff in the relevant departments.

(4) Re-structuring Options

The following options may be considered with respect to City Grant Program re-structuring.

Option 1: Maintain the status quo of one City Grant Program and Budget.

Pros:

- simplifies administration concerns by having one program, budget, application form, review process and report to Council;
- allows Council to review all requests together;
- applicants are familiar with the existing program and procedures; and
- review by an inter-departmental staff team increases staff knowledge of a range of community initiatives.

Cons:

- one budget is available, whereby an increase to one category requires a decrease to another, resulting in unbalanced funding;
- arts organizations are particularly under-funded;
- the existing program and application form are insufficiently tailored for particular sectors;
- the program is cumbersome to administer; a number of staff are required to review the approximately 50 applications per year, and staff with program expertise are also consulted.

Option 2 (Recommended): Establish three separate categories of City Grant Program with separate Budget line items, funded by Casino revenue

Pros:

- separate budgets would eliminate competition for the same limited pool of funds;
- separate programs and application forms may be developed that are better suited to the sector;
- applications would be reviewed by staff with specialized knowledge;
- existing non-profit funding arrangements and reporting requirements are known by the departments responsible (e.g., funding agreements; fee-for-service contracts);
- the application review process would be less cumbersome if undertaken by relevant departments; and
- programs would be governed by one City Grant Policy and guided by a Steering Committee (see 4.1, below).

Cons:

- separating programs and responsibilities may limit a City-wide perspective; and
- staff in relevant departments will need to incorporate administration of the Grant Program into existing roles and responsibilities.

Staff recommend that, to recognize the distinct nature of programs, applicants and service goals; to eliminate “competition” for grants from one limited pool of funds; to establish grant programs that are more responsive to their field; to bring specialized knowledge to the review process; to

reflect existing relationships with the City; to enhance the profile, support and recognition of community initiatives and related City partnerships; to acknowledge the invaluable contributions made by each sector; and to make the grant review process more efficient, three separate programs be established, administered by the respective departments: (1) Health, Social and Safety (Community Social Services, with representation from Community Safety), (2) Arts, Culture and Heritage (Arts, Culture and Heritage), and (3) Parks, Recreation and Community Events (Parks and Recreation).

2.2 Program Funding

Should Council endorse the staff recommendation to create three separate Programs, the following funding levels are proposed for consideration in the 2012 budget process.

(1) Health, Social & Safety Funding

To bring the Health, Social and Safety (HSS) Grant budget to a level reflecting the CoL increase of 27.8% since 1993 (see 1.2 above regarding CoL and the overall City Grant budget), it is proposed that the CoL difference be added to the amount budgeted for non-RASS applicants, plus an estimated CoL annual increase of 2% for all applicants as per the Council-adopted Richmond Grant Program, to arrive at figures for consideration in the 2012 budget process. The full increase of 27.8% is warranted because the actual allocation to non-RASS applicants in the HSS category has decreased from \$331,570 in 1993 to \$275,168 in 2011.

Health, Social and Safety Funding		
Non-RASS applicants in the HSS category	2011 Allocation	\$275,168
Cost of Living difference since 1993	27.8%	\$76,497
Subtotal		\$351,665
Addition Prevention Grants (RASS)	2011 Allocation	\$174,530
Subtotal		\$526,195
2011 Cost of Living increase*	Estimated at 2%	\$10,524
Total Proposed HSS Budget	2012	\$536,719

*as per the Council-endorsed Grant Program

Staff recommend that an increase of the CoL difference since 1993 for non-RASS applicants (\$76,497), plus an estimated CoL increase for 2011 to the HSS budget (\$10,524), totalling \$87,021 be considered in the 2012 budget process. If approved, this would bring HSS funding to \$536,719.

(2) Arts, Culture and Heritage Funding

Under the current Grant Program there is no specific amount or percentage allocated to arts, culture and heritage. In 2011 within the CRCE category, \$18,730 was awarded to 12 arts, culture and heritage organizations with grants ranging from \$508 to \$4,060.

A robust arts, culture and heritage grant program is seen by many communities as a way to strengthen arts organizations, increase the cultural opportunities and support local artists. A review of other cities of similar size to Richmond (100,000 - 300,000 population) showed cultural grants to not-for-profit organizations (not major institutions) to range from \$1.20 up to \$2.56 per capita.

It is recommended that an Arts, Culture and Heritage component to the community grants program be initiated with \$0.50 per capita to support the growth and development of Richmond's artists and cultural sector.

Arts, Culture and Heritage (ACH)		
2011 Allocation (.09 per capita)		\$18,729
Proposed Casino funding increase		\$81,271
Proposed 2012 Budget (.50 per capita)		\$100,000

This per capita increase would require that an additional \$81,271 be considered in the 2012 budget process. If approved, this would bring the ACH budget to \$100,000.

(3) Parks, Recreation and Community Events Funding

As City Grant Program funding for Parks, Recreation and Community Events (PRCE) has not increased since 1993, an increase of 27.8% would be required to accommodate changes in the Cost of Living over the period.

Parks, Recreation and Community Events			
All applicants	2011 Allocation		\$74,095
Cost of Living difference since 1993	27.8%		\$20,598
Subtotal			\$94,693
2011 Cost of Living increase*	Estimated at 2%		\$1,894
Total Proposed PRCE Budget	2012		\$96,587

*as per the Council-endorsed Grant Program

Staff recommend that an increase of the CoL difference since 1993 (\$20,598), plus an estimated CoL increase for 2011 (\$1,894), totalling an additional \$22,492, be considered in the 2012 budget process. If approved, this would bring PRCE funding to \$96,587.

(4) Funding Options

The options presented below reflect either maintaining the status quo, or increasing the budget to reflect CoL increases.

Option 1: Maintain current funding with the annual Cost of Living increase, as per the existing Grant Program.

Existing Grant Program			
All Categories	2011 Allocation		\$542,522
Cost of Living Estimate	2%		\$10,850
Total Proposed 2012 City Grant Budget			\$553,372

Pros:

- maintains Casino funding levels available for non-Grant uses; and
- includes annual Cost of Living increase to address rising costs for non-profits.

Cons:

- does not adjust City Grant funding to keep up with Cost of Living increases since 1993;
- continues the decline in "purchasing power" of City Grant funding to non-profits; and

- maintains arts funding at relatively low levels, unless cuts are made in grants to other sectors.

Option 2: Provide an overall CoL increase to reflect rising costs since 1993, as follows.

Existing Grant Program plus Cost of Living Difference		
All Categories	2011 Allocation	\$542,522
Cost of Living difference	22.8%*	\$123,695
Total		\$666,217

* Cost of Living has risen by 27.8% since 1993; funding to the Grant Program (with the exception of RASS funding) has risen by 5% in the same period, resulting in a shortfall of 22.8%.

Pros:

- incorporates the CoL increase differential since 1993.

Cons:

- does not take into account the discrepancy in funding to addiction prevention and all other services;
- does not ensure equitable allocation of increase between categories.

Option 3 (Recommended): Provide a Cost of Living increase that most accurately reflects cost increases experienced by applicants since 1993, calculated for proposed programs as follows:

Proposed Cost of Living Increase by Program		
Specific Grant Program	2011 Allocated	Proposed 2012*
Health, Social and Safety	\$449,698	\$536,719
Arts, Culture and Heritage**	\$18,729	\$100,000
Parks, Recreation and Community Events	\$74,095	\$96,587
Total	\$542,522	\$733,306

*Please see tables in Section 2.3 for rationale

**Calculations per capita, rather than CoL

Pros:

- with the exception of substance abuse and problem gambling prevention programs, funding increases since 1993 have been minimal;
- most accurately reflects cost increases borne by the non-profit sector since 1993 Grant Program funding;
- senior government funding cuts and re-allocations, diminished Foundation revenue, and a challenging fundraising environment have also eroded organizational capacity;
- acknowledges the real cost of providing service;
- ensures that sectors will not have to compete for the same limited pool of funds;
- ensures that each sector receives an increase; and
- demonstrates City recognition of the essential role played by non-profits in creating a liveable community.

Cons:

- will reduce the City's ability to fund other Casino revenue uses; and
- may imply a greater City role in funding of services that fall under the jurisdiction of senior governments.

Bringing the 2012 City Grant budget to a total of \$733,306 would, in addition to making up for Cost of Living differences, raise the percentage of Casino revenue devoted to Grants from a budgeted 4.8% to a projected 7%, closer to pre-2005 levels.

As indicated above, separate budget line items of Casino funding are recommended for each of the three categories to ensure that program areas do not compete for the same limited pool of funds and that CoL increases are provided to the respective areas.

2.3 Multi-Year Cycles

The RCSAC has proposed multi-year funding as an alternative to annual grants. Benefits to member organizations include providing greater stability to operations, enhancing recipients' ability to leverage other funds, and reducing the time and cost of preparing annual applications. Benefits to the City include reduced City staff and Council time reviewing annual requests.

As illustrated below, most applicants in the Health, Social & Safety Category (62% in 2011) have received City grants consistently over the last five years, for operating expenses and/or ongoing programs and services. Most (13 of 18) have received annual grants for 13 years or more, and most (11 of 18) have received grants since the City Grants database was established in 1993. These organizations have demonstrated organizational stability, commitment to quality, and dedication to improving the quality of life of Richmond residents.

Recipient	Yrs.*	2007	2008	2009	2010	2011
Big Brothers of Greater Vancouver	17	\$3,000	N/A	\$3,000	\$3,000	\$3,045
Big Sisters	18	\$3,000	\$3,000	\$3,000	\$3,000	NA
Canadian Mental Health Association – Richmond Branch	19	\$14,000	\$22,000	\$27,000	\$27,000	\$27,405
CHIMO Crisis Services	19	\$40,000	\$44,000	\$44,000	\$44,000	\$44,660
Chinese Mental Wellness Association	9	\$7,400	\$8,400	\$8,400	\$8,400	\$8,526
St. Alban's Meal & Shelter (2011)	6	\$1,500	\$1,500	\$1,500	\$2,000	\$4,060
Family Services of Greater Vanc.	19	\$45,000	\$45,000	\$45,000	\$45,000	\$45,675
Heart of Richmond AIDS	14	\$6,000	\$6,000	\$6,600	\$7,500	\$7,613
Richmond Addiction Services	19	\$171,950	\$171,950	\$171,950	\$171,950	\$174,530
Richmond Carefree	15	\$3,000	\$2,500	\$2,500	\$2,500	\$2,538
Richmond Family Place	19	\$16,000	\$18,000	\$18,000	\$18,000	\$18,270
Richmond Mental Health Consumer & Friends	5	\$3,900	\$3,000	\$3,000	\$3,000	\$3,045
Richmond Multicultural Concerns Society	19	\$7,500	\$7,500	\$8,000	\$8,000	\$8,120
Richmond Poverty Response Cte.	6	\$6,000	\$6,000	\$6,000	\$6,000	\$6,090
Richmond Society for Community Living	7	\$11,000	\$11,000	\$11,000	\$11,000	\$11,165
Richmond Women's Resource Centre Association	13	\$12,000	\$13,600	\$13,600	\$14,400	\$14,616
Richmond Youth Service Agency	18	\$8,500	\$9,800	\$9,800	\$9,800	\$9,947
Volunteer Richmond Information Services	19	\$35,000	\$35,000	\$35,000	\$35,000	\$35,525

*Number of years receiving City Grants since 1993 (maximum 19 years)

A multi-year funding model has been implemented for several years by the District of West Vancouver, whose Grant Program provides three-year granting cycles, as well as annual grants. The District grants are recommended, rather than guaranteed, for three-year cycles. District Council reviews the status of the cycles on an annual basis (e.g., reviews recommendations to fund the subsequent year of a cycle), along with other grant recommendations. Recipients of three-year cycles are required to submit evaluation reports of previous grants, annual reports and financial statements to receive continued funding. The City of West Vancouver attempts to

stagger the three-year cycles so that roughly one-third of applicants are required to re-apply in any one year.

An “Updated Policy Framework” approved by the West Vancouver District Council in June, 2011 recommended the continuation of this grant structure. Discussion with West Vancouver staff indicated that the three-year cycle has been advantageous for both applicants and District staff by reducing the need for full annual applications.

Multi-Year Grant Options:

The following options may be considered with respect to multi-year funding.

Option 1: Maintain the status quo of annual funding.

Pros:

- ensures that all application information is current and reflects any relevant organizational, program or financial changes;
- emerging needs may be incorporated into the following year’s grant request; and
- ensures annual accountability.

Cons:

- costly for agency staff to complete in terms of staff time and documentation;
- reduces agency ability to deliver programs and services;
- particularly challenging for small organizations or those relying on volunteers to complete applications on an annual basis;
- a new application must be submitted annually, although many requests are to fund the same programs and services each year; and
- time-consuming for City staff and Council to review on an annual basis.

Option 2 (Recommended): Provide applicants with the opportunity to apply for a three-year funding cycle.

Pros:

- demands less time and expense of non-profits, many of whom must devote significant staff time to seeking grants;
- provides non-profits with a measure of stability;
- assists non-profits to leverage other funding by demonstrating continuity of funding;
- allows non-profits more time and resources to fulfill their missions;
- does not bind agencies or Council to long-term arrangements or contractual obligations; either party may terminate the cycle at any time;
- avoids the need to develop formalized funding agreements which can be a time-consuming and costly process;
- funding agreements based on Casino revenues may be problematic because of revenue fluctuations;
- provides flexibility given potential funding changes to the non-profit sector;
- annual documentation would still be required; and

- requires less City staff and Council time in reviewing annual applications and recommendations.

Cons:

- not a guarantee of multi-year funding;
- discontinuing a cycle may present practical challenges for non-profits planning on a previously-recommended cycle;
- although less than a full application, non-profits must still submit documentation on an annual basis; and
- staff must still ensure that accountability documentation has been received and report status to Council.

Staff recommend that a three-year granting cycle be introduced. Generally, non-profits devote considerable staff time to seeking grants, thereby reducing their capacity to deliver programs. Multi-year funding enables them to devote more time to accomplishing their mandates, provides them with a measure of stability in a challenging funding environment, and enhances their ability to leverage other funds. Furthermore, it requires less City staff and Council time in reviewing annual applications.

Three-year cycles are considered preferable to longer cycles, e.g., five-year cycles because:

- community needs may change;
- changes in senior government funding to non-profits may result in re-structuring of services;
- the non-profit sector may be de-stabilized by other factors including economic conditions;
- future Councils would not be committed to long-term arrangements;
- casino revenue may decrease, affecting the City's ability to fulfill longer-term commitments; and
- City priorities, based on Council Term Goals and adopted Strategies, may change.

Staff consider that a shorter cycle (e.g., two-year) would provide limited benefit to both applicants and the City, but may be offered as an option (e.g., choice between annual, 2-year or 3-year cycle).

2.4 Specific Agency Funding

Stakeholders suggested establishing separate City budget line items for specific agencies to help ensure their financial stability.

Some agencies currently receive funding through separate line items in the City budget (Richmond Centre for Disability, Richmond Therapeutic Equestrian Society, Touchstone's Restorative Justice Program). The RCSAC is proposing that additional agencies be removed from the City Grant Program and funded from the City's operating budget, which would both stabilize their City funding and, assuming that the Grant budget would not be reduced accordingly, make City Grant funding available for other applicants. No specific agencies are identified by the RCSAC, although RASS has made such a request, most recently in a letter to City Council dated July 4, 2011 .

Line Item Options:

Staff propose the following options with respect to creating separate City Budget Line Items for specific agencies in the City's operating budget.

Option 1 (Recommended): Maintain the status quo by not creating additional separate City operating budget line items for specific agencies.

Pros:

- removing grant recipients from the Casino-funded grant program and adding them to the base budget would increase taxes;
- the number of agencies requesting this status would grow annually;
- creating additional line items for separate agencies would be inconsistent with the perspective that the City is not a primary funder of non-profit organizations;
- providing three-year funding cycles, as recommended in this report, would provide a measure of stability to applicants;
- increasing the overall amount of funding available through the Grant Program addresses the need for increased funds in a more equitable manner; and
- the status quo option does not provide preferential treatment for some agencies.

Cons:

- does not provide organizations with the level of assurance they are seeking;
- does not streamline the City Grant Program by removing agencies that have received City Grants for many years; and
- some programs are currently funded this way.

Option 2: Create separate City operating budget line items for specific agencies.

Pros:

- provides agencies with stable funding;
- stabilizes services for Richmond residents;
- acknowledges City's long-term commitment;
- enhances agencies' ability to leverage other funds;
- ensures accountability by annual documentation requirements; and
- minimizes the need for full annual applications.

Cons:

- increases taxes;
- agency requests would be considered singly, rather than in the context of other agencies' work;
- may increase agency reliance on City funding;
- conveys impression that the City is assuming greater responsibility for funding social services;
- may be less responsive to annual changes in the non-profit sector and changing community needs;
- would provide preferential treatment to some organizations; and
- more applicants would seek to be incorporated into the City budget.

Rather than creating additional budget lines, staff are recommending alternate means for organizations to achieve a measure of City funding stability through a three-year funding recommendation as outlined above. Staff have also proposed a CoL increase as a way of increasing available Grant funds, rather than by moving agencies out of the program.

2.5 Priority Service Needs and Additional Intake

The RCSAC recommended that the City Grant Program fund priority needs that will be identified in the 10-year Social Planning Strategy.

The RCSAC also recommended establishing another intake period during the year so that recipients receiving funding for ongoing operations may also apply for grants to support emerging needs and secure matching funds for specific projects that may arise during the year.

As priority needs will be identified as part of the Social Planning Strategy, and the need for additional staff and financial resources required by an additional intake period must also be considered within the context of overall needs, staff recommend that these requests be considered in the development of the Social Planning Strategy.

2.6 Restructuring Summary

In summary, staff recommend establishing three separate City Grant Programs; providing Casino funding to create separate budget line items for each Program; increase funding for each Program to reflect CoL increases; introducing a three-year funding cycle option; and considering priority service needs and additional intake periods in the development of the Social Planning Strategy.

3. Application Requirements and Process

3.1 Simplified Application Form

A number of submissions emphasized the need for a simplified application form for minor grant requests (e.g., \$5,000 or less). The following table identifies 2011 requests and grants received of \$5,000 or less.

2011 Applicant	Requested ≤ \$5,000	Received ≤ \$5,000
Health, Social & Safety		
Big Brothers of Greater Vancouver		\$3,045
Canada Low Income Seniors		\$2,030
Canadian Mental Health Association – Vancouver/Burnaby Branch		\$4,060
Civic Education Society		\$2,030
Integration Youth Services Society		\$3,045
Richmond Amateur Radio Club		\$1,015
Richmond Carefree Society		\$2,538
Richmond Chinese Community Society		\$2,538
Richmond Food Security Society		\$2,030
Richmond Mental Health Consumer & Friends	\$5,000	\$3,045
St. Alban's Community Meal		\$4,060
Turning Point		\$2,030

2011 Applicant (cont.)	Requested ≤ \$5,000	Received ≤ \$5,000
Culture, Recreation & Community Events		
Cinevolution Media Arts Society	\$3,950	\$2,335
Community Arts Council		\$2,030
Gateway Theatre		\$4,060
Gulf of Georgia Cannery	\$2,000	\$1,015
Hamilton Community Association	\$1,000	\$1,015
Pacific Piano Competition	\$1,500	\$508
Richmond Art Gallery	\$2,000	\$2,030
Richmond Artists Guild	\$1,500	\$762
Richmond City Centre CA		\$4,060
Richmond Community Orchestra & Chorus		\$1,015
Richmond Fitness and Wellness Association		\$2,030
Richmond Girls Ice Hockey Association	\$2,000	\$1,015
Richmond Museum Society	\$5,000	\$2,030
Richmond Music School Society		\$914
Richmond Youth Choral Society	\$1,000	\$1,015
Sea Island Community Association	\$1,200	\$1,015
Steveston Community Society		\$1,015
Textile Arts Guild	\$3,000	\$1,015

As illustrated by this table, a number of 2011 applicants in the Culture, Recreation & Community events category both requested and received grants of \$5,000 or less, and the majority (73%) of applicants in this category received minor grants (18 of 25). In contrast, only one Health, Social & Safety applicant requested \$5,000 or less, although approximately 40% of applicants (12 of 29) received minor grants.

Staff propose that applicants for minor grants in the 2012 City Grant Program complete a Grant Application Summary Sheet and provide required documentation, as outlined in Submission Requirements (**Attachment 5**). These requirements may be used by all proposed Programs, or until such time as Program-specific forms are developed. Applicants will be consulted regarding the effectiveness of this streamlined form following the first year of implementation and reported to Council prior to 2013 implementation. The form may be refined as necessary thereafter.

Applicants requesting more than \$5,000 (major grants), as well as those seeking three-year funding cycles, will be requested to complete the existing City Grant application form, with appropriate modifications, until such time as program-specific forms are developed. Major grant applicants must also provide required documentation and complete a Grant Application Summary Sheet.

3.2 Documentation Requirements

Community Associations requested that, based on existing reporting and accountability documentation required by their funding agreements with the City, they be exempt from submitting additional copies to the City Grant Program. Furthermore, most receive small grants, and find the time and effort required by the duplication of required documents, in addition to the lengthy form, to be excessive given the small grants received. Staff therefore recommend that Community Partner documents submitted to fulfill annual funding agreements with the City be considered as part of City Grant application requirements.

3.3 On-line Submission

It was also suggested that the City develop the capacity to accept applications on-line, including attachments. Staff recommend that Information Technology assess City capacity to adopt this method of application.

4. City Grant Policy, Program and Administration

To ensure consistency among City Grant Programs, staff recommend the adoption of a City Grant Policy (**Attachment 6**) that will incorporate recommendations proposed in this report.

It is proposed that a revised City Grant Program (**Attachment 7**, revisions underlined) be implemented on an interim basis until such time as specific programs are developed. As long as specific programs and application forms conform with City policy, they may be modified by staff.

Staff recommend that the department responsible design, administer and report on each Program, i.e., Parks, Recreation and Community Events by the Parks and Recreation Department. To ensure communication among the City Grant Programs, staff propose that a City Grant Steering Committee be established consisting of representatives of Community Social Services, Community Safety, Arts and Culture, and Parks and Recreation departments. The Steering Committee would meet at key points in the Grant cycle (e.g., once applications have been received; prior to the presentation of recommendations) and otherwise on an as-needed basis. Coordination of this committee may be undertaken on a rotating basis.

Stakeholders have proposed that an arms-length adjudication process be considered. Potential benefits include an independent assessment of applications and considerable savings in staff time. As exploration of this alternate structure merits further consideration, staff recommend that this analysis be undertaken in time for the 2013 Grant Program.

Financial Impact

An additional allocation of Casino funds, for consideration in the 2012 budget process, is proposed as follows:

Specific Grant Program	2011 Allocated	Proposed Additional Casino Funds	Proposed 2012 Budget
Health, Social and Safety	\$449,698	\$87,021	\$536,719
Arts, culture and heritage	\$18,729	\$81,271	\$100,000
Parks, Recreation and Community Events	\$74,095	\$22,492	\$96,587
Total	\$542,522	\$190,784	\$733,306

Conclusion

Staff have reviewed stakeholder submissions and considered ways in which the City Grant Program may become more responsive to community needs, and have also considered ways in which the Grant Program may be more effectively structured and efficiently managed from both a community and staff perspective. Adoption of a City Grant Policy incorporating key stakeholder suggestions, governing three City Grant Programs, funded to reflect increases in the Cost of Living, is recommended.



Lesley Sherlock
Social Planner
604-276-4220

LS:ls

CITY OF RICHMOND
Statement of Grants and Subsidies in 2010

Grants and Subsidies	Amount
2010 World Wheelchair Rugby Championship	3,500
Big Brothers of Greater Vancouver	3,000
Big Sisters Of BC Lower Mainland	3,000
Canadian Low Income Affordable	1,000
Canadian Mental Health Assoc (Richmond)	27,000
Canadian National Institute for Blind	1,000
CHIMO - Crisis Services	44,000
Chinese Mental Wellness Association	8,400
Cinevolution Media Arts Society	2,300
City Centre Community Association	35,000
Community Arts Council	2,000
Community Meal St Albans Hall	2,000
East Richmond Community Association	1,000
Family Services of Greater Vancouver]	45,000
Gulf of Georgia Cannery Society	1,000
Hamilton Community Association	8,200
Heart of Richmond Aids Society	7,500
KidSport Richmond	5,000
Pacific Piano Competition Society	500
Paradigm Shift Martial Arts Inc	300
Richmond Addiction Services	171,950
Richmond Agricultural & Industrial	7,000
Richmond Amateur Radio Club	1,000
Richmond Art Gallery	2,000
Richmond Artists Guild	750
Richmond Carefree Society	2,500
Richmond City Baseball Association	3,457
Richmond City Centre Community Association	3,000
Richmond Committee on Disability	110,496
Richmond Community Band Society	1,000
Richmond Community Orchestra & Chorus	1,000
Richmond Country Club	5,000
Richmond Curling Club	400
Richmond Family Place	18,000
Richmond Food Security Society	15,000
Richmond Gateway Theatre Society	985,900
Richmond Girls Soccer Association	4,330
Richmond Hospice Association	4,000
Richmond Lacrosse Association	9,510
Richmond Mental Health Consumer & Friend	3,000
Richmond Minor Football League	1,000
Richmond Minor Hockey Association	3,510
Richmond Multicultural Concerns Society	8,000
Richmond Museum Society	2,000
Richmond Music School Society	900
Richmond Poverty Response Committee	6,000
Richmond Secondary School Athletic Association	600
Richmond Senior Lacrosse	1,906

CITY OF RICHMOND
Statement of Grants and Subsidies in 2010

Schedule 5b

Grants and Subsidies	Amount
Richmond Senior Soccer League	1,980
Richmond Soccer Association	1,263
Richmond Society for Community Living	11,000
Richmond Summer Project	50,000
Richmond Therapeutic Equestrian Society	46,975
Richmond Winter Club	2,697
Richmond Women's Resource Centre	14,400
Richmond Youth Services Agency	9,800
Richmond Youth Soccer Association	11,720
Safe Communities Richmond	5,000
Sea Island Community Association	1,000
Seafair Minor Hockey Association	200
South Arm Community Association	240
Textile Arts Guild	1,000
The Nations Cup Soccer Society	2,800
Turning Point Recovery Society	2,000
Volunteer Richmond Information Services	35,000
Grants and Subsidies	<u>1,770,984</u>

2010 Permissive Property Tax Exemptions

Property / Organization	Address	2010 Municipal Tax Exempted
<i>Churches and Religious Properties</i>		
B.C. Muslim Association	12300 Blundell Road	\$ 5,755
Bakerview Gospel Chapel	8991 Francis Road	1,811
Beth Tikvah Congregation	9711 Geal Road	5,605
Bethany Baptist Church	22680 Westminster Highway	15,065
Brighthouse United Church	8151 Bennett Road	4,147
Broadmoor Baptist Church	8140 Saunders Road	5,543
Canadian Martyrs Parish	5771 Granville Avenue	7,143
Christian and Missionary Alliance	3360 Sexmith Road	2,490
Christian Reformed Church	9280 No. 2 Road	5,555
Church of God	10011 No. 5 Road	3,300
Church of Latter Day Saints	8440 Williams Road	8,043
Cornerstone Evangelical Baptist Church	12011 Blundell Road	1,518
Dharma Drum Mountain Buddhist Temple	8240 No 5 Road	6,627
Emmanuel Christian Community	10351 No. 1 Road	2,923
Faith Evangelical Church	11960 Montego Street	2,635
Fraserview Mennonite Brethren Church	11295 Mellis Drive	7,213
Fujian Evangelical Church	12200 Blundell Road	5,073
Gilmore Park United Church	8060 No. 1 Road	8,891
I Kuan Tao (Fay Chungder) Association	8866 Odlin Crescent	2,365
Immanuel Christian Reformed Church	7600 No. 4 Road	3,289
India Cultural Centre	8600 No. 5 Road	7,609
International Buddhist Society	9120 Steveston Highway	3,533
Ismaili Jamatkama & Centre	7900 Alderbridge Way	19,310
Johrei Fellowship Inc	10380 Odlin Road	2,844
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	2,310
Larch St. Gospel Meeting Room	8020 No. 5 Road	1,890
Ling Yen Mountain Temple	10060 No. 5 Road	5,099
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	1,971
North Richmond Alliance Church	9140 Granville Avenue	1,670
Our Savior Lutheran Church	6340 No. 4 Road	4,078
Parish of St. Alban's	7260 St. Albans Road	4,187
Patterson Road Assembly	9291 Walford Street	486
Peace Evangelical Church	8280 No 5 Road	4,961
Peace Mennonite Church	11571 Daniels Road	8,069
Richmond Alliance Church	11371 No. 3 Road	3,648
Richmond Baptist Church	6560 Blundell Road	1,004
Richmond Baptist Church	6640 Blundell Road	3,545
Richmond Bethel Mennonite Church	10160 No. 5 Road	11,966
Richmond Chinese Alliance Church	10100 No. 1 Road	4,970
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,356
Richmond Gospel Society	9160 Dixon Avenue	5,993
Richmond Pentecostal Church	9300 Westminster Highway	6,689
Richmond Pentecostal Church	9260 Westminster Highway	513
Richmond Presbyterian Church	7111 No. 2 Road	3,282
Richmond Sea Island United Church	8711 Cambie Road	6,141
Salvation Army Church	8280 Gilbert Road	2,564
Science of Spirituality SKRM Inc	11011 Shell Road	1,013
Shia Muslim Community	8580 No. 5 Road	4,871

South Arm United Church	11051 No. 3 Road	2,357
St. Anne's Anglican Church	4071 Francis Road	3,159
St. Edward's Anglican Church	10111 Bird Road	2,949
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	705
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	7,410
St. Monica's Roman Catholic Church	12011 Woodhead Road	4,872
St. Paul's Roman Catholic Parish	8251 St. Albans Road	17,198
Steveston Buddhist Temple	4360 Garry Street	7,160
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	3,491
Steveston United Church	3720 Broadway Street	2,373
Subramaniya Swamy Temple	8840 No. 5 Road	623
Towers Baptist Church	10311 Albion Road	5,757
Trinity Lutheran Church	7100 Granville Avenue	7,595
Ukrainian Catholic Church	8700 Railway Avenue	1,763
Vancouver Airport Chaplaincy	3211 Grant McConachie Way	435
Vancouver Gospel Society	11331 Williams Road	708
Vancouver Gospel Society	8851 Heather Street	846
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	6,607
Vancouver International Buddhist Progress Society	8271 Cambie Road	2,444
Vedic Cultural Society of B.C.	8200 No. 5 Road	1,320
West Richmond Gospel Hall	5651 Francis Road	2,164
		\$ 313,503

Recreation, Child Care, and Community Service Properties

Cook Road Children's Centre	8300 Cook Road	\$ 1,806
Girl Guides of Canada	4780 Blundell Road	2,423
Kinsmen Club of Richmond	11851 Westminster Highway	365
Navy League of Canada	7411 River Road	10,326
Richmond Caring Place	7000 Minoru Boulevard	163,452
Richmond Family Place	8660 Ash Street	8,226
Richmond Lawn Bowling Club	6131 Bowling Green Road	6,340
Richmond Public Library	11580 Cambie Road	3,162
Richmond Public Library	11688 Steveston Hwy	7,494
Richmond Rod and Gun Club	7760 River Road	14,445
Richmond Tennis Club	6820 Gilbert Road	13,071
Richmond Winter Club	5540 Hollybridge Way	90,251
Riverside Children's Centre	5862 Dover Crescent	1,112
Scotch Pond Heritage	2220 Chatham Street	7,824
Terra Nova Children's Centre	6011 Blanchard Drive	1,691
Treehouse Learning Centre	100 - 5500 Andrews Road	1,428
Richmond Ice Centre	14140 Triangle Road	144,968
Richmond Watermania	14300 Entertainment Blvd	218,348
		696,732

Private Educational Properties

B.C. Muslim Association	12300 Blundell Road	\$ 2,139
Choice Learning Centre	20411 Westminster Highway	714
Choice Learning Centre	20451 Westminster Highway	4,748
Cornerstone Christian Academy School	12011 Blundell Road	1,684
Richmond Christian School	10260 No 5 Road	12,197
Richmond Christian School Association	5240 Woodward's Road	27,494
Richmond Jewish Day School	8760 No. 5 Road	15,979
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	20,162
		85,117

Senior Citizen Housing

Richmond Kiwanis Senior Citizens Housing	6251 Minoru Blvd	\$ 32,685
Richmond Legion Senior Citizen Society	7251 Langton Road	24,028
		\$ 56,713

Community Care Facilities

Canadian Mental Health Association	8911 Westminster Highway	\$	6,574
Development Disabilities Association	6531 Azure Road		1,517
Development Disabilities Association	8400 Robinson Road		1,689
Greater Vancouver Community Service	4811 Williams Road		1,976
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive		17,879
Richmond Society for Community Living	303 - 7560 Moffatt Road		747
Richmond Society for Community Living	4433 Francis Road		1,482
Richmond Society for Community Living	5635 Steveston Highway		4,856
Richmond Society for Community Living	9 - 11020 No. 1 Road		903
Richmond Society for Community Living	9580 Pendleton Road		6,026
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road		39,194
		\$	82,844
<i>Municipal Use</i>			
Oval 3 Holdings	6051 River Road	\$	85,141
Oval 4 Holdings	6071 River Road		109,866
0815024 BC Ltd	5440 Hollybridge Way		27,348
Richmond Oval	6111 River Road		597,069
			819,424

City Grant Review Submissions

Turning Point

- No new monies – grant funding levels have not increased although City budget has
- 2-3 main recipients of majority of funding – limits other projects from expanding or adding new programs or maintaining other vital services
- Form itself is not entirely user friendly – it would be nice to have a form that can be filled in (that might be a technical problem at my end however)
- ok with the timing of the granting cycle as it is now.

Richmond Mental Health Consumer and Friends Society:

- the only feedback we have is that the application form is too long, considering the amount of funding granted.

Richmond Addiction Services

- consider core funding alternatives to the Grant process
- for bigger grant amounts it should be similar to the current reporting process and application, but agencies requesting less money should not need to complete the same amount of work that agencies like Richmond Addiction Services must do
- the application is similar to many grant proposals that I have completed.

Volunteer Richmond Information Services

- Consideration should be given to multiyear grants – 3? – this would allow organizations to plan appropriately, less admin work needed for the organization and the City, and each year the org would have to put in an accountability report. Applying each year is an onerous process and no sooner do we receive our funds then it seems like we are applying again. And in MOST, not all cases, there is no change to the application, it is for continued programming. Seems very inefficient to start from scratch every year.
- The concern might be for “funds available” but for the longest time the grant pool money has been pretty consistent.
- The other consideration might be for application procedures for minor/major amounts – and determining what that is – less than \$5000, less of a process for example.
- Also another way to categorize it is one time (project) vs on going funding, but I think you do that to some degree now.
- Grant funds should be for Richmond based organizations only.

East Richmond Community Association

- Comprehensively written and very similar to other grant applications (government, charitable or corporate)
- Beneficial and should continue to be available.
- If the submitter doesn't have any experience in grant writing it could be complicated.
- Public benefit societies and associations (non-profits) must have a program that is solid enough in structure that it is worth funding, Including: objectives, deliverables, uniqueness, size.
- The program must not rely only on grant monies, especially annual programs, and must prove to be sustainable.

RICHMOND COMMUNITIES MEETING

Wednesday May 25, 2011
7:00 pm
Cambie Community Centre

Present:

Kuo Wong – Chairperson
Ian Shaw, Karen Adamson – South Arm Community Association
Julie Halfnights - Thompson Community Association
Hans Havas, Richard Scott – West Richmond Community Association
Ben Branscombe, Jim Kojima – Steveston Community Society
Sherry Sutherland, Marie Murtagh – East Richmond Community Association
Dick Chan, Eric Ling - Hamilton
Maggie Levine, Bill Sorensen – Minoru Seniors Centre
Paige Robertson – City Centre Community Association
Elizabeth Ayers, Sue Varley, Lesley Sherlock – City staff

Meeting called to order at 7:10 pm.

1. Round table introductions
2. Agenda approved with the addition of Grant Opportunity under New Business.
3. Revised minutes from March 30, 2011 – accepted as circulated.

4. City Grant Program – Lesley Sherlock

Lesley stated that the review of the program was an ongoing process. Council had formally requested a review of the program which would be headed by Councillors Linda Barnes and Evelina Halsey Brandt and would include consultations and possible alternate funding sources. The program is Casino funded at present and is for non profit societies that add value to the community.

Lesley stated that comments had been received that the application form was too cumbersome for the small amount received. Lesley then requested feedback on the program by June 3, 2011.

Comments from community association representatives were as follows:

Question:

What is the funding spread?

Response:

The largest amount goes to Richmond Addiction Services (\$171,950), however, the average amount is \$15,000 with CHIMO, Volunteer Richmond and Family Services receiving \$40,000.

Comments:

West Richmond only received \$750 for fireworks display one year and the following year zero.

Thompson took 22 hours to complete the application form but did not receive any funding even though the application was only for a few thousand dollars. Julie suggested that applicants from City owned properties should be treated separately from other applicants as others seem to be a "fee for service". Also, could a reason be given for grant refusal?

Response: For the last two years, the reason for refusal has been included and this will continue.

Jim commented that we seem to be going backwards, there is too much paperwork and it is cumbersome. Could applications be divided into sections i.e. \$1,000 to \$5,000, \$5,000 to \$10,000 and so on so that the forms could be simpler for the regular applicants and more comprehensive for the larger amounts. "I hope something gets done".

Ian stated that he recalled the same conversation two years ago and a lot of effort and feedback was given on the form and it appeared to be as if the City was "starving winners and feeding losers". Ian drew attention to the fact that the community associations may have large bank accounts but it is all earmarked. "We would certainly like to work with the City as partners".

Sherry enquired if other funding models were preferable for community associations.

Response – this will be looked into.

Richard enquired how much was available in City grants and Lesley confirmed \$500,000. Richard noted that only approximately 10% (\$13,000) went to the community associations.

Lesley stated that following the review of the grant application form, the results will be circulated to the community associations in July.

5. Continuing Business

Job Evaluation

Sherry circulated information on the hourly rate and the BC minimum wage rate as it applies to positions affected by the new legislation. The committee will provide everyone with amended pay schedules prior to November 1, 2011 and May 1, 2012.

Sherry referred to a scheduled meeting for Monday June 20th from 6 pm to 8 pm at Thompson Community Centre and circulated an attendance list for confirmation of attendance. The reason for the meeting will be an update on the JE plan and Sherry requested that those attending must bring along their JE Binders.

Jim expressed his concerns in regard to salaries and "where we are all going now and into the future". The purpose being to standardize wages for job positions, however, it is also important to keep programs affordable. To have the process staff driven and comparable to unionized workers is a concern. Jim asked that the committee take this into consideration. Sherry emphasized that these kinds of concerns will be addressed at the meeting.



RCSAC | Richmond Community Services Advisory Committee

RCSAC Grant Review Meeting & Submission

Date and Time: Thursday, May 26, 2011, 1 -3 pm

Location: Touchstone Family Association, RJ Room

209 – 6411 Buswell Street

Richmond

Meeting Notes

A task force was struck consisting of a sub-group of RCSAC member agencies to review and provide initial feedback on the City of Richmond annual grants program.

Task Force members include:

Elizabeth Specht Volunteer Richmond Information Services
(Meeting Chair)

Carol White Heart of Richmond Aids Society

Rebeca Avendano Chimo Crisis Centre

Lisa Whittaker Family Services of Greater Vancouver

Kim Winchell Richmond Family Place

Lisa Cowell Richmond Society for Community Living

Regrets: Jennifer Larsen (provided comments to be included in the discussion), Judy Valsonis

Meeting Notes:

The task force discussed the City of Richmond grant program. The discussion brought forward common themes based on the experience each agency had with the grants process which are documented below.

It was decided the notes of the meeting would be summarized into themes so that the top 2-3 issues and recommendations could be identified when reviewing the meeting results with the RCSAC executive and general committee.

Timing of Grant Applications:

Grants are requested and granted during one time of the year.

Consideration should be given to project or “one time” funding outside of regular or annual funding requests.

The city process does not provide an opportunity to apply for grants at different times of the year. This becomes an issue when, for example, provincial grant funds are approved and additional funds may be required to complete the funding for a project or program.

Perhaps the City could look at other city models to see if there are ways to incorporate funding opportunities throughout the year.

Currently there is only one grant application program which includes both ongoing and special projects requests. Consideration should be given to multi-year grants as the current process of applying annually for the same thing without a change is onerous.

Programs also evolve over time and funding does not increase to meet the needs.

There is also no additional money or subsidy to respond to emerging needs throughout the year. Consideration should be given to additional or discretionary funds made available to meet emerging community needs or projects when other funding has come through.

Throughout the year the priorities of a community social service agency may come up outside of grant time and there is no process for this in Richmond. There are cities that do provide grant application opportunities throughout the year, Surrey and Vancouver, for example have funds available for these types of applications. This is a mindset around how funding takes place.

The timing from grant application to grant approval: submit in October – funds received in January. The grant application requests budget information from March 31st. The application timing does not follow the fiscal calendar of City or non-profits.

Funding of the Grant Program:

The pool of funds has remained the same for several years. The following question was raised: On what principles is the \$500,000 established?

There are not appropriate adjustments of scale to the total grant amount available.

Questions were raised regarding how the City allocates budget dollars for the grant program:

- What is the % of the budget allocated to the grant program 10 years ago, 5 years ago, 3 years ago?
- What is the change in the community population this time from Census?

- What is the projection for grant funding in the future, say in 2013?
- Could there be an evaluation of City budget increases received through gaming, business, property taxes etc. and compare the change to the grant funds available?
- What are the Cities priorities and how do these priorities match the allocation of grant funds? For example, do the grant fund recipients and amounts support the draft Social Planning Strategy?
- Are the grant recipients and funding amounts changing as the priorities of the community of Richmond changing?

Applying for Grants:

There should be an abridged application form for lower grant request amounts, \$5,000 and lower for example, could use a truncated application and process.

Evaluating Grant Applications:

Questions were raised about what kind of support City staff receive to assist in making grant decisions? Is there an opportunity to provide more transparency in how grant decisions are made so the grant process is understood by applicants better? With this knowledge whether to undergo the City grant process to apply for a grant for a project, program or service would be better understood.

The criteria for grants could be clarified more. If more clarification of grants eligibility was available it would help to know when to apply for a grant and when not to.

Late proposals are accepted when it is communicated that they will not be accepted.

Coalitions partnering with other community agencies should not have to work from operational funding. Often the province or other funders ask if City is on board.

Eligibility of funding:

Currently the requirements are that you are a registered non-profit, and your board approves the application. Also describes the type of program / service eligible.

Only one application per group may apply. This limits taking the opportunity to apply throughout the year for grant funds and does not support having the grant program manage emerging needs.

Meeting Adjourned: 2pm

June 2, 2011

Key Recommendations

Overall Grant Funding:

Tie grant funding to City strategies like the Social Planning Strategy.

Provide appropriate adjustments of scale to the total grant amount available.

It is recommended that the City make provision for multi-year funding commitments.

Timing of the Grant Program

Provide opportunity to apply more than one time of the year to take into consideration “emerging needs” and to complement other funding approved outside of the City grant timeline.

Currently there is only one grant application program which includes both ongoing and special projects requests. Consideration should be given to multi-year grants as the current process of applying annually for the same thing without a change is onerous.

Applying for Grants:

Move regular, annual funding to the City budget as a “line item” vs. applying for an annual grant while providing the same stringent process of reporting on how funds are being used throughout the year.

Provide an abridged application form for grants requesting a smaller funding amount, \$5,000 or less, for example.

Evaluating Grant Requests:

Currently City staff are tasked with evaluating grant requests. In order to provide a neutral evaluation without historical or political influence the City might consider designating an outside organization to evaluate grant requests.



STEVESTON COMMUNITY SOCIETY

4111 Moncton Street, Richmond, BC V7E 3A8

Tel: 604-718-8080 Fax: 604-718-8096

Salmon Festival Tel: 604-718-8094

stevestoncommunitysociety.com

stevestonsalmonfest.ca

June 6, 2011

Lesley Sherlock
Social Planner
City of Richmond

by email

Re: 2011 City Grant Review

Dear Lesley,

We are pleased to offer the following thoughts regarding the City Grant Program for consideration with your review:

1.

We do feel that the City Grant Program is an appropriate source of additional funding for community events or programs. We do, however, have a number of concerns with respect to the review process.

Each year, we complete the application, which frankly has become quite a task, and year after year, receive the same funding and for the same one event, despite requesting support for other projects or events. It appears that the adjudicators do not take the time to read our submission, and simply "renew" funding "same as last year". This is very discouraging, especially when the funding amount is less than a percent of our event's total budget, and other, new projects or events do not seem to receive consideration at all.

2.

The application form has become very complex, time consuming and expensive to complete, especially for small groups who may only need a little help. For organizations who do not have staff to complete the application, it can be very intimidating, and we are aware of a number of groups who no longer bother to submit an application due to the complexity of the application versus the possible reward of little or no funding. We apply for a number of grants each year, and none compare to the City of Richmond for its level of difficulty and detail. (i.e. Section 5, especially page 7, part 4 of section 5).

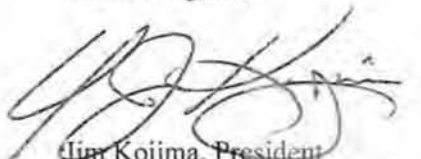
Respectfully we would like to offer for consideration the following suggestions for improving the application form:

- have a system in place for repeat applicants so as to not need to submit all information year after year i.e. group's history, vision, purpose etc., unless there is a change to report
- simplify the language in the application. Keep in mind that many of the people who complete these applications are volunteers working at the proverbial kitchen table and are not necessarily trained to prepare grant applications to the extent that this one seems to be

- consider two application options, for example one for funding requests for smaller amounts perhaps under \$5,000, and one for requests over \$5,000
- for the smaller requests, keep the application simple.
 - a one-page application: applicant name and related information; a simple detail of the reason for the funding request, project description, and the amount requested.
 - Does the group's proposal meet with the City's vision, which is "...". A simple yes or no response.
 - rather than section 5 (Demonstrating Community Need, Measurable Benefits, Target Groups etc.) can this somehow all be simplified?
 - attach operating and project budget
 - attach financial statement
 - attach Board list
- what is the reasoning for requiring three support letters from other organizations?
- what is the reasoning for obtaining a board motion to approve submission of a grant application?
- for the larger requests, ask for more detailed information (i.e. this is when Section 5 could come into play)
- in today's digital (and green) age, can this application be submitted on-line, with the various attachments uploaded, rather than submitting four single sided complete sets of documentation?
- Should there be some kind of community representation on the adjudication committee? i.e. include committee representation from various categories – peer evaluations.
- Although we appreciate and understand you receive applications and demonstrated need which far outweighs the available funding, it is discouraging when year after year it appears our application is "rubber stamped" from the previous year. When we apply for funding for a new project or event, it would be good to have some kind of response which acknowledges this, rather than "same level as previous".

Thank you for this opportunity to provide input into the City Grant Program. Should you require any further information or clarification, please contact us at any time.

Kindest regards,



Jim Kojima, President
Steveston Community Society

June 7th, 2011

Dear Councillors Linda Barnes and Evelina Halsey-Brandt and Ms Sherlock

Thank you for the opportunity to provide feedback to the grants process and to Ms Sherlock for her attendance at the May 25th Richmond Communities meeting. In answer to questions asked within Ms Sherlock's memo of April 27, 2011:

Funding Sources:

- As our operations are currently modelled, Thompson Community Association is dependent upon facilities, staffing and resources provided by the City. However, the Thompson Community Association does not receive core operational funding from the City of Richmond. We do return annually remit for approximately \$26,000 for services provided by City staff to extend hours of operation to our community.
- We agree that the City Grant program is a good idea and an appropriate source for special events, new programs and initiatives that have community value but will not return sufficient funds to cover costs incurred.
- Thompson believes that the City staff and Councillors involved in grant request reviews need to recognize that most community associations have money 'in the bank' and many years have an excess of revenue over expenses but that these funds are usually designated to major and minor projects, equipment lifecycle replacement as well as prudent fiscal policy that retains a percentage of budget for unforeseen business interruptions. Thompson, with an annual budget in excess of \$1,000,000, aims to retain \$222,000 for business continuance alone.

Application Form:

- We believe a short form should be made available to all organizations for grant requests of \$2000 and less, that this form should be written in simple language and be no more than two pages long.

Other:

- Regardless of the size of the grant request, Thompson would like to see a City Grant model that allows community associations and other bodies that work under partnership agreements with the City of Richmond and in City facilities to deliver

recreation, heritage and cultural services to be exempt from the requirements that prove the veracity of the organization. Our missions, visions, organizational structures, budgets, annual reports and financial statements are all shared with the City's PRCS department in the normal course of business and should not need to be reiterated each year for the grant process.

- Thompson and other community associations often work in partnership with the organizations that receive the larger grant fund amounts and we appreciate the work they do. Based upon information outlined by Ms Sherlock at the Richmond Communities meeting, we respectfully suggest that those larger annual grants that annually provide for specific community services be separated from the remainder of the City Grant program and administered under a fee for service or other arrangement. It appears that evaluation by the City and planning by these organizations for their programs is quite different from that required for the smaller grant requests that our organization may submit.

Thompson Community Association has only once submitted a City Grant request and this was denied; we were staggered by the amount of time required to pull all the paperwork required for our submission. While any future request could be built upon this and thereby reduce the volunteer hours spent in preparation, it constituted a significant commitment by several board members and some staff. We look forward to a simpler system and one that is more efficient for both City staff and prospective grant seekers.

Sincerely



Angela Lim

President

Cc: Karen MacEachern, Thompson Community Centre Area Coordinator

Elizabeth Ayers, Richmond PRCS Manager of Recreation Services

Presidents of City Centre Community Association, East Richmond Community Association, Hamilton Community Association, Minoru Seniors Society, South Arm Community Association, Steveston Community Society, Sea Island Community Association, West Richmond Community Association



City of Richmond
British Columbia, Canada

[Home](#) > [Culture & Heritage](#) > [About Culture & Heritage](#) > [Community Partners](#)

ABOUT CULTURE & HERITAGE

Community Partners

In Richmond, leisure opportunities are made possible through a partnership between the City and our community associations. The city provides the facilities and core staffing and the associations plan and fund all programs and events offered through these facilities.

Britannia Heritage Shipyard Society

Email: britannia@richmond.ca

Phone: 604-718-8050

Chair: Larry Tolton

East Richmond Community Association

Email: cambie@richmond.ca

Phone: 604-233-8399

President: Balwant Sanghera

City Centre Community Association

Email: citycentre@richmond.ca

Phone: 604-233-8910

President: Susan Match

Hamilton Community Association

Email: hamilton@richmond.ca

Phone: 604-718-8055

President: Dick Chan

Minoru Seniors Society

Email: seniors@richmond.ca

Phone: 604-718-8450

President: Jacob Braun

Nature Park Society

Email: nature@richmond.ca

Phone: 604-718-6188

President: Brenda Bartley-Smith

Richmond Aquatics Services Board

Email: aquatics@richmond.ca

Phone: 604-448-5353

Chair: Ian MacLeod

Richmond Arenas Community Association

Email: arenas@richmond.ca

Phone: 604-448-5366

Chair: Frank Claassen

Richmond Art Gallery Association

Email: gallery@richmond.ca

Phone: 604-231-6440

London Farm Historical Society

Phone: 604-271-5220

Richmond Fitness & Wellness Association

Email: fitness@richmond.ca

Phone: 604-718-8004

Chair: Bonnie Beaman

Richmond Museum Board

Email: museum@richmond.ca

Phone: 604-231-6440

Chair: Peter Wagenblast

Sea Island Community Association

Email: seaisland@richmond.ca

Phone: 604-718-8000

President: Terri Martin

South Arm Community Association

Email: southarm@richmond.ca

Phone: 604-718-8060

President: Karen Adamson

Steveston Community Society

Email:

stevestoncc@richmond.ca

Phone: 604-718-8080

President: Jim Kojima

Steveston Historical Society

Phone: 604-271-6868

Chair: Graham Turnbull

Thompson Community Association

Email: thompson@richmond.ca

Phone: 604-718-8422

President: Kim Jones

West Richmond Community Association

Email: westrich@richmond.ca

Phone: 604-718-8400



City of
Richmond

City Grant Program Application Submission Requirements

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

The City Grant Program and Application Form is available from the Information Counter at Richmond City Hall or on the City's Website at www.richmond.ca.

Please read the Richmond Grant Program and these submission requirements before completing the application form. Please submit this signed document with your application.

SUBMISSION REQUIREMENTS

1. For Minor Grant Requests (\$5,000 or less):
 - ☐ Complete the City Grant Application Summary Sheet (attached)
 - ☐ Attach all documentation identified below
2. For Major Grant Requests (over \$5,000):
 - ☐ Complete the City Grant Application Summary Sheet (attached)
 - ☐ Complete the City Grant Application Form
 - ☐ Attach all documentation identified below
3. Please ensure that the following documents are attached to the back of your application:
 - ☐ Your Group's history, purpose, vision, goals and objectives
 - ☐ A list of the Group's Board of Directors, Officers and Executive Directors including addresses and contact information
 - ☐ Financial Statements, including a Balance Sheet
 - a. The Group's audited financial statements for the most recent completed fiscal year including the auditors' report signed by the external auditors, OR one of the following alternatives:
 - b. If audited financial statements are not available, submit the financial statements reviewed by the external auditors for the most recent completed fiscal year along with the review engagement report signed by the external auditors.
 - c. If neither audited nor reviewed financial statements are available, submit the compiled financial statements for the most recent completed fiscal year along with a compilation report signed by the external auditors.
 - d. If neither a, b, or c are available, financial statements for the most recent completed fiscal year endorsed by two signing officers of the Board of Directors.
 - ☐ The Group's current fiscal year operating budget.
 - ☐ City Grant Progress Report/Evaluation Plan, including results to date (if a City grant was previously received)
4. Please include documentation that specifically supports your request. Please do not include general information that does not pertain directly to your application (e.g., promotional brochures, annual reports).
5. Submissions should be on letter-size paper and three whole-punched. Please clip; do not bind.
6. Send **four complete sets of documentation (original plus three copies)** to the **Information Counter** at Richmond City Hall by the stated deadline.

7. Submissions that do not contain complete financial and budgetary information will be considered incomplete and will not be accepted.
8. **Please Note: Late submissions will not be considered.**

APPLICATION PROCESS

1. If you have general questions regarding your application, please contact the Community Services Department, City of Richmond at (604) 276-4000.
2. As part of the review process, a City staff member may contact you for further information.
3. Decisions regarding funding allocations within the City Grant Budget rest with Richmond City Council.
4. Following Council approval, each applicant will receive notification of Council's decision pertaining to the application.
5. The annual review and allocation of City grants may take three to six months.
6. **Please submit your application by 5:00 p.m., October 14, 2011 to:**

**The Information Counter
(City Grant Applications)**
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

SIGNATURES

Signatures of two signing officers of the Board of Directors are required to indicate agreement that:

To the best of our knowledge, the information provided in this City Grant application, including all required documentation, is accurate, complete and endorsed by the organization.

_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date



This Summary Sheet will be provided to City Council for consideration. Please type.

1.	Applicant:		
2.	Grant Request: \$	Proposal Title:	
3.	Summary of Request (including proposed activities, target group(s) and community benefit)		
4.	Purpose: <input type="checkbox"/> Group Operating Assistance, and/or <input type="checkbox"/> A Community Service (e.g., Program, Project, Event)		
5.	Duration: <input type="checkbox"/> An Ongoing Activity, and/or <input type="checkbox"/> A One-time Activity Start Date: End Date:		
6.	Non-Grant City Supports Currently Received (e.g., facility use; permissive tax exemption):		
7.	YOUR GROUP'S TOTAL BUDGET	Most Recent Completed Year (e.g., Audited Financial Statement)	Budget for Current Year
	Total Revenue	\$	\$
	Total Expenses	\$	\$
	Annual Surplus or (Deficit)	\$	\$
	Accumulated Surplus or (Deficit)	\$	\$
	Justification for any Annual and Accumulated Surplus or (Deficit)	Please explain:	Please explain:
8.	Amount of Previous City Grant: \$ Year: Spending Details:		
9.	PROPOSED CITY GRANT USE		
	1. Use:	Amount:	
	2. Use:	Amount:	
	3. Use:	Amount:	
	4. Use:	Amount:	
	5. Use:	Amount:	
	Total City Grant Request:		
	Other Funding Sources for this Operating Assistance/Service:		
	1. Source:	Amount:	Purpose:
	2. Source:	Amount:	Purpose:
	3. Source:	Amount:	Purpose:
	Total project budget:		
10.	FOR STAFF USE ONLY		
	Recommended Grant: Purpose:	Staff Comments/Conditions:	



Page 1 of 1

Adopted by Council: 9

Policy 9

File Ref: 9

City Grant Policy

City Grant Policy

Please note that there is a separate Sport Hosting Incentive Grant Policy (3710).

It is Council Policy that:

1. The following City Grant Programs be established, to be designed, administered and reported by the respective departments:
 - Health, Social and Safety (Community Social Services, with representation from Community Safety)
 - Arts, Culture and Heritage (Arts, Culture and Heritage)
 - Parks, Recreation and Community Events (Parks and Recreation).
2. Casino funding be used to create three separate line items for these City Grant Programs in the annual City operating budget.
3. Each Program receives an annual Cost of Living increase.
4. Recipients who received a grant the preceding year for the same purpose will receive a Cost of Living increase.
5. A City Grant Steering Committee consisting of a representative of Community Social Services, Community Safety, Arts and Culture, and Parks and Recreation, will meet at key points in the grant cycle to ensure a City-wide perspective.
6. Applications will be assessed based on relevance to the City's Corporate Vision, Council Term Goals and adopted Strategies, as well as program-specific criteria.
7. Each Program will consist of two tiers, one for minor (\$5,000 or less) and one for major grant requests. Application requirements for minor grant requests will be streamlined.
8. Only registered non-profit societies serving Richmond residents, governed by a volunteer Board of Directors, are eligible.
9. Applicants may apply to one of the three Programs.
10. Applicants receiving City Grants for a minimum of the five most recent consecutive years will have the option of applying for a maximum three-year funding cycle.
11. Community Partner documents submitted to fulfill annual funding agreements with the City will be considered as part of grant application requirements.
12. Due to the high number of applications for limited funding, and as applicants may apply the following year, no late applications are accepted and there is no appeal process to Council's decision.

City Of Richmond Grant Program

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ATTACHMENT A	GRANT PROGRAM APPLICATION NOTICE
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ATTACHMENT C	GRANT APPLICATION SUMMARY SHEET (FOR COUNCIL)

THE RICHMOND GRANT PROGRAM

1. Overview

(i) **City Grant Policy**

- The Program is governed by the City Grant Policy (attached).
- This Program will be in effect until such time as separate Grant Programs are established as follows:
 - Health, Social & Safety,
 - Arts, Culture and Heritage,
 - Parks, Recreation and Community Events

(ii) **Purpose**

The purpose of the Richmond Grant Program is to:

- Achieve the City's Corporate Vision: "To be the most appealing, livable well managed City in Canada",
- Ensure that the limited Program dollars are effectively spent,
- Improve Program benefits, effectiveness, management, administration and phases.

(iii) **Program Context**

- The City of Richmond is one of the most diverse and family oriented communities in Canada.
- Richmond residents voluntarily form many types of community groups to meet a wide range of social, economic and environmental interests.
- In doing so, these groups assist in creating a vibrant, livable and appealing City.
- The Richmond City Council acknowledges that these groups:
 - Are essential in building a viable community,
 - Make Richmond a better place to live, work and play,
 - Address important needs and issues,
 - Wish to contribute their ideas, vast experience, abilities, and education,
 - Sometimes require financial assistance to implement their projects.

(iv) **Principles**

The Program is based on the following principles:

- Support The City's Corporate Vision
- Support Non-Profit Groups
- Benefit Richmond Residents
- Maximize Program Benefits
- Promote Volunteerism
- Build Partnerships
- Increase Community Group Capacity
- Cost Sharing
- Cost Effectiveness
- Grants Earned - Not An Entitlement
- Promote User Pay of Community Group Programs
- Innovation.

(v) **Goal Of The City Grant Program**

The goal of the Program is to build strong communities by assisting non-profit community groups in delivering services to Richmond residents.

(vi) **Program Objectives**

The objectives of the Grant Program are:

- To assist Council to achieve Term Goals and adopted Strategies.
- To improve the quality of life of Richmond residents through a wide range of beneficial community group programs,
- To assist primarily Richmond based community groups to provide more beneficial programs, to more residents,
- To build community group capacity to deliver programs,
- To promote partnerships and financial cost sharing among the City, other funders and community groups.

Program Criteria and Interpretation

To maximize the City's Program benefits and limited funds, the following Criteria are established. The table clarifies how the Multiple Criteria can be interpreted; applications are to indicate how.

MULTIPLE CRITERIA – CITY GRANT PROGRAM	
CRITERIA A - BENEFITS TO THE RICHMOND COMMUNITY	
General Objectives	Interpretation
<ul style="list-style-type: none"> - Promote Livability - Promote an Appealing City - Build A Legacy - Build Sustainability - Build Financial Viability - Build A Complete Community - Promote "Well Managed" - Promote Diversity - Promote Volunteerism - Promote Wellness - Innovation - Other 	<ul style="list-style-type: none"> ➤ Applications are to clearly address some of these criteria. ➤ Applications which promote volunteer participation and citizen involvement are encouraged. ➤ Innovation is encouraged.
Types Of Residents	
<ul style="list-style-type: none"> - General Population - Seniors - People with Disabilities - Children - Youth - Families - Low Income - Women - Men - Immigrants - Tourists - Other 	<ul style="list-style-type: none"> ➤ Applications must address at least one of these communities. ➤ Group program objectives must be stated. ➤ Need: Applications are to: <ul style="list-style-type: none"> ▪ Demonstrate community need ▪ Show financial need, and ▪ Demonstrate the impact that would occur if the City did not fund the application. ➤ Maximize Benefits: Applications that provide the greatest benefits to the largest number of Richmond residents are encouraged.
Priority Activities	
<ul style="list-style-type: none"> - Prevention - Intervention - Treatment - Wellness - Build Organizational Capacity - Build Community Capacity - Improve the Quality of Life: <ul style="list-style-type: none"> ➤ Social ➤ Economic ➤ Environmental - Other 	<ul style="list-style-type: none"> ➤ Applications must address at least one of these types. ➤ How the Group's program benefits Richmond residents must be stated.
CRITERIA B - BENEFITS TO THE APPLICANT GROUP	
General Priorities	Interpretation
<ul style="list-style-type: none"> - Improve Quality of Service - Maximize Number Served - Promote Partnerships - Leverage More Funds from Others - Build Organizational Capacity - Support Stable, Capable Groups - Minimize Duplication of Services - Other 	<ul style="list-style-type: none"> ➤ The Group's program benefits must be clearly stated. ➤ What the Group will do must be clearly stated. ➤ The City will favour applications that involve more partners. ➤ How Group and/or resident capacity is built must be explained. ➤ Co-ordination: <ul style="list-style-type: none"> ▪ Applications, which demonstrate co-ordination and co-operation with other groups to prevent the duplication of projects, programs, services or events, are favoured. ➤ Multiple-Funded Project: <ul style="list-style-type: none"> ▪ Applications, which provide evidence of having funding from a variety of sources, are favoured. ➤ "User Pay" ➤ Where appropriate, projects that require that the users of the proposed program/ service pay some amount for the services are favoured.

(viii) **Program Funding**

a) **Base Program Funding**

- Until Council determines otherwise, \$500,000 is available for the Program.
- Every five years beginning in 2013, Council will review base program funding.
- Council may increase or decrease the amount allocated to the Program, or keep it the same, based on overall City corporate priorities.

b) **Annual Cost of Living Increase**

- To maintain the effectiveness of Program base funding in light of general rising costs (e.g., the cost of living, fees), starting in 2009 and each year thereafter, an annual cost of living factor will be automatically added to the base program funding.
- The cost of living increase will be based on the Vancouver CPI annual average change as determined by BC Stats for the previous year.
- Finance Division of the City of Richmond will determine the amount annually and add it to the base program funding.

2009 Grant Program Funding	
Base Funding	\$500,000 (reviewed every 5 yrs., beginning in 2013)
Consumer Price Index (CPI)	To be determined annually
TOTAL	\$500,000 + CPI = New base program funding

c) **Unused Program Funds**

At the end of each year, any unallocated Grant Program dollars must be returned to the City's General Revenue Account.

(ix) **Definitions**

To clarify terms for applicants, reviewers and Council, the following are defined:

Partnership: A relationship between individuals or groups that have a joint interest and which is characterized by mutual cooperation and responsibility, often for the achievement of a specified goal. This may be a formal relationship defined by written agreement outlining the contributions and expectations of each partner, or an informal relationship dependent on the goodwill of the partners involved with a particular project, issue or initiative.

Duplication: Two or more agencies running an identical non-profit service and/or program for the same target population during the same a.m. or p.m. hours. Duplication may be desirable when a single agency does not have the capacity to meet the demand for service.

School (public and private) based programs: "School (public and private) based programs" are those funded, offered or initiated through regular fiscal, operational, curricular, extra-curricular and social activities of a school or a school district.

Community based programs in schools: "Community based programs" offered in public and private schools or on school grounds will be considered to be "community based" rather than school-based if they do not meet the definition of "school –based" and primarily benefit the larger community, rather than the school itself, the school district, or its students.

2. Eligibility

(i) **Who Can Apply**

- Only registered non-profit societies (society incorporation number must be provided).
- The Group's Board must approve of the application being submitted.

(ii) Who Cannot Apply

- Groups other than registered non-profit groups [e.g., for profit groups].
- Individuals, who do not represent a registered non-profit group.
- Public and private schools including post secondary educational institutions, or groups seeking funding for school-based programs (see Definitions, p. 5).
- Pre-schools and child care providers [A separate City Child Care Grant Program exists].
- Organizations that primarily fund other organizations (e.g., grants) or individuals (e.g., scholarships).
- Others, as determined by Council.

(iii) Applications Per Year

Due to limited Program funds, only one application per Group/per year will be accepted.

(iv) Purposes Eligible for Funding

Grants may be used for the following purposes:

1. **Operating Assistance**
Regular operating expenses or core budgets of established organizations, including supplies and equipment, heat, light, telephone, photocopying, rent, and administrative support salaries.
2. **Community Service (e.g., program, project)**
Must respond to the program criteria, have specific goals and objectives, and have a defined start and finish date.
3. **Community Event**
Must respond to the program criteria, have specific goals and objectives, and have a defined start and finish date.

(v) Key Determinants of Eligibility

To be considered eligible, all proposals must demonstrate that:

- a. Primarily Richmond residents will be served,
- b. An effort has been made to seek funding from sources other than the City and the applicant, and
- c. Funding and/or non-funding partnerships have been established.

(vi) Items Eligible For Funding

Items eligible for funding are those required to directly deliver the project, including regular Group operating expenses or program/project specific expenses, including:

- Professional and administrative salaries and benefits
- Consultant services to deliver the project
- Office rent
- Supplies
- Equipment
- Rentals [e.g., vehicles, equipment, and maintenance]
- Heat
- Light
- Telephone
- Photocopying
- Materials

(vii) Items Not Eligible For Funding

Grants are not for:

- Debt retirement
- Land and land improvements
- Building construction and repairs
- Retroactive funding
- Operating deficits
- Proposals which primarily fund or award other groups or individuals
- Political activities including:
 - Promoting or serving a political party or Group,
 - Lobbying of a political party, or for a political cause.

- Activities that are restricted to or primarily serve the membership of the organization, unless group membership is open to a wide sector of the community (e.g., women, seniors) and is available free-of-charge or for a nominal fee that may be reduced or exempted in case of need.
- Expenses that may be funded by other government programs or entities
- Annual fund-raising campaigns, form letter requests or telephone campaigns
- Expenses related to attendance at seminars, workshops, symposiums, or conferences
- Public and private school-based programs (see Definitions)
- Pre-school or child care programs, as a separate City Child Care Grant Program exists
- Travel costs outside the Lower Mainland
- Other, as Council may determine.

3. Application Review Considerations

(i) Benefits of Funding Proposal

To determine the benefits of funded group programs, the following qualitative and quantitative factors are considered:

- The quality and credibility of the group (e.g., accreditation, licenses).
- The purpose of the proposed program (e.g., prevention, treatment and wellness programs have inherent value).
- The quality of the program offered (e.g., sound practice followed, delivered by responsible people and professionals).
- The number of clients served.
- Evaluations of the program once delivered (e.g., client and participant letters, surveys; community acceptance; program evaluations).
- Benefits to the community at large.

(ii) Grant Allocation Considerations

- In reviewing grant applications, preparing recommendations and making grant decisions, primary consideration is given to meeting the Program Principles, Goals, Objectives, Multiple Criteria, Policies and Requirements including:
 - Demonstrated organizational efficiency, effectiveness and stability
 - The number of Richmond residents served
 - The quality of service
 - The financial need of the Group
 - The proposed community interaction
 - The role and number of volunteers
 - The use of existing community services and facilities
 - Unique nature – not a duplication of service
 - Applying to more than one funding source
 - Partnership roles
 - Other City programs, services and financial assistance already provided.
- Grant allocations are partially dependent on the annual Program budget.
- The value of any other City support (e.g., space, photocopying, staff services) that the Group receives may affect the amount of grant awarded.
- Not all groups meeting the Program requirements will necessarily receive a grant.
- Based on the number of applications, groups may not receive the full grant that they request, but only a portion of it.
- Grants are not to be regarded as an entitlement.
- Approval of a grant in any one year is not to be regarded as an automatic ongoing source of annual funding.
- As Council wishes to maximize benefits from the Grant Program, the assessment of City Grant applications is flexible.

(iii) Quality Of Documentation

- A quality, fully completed application has a better chance of receiving City funding (see chart below).

Quality Of Application	Comments
– Thoroughness of proposal	
– Clarity of proposal	➤ Applications are to clearly address criteria.
– Amount of requested grant and why	➤ Groups must be accountable.
– State proposed benefits of City grant	
– Capability of Group to deliver project	➤ Groups must demonstrate that they are capable.
– Applicants are to demonstrate financial partnerships and whether they have been:	➤ Applications are to clearly and fully state funding details.
• Applied for, or	
• Already received	

- City staff have a limited amount of time to ask groups to clarify their applications.
- Applicants are required to address Grant Program Phases 2, 6, 7 and 8.
- Successful applicants are those who fully address all their Program Phases and requirements.
- Applicants are to provide documentation that addresses the Program Principles, Goals, Objectives, Multiple Criteria, Policies and Requirements.
- How well applicants do this, thoroughly and with clarity, will affect the success of their application and their future applications.
- All application projects must have a specific set of goals, objectives, deliverables, clients and benefits.
- All funded activities must specify a start and finishing date.
- Documented authorization of the application by the Group's Board must be provided (e.g., Board resolution).
- organizations seeking funding of community based programs in schools or on school grounds(see Definitions) must provide a statement from the School Principal or the School District that the proposed use is approved of and will be accommodated, should funding be received.
- All required documentation is indicated on the Grant Notice and Application.

(iv) Financial Considerations

Applicants must submit:

- The Group's audited financial statements for the most recent completed fiscal year including the auditors report signed by the external auditors.
- If audited financial statements are not available, submit the reviewed financial statements for the most recent completed fiscal year along with the review engagement report signed by the external auditors.
- If neither audited nor reviewed financial statements are available, submit the compiled financial statements for the most recent completed fiscal year along with a compilation report signed by the external auditors.
- If neither a, b, or c are available, financial statements for the most recent completed fiscal year endorsed by two signing officers of the Board of Directors.
- The Group's current fiscal year operating budget.
- The Group's budget to support the application (e.g., Operating Assistance or Community Service budget).

Group applications will be reviewed for financial accountability by Finance staff.

(v) User Pay Principle

Applicants are encouraged to consider applying the "user pay" principle, where appropriate [e.g., users of the proposed service, program, or project would pay some of the cost].

(vi) Less Favourably Considered Applications

Applications which are less favoured, are those which:

- Rely only on City funding
- Are funded by a single Group and the City
- Risk the Group becoming dependant on City grants
- Demonstrate insufficient partnering
- Unnecessarily duplicate existing services
- Other.

4. Procedures

(i) Program Phases and Considerations

The following Program phases and considerations are to be managed, monitored and improved, as necessary:

Program Phase	Who	Activity	Considerations
Phase 1	City staff	Prepare For Annual Grants	<ul style="list-style-type: none"> Follow Program requirements Promoting the Program
Phase 2	Applicant	Apply For A Grant	<ul style="list-style-type: none"> Stability - of Group applying Capability – experience, reliability of Group Accountability - of Group Maximum benefits: <ul style="list-style-type: none"> Increased numbers served Of quality of service Degree of Need Most assisted per grant Cost effectiveness - of proposal Promote multiple partner funding & support Leverage of more funds from others Group's own support of their application: <ul style="list-style-type: none"> Funding Services, In-kind resources Thoroughness of proposal Clarity of proposal Amount of requested grant Benefits of any previous City grant
Phase 3	City staff	<ul style="list-style-type: none"> Review applications Make recommendations 	Follow program requirements
Phase 4	Council	<ul style="list-style-type: none"> Reviews applications Reviews staff recommendations Considers any presentations Awards Grants Any referrals by Council regarding the grant recommendations will be addressed by staff and forwarded to Council 	<ul style="list-style-type: none"> Program Principles Program Policies
Phase 5	City staff	Issue letters: <ul style="list-style-type: none"> Awarded grants Explaining denied grants 	Follow program requirements
Phase 6	Applicant	Delivers funded service/program	Follow program requirements
Phase 7	Applicant	Monitors funded service/program	Follow program requirements
Phase 8	Applicant	Reports results to City: <ul style="list-style-type: none"> Mid year, or At end of service/program, or When next applying for a grant. 	Follow program requirements
Phase 9	City staff	Periodically: <ul style="list-style-type: none"> Evaluates Grant benefits Evaluates Grant Program Proposes Program improvements 	<ul style="list-style-type: none"> Address Council instructions Analysis Options Make recommendations
Phase 10	Council	<ul style="list-style-type: none"> Reviews recommendations Approves changes 	Makes decisions
Phase 11	City staff	Implement program changes	Follow program requirements

(ii) Funding Programs

- To facilitate comparisons, staff will categorize the applications as follows:
 - Operating Assistance
 - Programs, Services (e.g., Health, Social and Safety), and Events(e.g., Cultural and Community).
- Applicants may apply to one of three Grant Programs:
 - Health, Social & Safety.
 - Arts, Culture and Heritage.
 - Parks, Recreation and Community Events
- Guidelines and application forms may be developed specific to each Program.
- Staff will provide information to Council regarding the total amount requested and recommended in each category as part of the annual grants review report.

(iii) Application Forms

- A simplified application form will be available for minor requests (\$5,000 or less)
- A longer application form will be required of applicants seeking over \$5,000, or wishing to be recommended for a three-year funding cycle.

(iv) Application Deadline

The annual deadline for submitting City grant applications will be determined annually (e.g., on the second Friday of October).

(v) Late Applications

Applications which miss the application deadline must not be accepted, processed or funded from the Grant Program for that application year, as:

- There is an ample annual application notice period for all.
- There are limited Program funds.
- The Program management phases are to be completed within a defined time period.
- Applicants desire a decision, as soon as possible.
- The processing of late applications would require that those applications that made the deadline be re-evaluated, thus delaying the process.
- Late applicants may apply in the next year.

(vi) Staff Review Of Applications

- Staff are to administer the Program based on the City Grant Policy, Council Term Goals, adopted Strategies, Program Principles, Goals, Objectives, Multiple Criteria, Policies and Requirements.
- Staff in the respective departments will review the applications:
 - Health, Social and Safety (Community Social Services, with representation from Community Safety)
 - Arts, Culture and Heritage (Arts, Culture and Heritage)
 - Parks, Recreation and Community Events (Parks and Recreation)
- As staff review applications, they may contact the applicants and others, to clarify the proposals.
- As it is Council who makes the final grant decisions, while reviewing applications, staff are not to advise applicants regarding:
 - Whether or not they will receive a grant, or
 - The possible amount of a grant.

(vii) Timing Of Grant Decisions

Generally, Council will decide on the applications in the first quarter of the year; however, no specific date is set to allow for processing, budget and timing.

(viii) No Interim Funding

There is to be no interim funding of a group or its application while it waits to hear if its application is approved, as such would delay application review times and final decisions.

(ix) Reporting of Grant Benefits

Those who receive a City grant are required to demonstrate the benefits of their program, by providing:

- A statement of program purpose
- Program evaluations (e.g., by group, or independent sources)

Groups are required to demonstrate program benefits in several ways:

- When they apply, by providing information regarding anticipated program benefits,
- Those receiving a grant must report either at year-end or, if applying again, by providing information regarding the program benefits including evaluation results.

Mid-year progress and financial reports may be requested from those seeking annual grants. For those seeking a three-year grant cycle, evaluation results, annual reports and financial statements will be required prior to each year's funding, as well as information regarding any changes that may impact the use of City grants.

(x) Program Review

- The Program will be reviewed annually by staff after the grants have been awarded for that year.
- Council may change the Program at any time.

5. Awarding of Grants

(i) Council Decision

- Council will make the final grant decisions, at its sole discretion, based on the Program Goals, Principles, Multiple Criteria, Policies and Requirements, and a review of City staff recommendations.

Council may:

- Approve a funding application:
 - In total, with or without conditions (e.g., subject to a mid-year review)
 - In part, with or without conditions
- Ask for more information
- Issue dollars in phases with conditions
- Deny an application.
- For example, where a large amount of grant money is to be provided, or where Council is not familiar with the proposed program, Council may:
 - Issue the program dollars in phases, and
 - Request additional information (e.g., mid-year reviews) to ascertain program benefits prior to issuing any additional program dollars.
- If an application is not funded by Council, it is deemed to be denied.

(ii) Recuperation of Grant

Should the funds not be used for the stated purpose, the applicant is to automatically return them to the City.

(iii) No Appeal

There is no appeal to Council's decision, due to the high number of applications for limited Grant Program funding, and as applicants may apply in the next year.

6. Program Support Documents

To facilitate Program administration, a variety of documents may be used and modified from time to time by staff, including:

ATTACHMENT A	GRANT PROGRAM APPLICATION NOTICE
ATTACHMENT B	GRANT PROGRAM APPLICATION FORM
ATTACHMENT C	GRANT APPLICATION SUMMARY SHEET (FOR COUNCIL)



City of Richmond

Report to Committee

To: General Purposes Committee

Date: July 06, 2011

From: Alan Cameron
Director of Information Technology

File: 01-0340-30-
CSER5/2011-Vol 01

Re: City Online Forms and the Previous Online Events Approvals System Funding
Request from 2010 Appropriated Surplus

Staff Recommendation

That the \$60,000 being held from the 2010 Surplus Appropriation be allocated to fund the development of an online Event Approvals system.

Alan Cameron
Director of Information Technology
(604-276-4096)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

At the Council meeting on June 13, 2011 the following referral was assigned to staff:

That Item No. 7 – Consultant for Event – Online Form and the related potential Surplus Appropriation be referred back to staff for further analysis on other appropriate forms for online use.

Background

The City provides a significant number of online systems and staff continues to review existing processes to identify those that would benefit from online automation. The current online systems include:

- Recreation registration
- Home Owner Grant Application
- My Property Accounts
- Volunteer Recruiter
- Property Information Inquiry
- Pay Parking Tickets
- Purchase Garbage Tags and Vouchers
- Order Recycling Receptacles
- GIS
- Parks Database
- Archives Database – General and BC Packers Exhibit
- Public Art
- Customer Feedback/Request A Service
- Let's Talk Richmond (OCP and Planning Discussions)
- Discussion Forums – Talk Recycling
- Calendar of Events
- Email Notification System – Subscribe to the Website
- Job Applications
- Live Election Updates
- Council Meeting Scheduler
- BizPal
- Richmond Service Directory
- Fire-Rescue Recruitment Results
- Heritage Inventory

The current systems range from simple forms to fully automated systems. There are approximately 30 simpler forms used to solely to solicit information from the public, similar to a hard-copy survey handed out at an open house. An example of one of those forms is the City Centre Transportation Plan Update - Comment Sheet. The Recreation Registration system, however, is a far more complex system which automates the entire process of checking

individual accounts, confirming eligibility for courses, selecting courses, wait-listing individuals and taking payment.

Analysis

Other Appropriate Forms for Online Use

There are currently several other online initiatives underway to automate existing processes that involve publishing online forms. These initiatives have already had their requirements documented (the initial stage of any proposed technical development work) and are in various stages of development and implementation:

- Business Licensing
- Facility Booking
- Vote Anywhere
- Request a Service (being updated)
- Integrated Calendar of Events (being updated)

More recently there has been some interest in reviewing the feasibility of hosting City Grant Applications online too but that idea has yet to be developed to a proposal that can be reviewed.

Earlier this year the IT Steering Committee (which comprises all business units in the City) met to prioritize project proposals and the following online system ones were included in the submissions:

- Events Approvals system (\$60k)
- Integrated Calendar of Events (replace the existing system –\$70k)
- Domestic Animal Licensing (\$44k)
- Field Entry of GIS Data Capability (\$16k)
- Open Online Access to Corporate Memory (\$9k)
- Extend the existing Online Job Applications system to include RFR Applications (\$12k)
- Open Data Portal (\$17k)
- Extranet (external collaboration portal for volunteers, staff, consultants, vendors working on projects - \$100k)

The committee recommended the Event Approvals proposal be funded. The ranking of proposals was ultimately approved by TAG with four proposals only being recommended for funding.

After reviewing the Events Approvals proposal it became clear to the committee that the business procedures involved in approving events being held in the City are extensive. The process may involve numerous departments and external agencies, have many approvals, involve significant collaboration as requests are refined, involve numerous updates and requests for additional information, and conclude with approvals either given or withheld. These procedures typically involve significant collaboration, which takes a great deal of time and can result in

delays in refining and approving an event. The amount of disparate communication can also result in misunderstandings, delaying the final approval further. The committee agreed that customer service and effective use of staff time would benefit significantly from automating this process and publishing it online.

It was also anticipated that implementing an online system in the City will reduce the lead time for approvals without increasing the staff hours dedicated to the process. In addition, the Event Approvals proposal is the only proposal that has completed the prerequisite requirements documentation stage and is ready to be approved for technical development work. This is an involved process and the work needed to identify the requirements was significant. The Enterprise Team responsible for this proposal has completed that work.

Current Events Approvals Process

Events in Richmond come in all sizes, from small community events (hosting up to 50 guests) to large international events (hosting tens of thousands of guests). Each event organizer must apply to the City to host their specific event no matter the size. More than 100 events take place in Richmond annually and the number is expected to continue to grow.

Applying for and receiving approval for events in Richmond can be lengthy and unwieldy for event organizers. When an event occurs in the City, a number of City departments and outside agencies are involved both in the approval process and during event itself. They are grouped together as the Richmond Events Approval Coordination Team (REACT). The members are:

Parks	Major Events
Recreation	Richmond Olympic Oval
RCMP	BC Ambulance Service
Fire Rescue	Translink – Coast Mountain Bus Company
Emergency Programs	Transit Police Service
Community Bylaws	Vancouver Coastal Health
Building Approvals	Insurance Corporation of BC
Transportation	Steveston Harbour Authority
Business Licenses	Canadian Coast Guard
Sport Hosting	Port Metro Vancouver

Challenges to the current Event Approval process include:

- Inefficient and ineffective approval process including approval of up to 18 different areas and involving 20 different business units/agencies (REACT)
- Lack of a coordinated communication process between business units/agencies (REACT) and event organizers
- Event organizers are usually not aware of City standards and often leave out key details from their application, causing delays in event approval

Proposed Online Events Approvals System

Stakeholders, including REACT, current event organizers, City departments and other municipalities were consulted as part of the improvement process. The resulting proposed Online Event Approvals system is an integrated, user-friendly, efficient and effective tool for both event organizers and the City's REACT committee members.

The proposed Online Event Approvals system consists of numerous approval forms that are used to input information to a database. The database will provide logging and centralization of communication with the added benefit of automated workflows. Also, event organizers need submit common information such as names and addresses once only. The system will also lead the event organizers through the applications process ensuring necessary forms only are completed, again improving the customer experience. The approval forms are:

1. General Customer Information Form (REACT)
2. General Event Information Form (REACT)
3. Temporary Tents or Structures Information Form (Building Approvals)
4. Transportation Plan Information Form (Transportation, Translink, Transit Police Service)
5. Street Closures Information Form (Transportation)
6. Parking Plan Information Form (Transportation, Community Bylaws)
7. Electrical and Power Information Form (Parks)
8. Washroom Information Form (Parks)
9. Food and Beverage Information Form (Vancouver Coastal Health)
10. Merchandise and Vendor Information Form (Business Licenses)
11. Amplified Sound and Recorded Music Information Form (Community Bylaws)
12. Potable (Drinking) Water Information Form (Parks, Engineering and Public Works)
13. Water-Based Event Information Form (Steveston Harbour Authority, Canadian Coast Guard, Port Metro Vancouver)
14. Alcoholic Beverage Information Form (RCMP, Parks)
15. Pyrotechnics and Fire Information Form (Fire Rescue)
16. First Aid Information Form (BC Ambulance Services, Fire Rescue)
17. Safety Plan Information Form (RCMP, Fire Rescue, Emergency Programs)
18. Litter and Recycling Information Form (Parks)

Recommendation

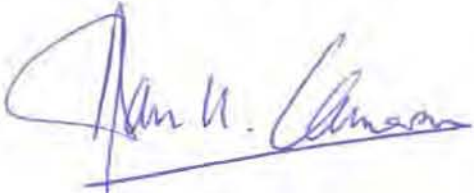
Improving the existing Events Application process was determined to be a corporate priority and was recommended for funding by both the IT Steering Committee and TAG. In addition, the prerequisite requirements documentation work for this proposed system has been completed in preparation of technical development work. It is therefore recommended that the \$60,000 being held from the 2010 Surplus Appropriation be allocated to fund the development of an online system to automate the Event Approvals process.

Financial Impact

The estimated cost of developing the system is \$60,000. The IT Division will assume responsibility for ongoing maintenance of the system without any additional operating costs.

Conclusion

The City has numerous processes already online and several more pending. The prerequisite requirements documentation for an online system to provide a more effective Events Approvals process has been developed and a proposal was submitted requesting funding to develop an online Events Approvals system. The IT Steering Committee, comprising all business units, recommended this proposal proceed for funding.



Alan Cameron
Director of Information Technology
(604-276-4096)



Jason Kita
Manager, Enterprise Team
(604-276-4091)

:ac



City of Richmond

Report to Committee

To: General Purposes Committee
From: Andrew Nazareth
General Manager, Business & Financial Services
Re: **Social Financial Hardship Assistance Fund**

Date: June 30, 2011
File: 03-0900-01/2011-Vol
01

Staff Recommendation

That an interest-free loan of \$9,000 from the City's Social Financial Hardship Assistance Fund to the Chinese Mental Wellness Association of Canada, with full repayment to be made to the City six months subsequent to the advance of the loan, be approved.

Andrew Nazareth
General Manager Business & Financial Services
(604-276-4095)

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ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Community Social Services Group		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On October 26, 2009, Richmond City Council approved the establishment of a Social Financial Hardship Assistance Fund (the "SFHA Fund"), where \$500,000 is to be funded from the 2008 unallocated surplus for a period not to exceed three years. The maximum annual allocation is \$250,000, \$150,000, and \$100,000 respectively for years 2010, 2011 and 2012.

The intention of the SFHA Fund is to provide temporary financial assistance and interim funding for social service agencies and community organizations that are experiencing delays in receiving grants from other funding bodies during the economic downturn. Once the SFHA Fund is approved by the City, the fund can be utilized by qualified applicants to finance their daily operations until their grants are received from other donors or funding agencies, for up to a period of no more than six months.

The conditions with respect to obtaining a loan from the SFHA Fund include:

- Maximum loan for any qualified applicant will not exceed \$25,000 during the three-year period;
- Repayment period for the term of the loan is six months;
- The loan is interest-free upon timely repayment of the loan, otherwise, an annual interest rate of 2.0% compounded monthly will be charged on the loan from the day the fund is dispersed; and
- Applicant is required to provide supporting documentation that funding has been approved by an independent external donor/agency.

Analysis

An application was received from the Chinese Mental Wellness Association of Canada (CMWAC) to apply for a six-month interest-free loan from the City's SFHA Fund.

Staff have reviewed all the required documentation submitted by CMWAC. Based on staff's review and discussion with the board members of CMWAC, it is noted that:

- Due to reduced funding from external agencies, CMWAC has been depleting its cash reserve to continue operations. CMWAC's current cash position is only enough to cover its operational expenses for the next 3 months.
- The availability of temporary bridge financing to CMWAC will allow it to focus on improving its long-term financial sustainability through re-positioning itself with new partnerships, expanded membership and increased fundraising.

- CMWAC indicated that they will apply for \$48,000 in external grants to ensure continued operations, which includes an application of \$20,000 from the BC Gaming Grant. However, CMWAC has not received any assurance from these agencies, thus the likelihood of receiving the funding is unknown at the time the application is made.
- In the absence of any commitment letters from these external agencies, staff reviewed the history of CMWAC's BC Gaming Grant receipts to assess its likelihood of getting its upcoming annual grant funding from the BC Gaming Commission.
- Based on the 2007 to 2011 information provided by CMWAC, it is noted that CMWAC has received BC Gaming Grants annually over the past few years. Assuming that the grant amount remains at a similar level, it is estimated that CMWAC could be receiving approximately \$9,000 in BC Gaming Grants in March 2012.
- Despite the absence of any commitment letters from any external agencies showing that funding has been approved (one of the requirements of the SFHA Fund Program), staff believes that the likelihood of CMWAC receiving \$9,000 in BC Gaming Grants can be reasonably assured based on the historical trend provided.

Recommendation

Staff is recommending that an interest-free Social Financial Hardship Assistance Fund loan of \$9,000 be advanced to CMWAC for a six-month period. The amount of \$9,000 has been determined using the following basis:

- With the purpose of the SFHA Fund being to provide temporary financial assistance and interim funding for social service agencies and community organizations that are experiencing delays in receiving grants, the amount of borrowing from the SFHA Fund should not be more than the amount of committed funding from an external agency. In this case, the amount should not be greater than the expected funding of \$9,000 from the BC Gaming Grant.
- The recommended amount of \$9,000 will assist CMWAC in covering its office rental costs for a period of six months.
- During this time, CMWAC could focus on its effort to restructure its business model in efforts to ensure its long-term sustainability by finalizing its partnership agreement with the Multicultural Helping House Society and allowing for the expansion of its membership base and fundraising efforts.
- Any time before the end of 2012, CMWAC would still qualify to apply for additional loan(s) of up to \$16,000 (\$25,000 maximum amount less \$9,000 recommended) in bridge financing from the SFHA Fund Program when it receives other external funding commitments in the future.

Public Notice Requirement

Under section 24 of the *Community Charter*, Council must give public notice of its intention to provide financial assistance (i.e. lend money) to a person or an organization. The notice must be published before the assistance is provided where the intended recipient of the assistance be identified, and the nature, term and extent of the proposed assistance be described. In accordance with section 94 of the *Community Charter*, the publication must be posted in the public notice posting places and be published in a newspaper that is distributed at least weekly for two consecutive weeks.

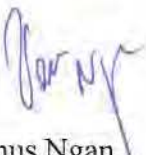
A public notice regarding the financial assistance provided to CMWAC has been scheduled for publication for the two-week period ending July 23, 2011.

Financial Impact

Under the terms of the SFHA Fund program, CMWAC is required repay \$9,000 to the City's SFHA Fund on or before six months after the advance the loan. If repayment is not made within six months, CMWAC will be charged an annual interest rate of 2.0% compounded monthly on the loan from the day of the advancement of the loan.

Conclusion

That an interest-free loan of \$9,000 from the City's Social Financial Hardship Assistance Fund to the Chinese Mental Wellness Association of Canada, with full repayment to be made to the City six months subsequent to the advance of the loan, be approved.



Venus Ngan
Manager, Treasury Services
(604-276-4217)



Parks, Recreation and Cultural Services Committee

Anderson Room, City Hall
6911 No. 3 Road

Thursday, July 21, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

PRCS-3 *Motion to adopt the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, June 28, 2011.*



NEXT COMMITTEE MEETING DATE

Tuesday, September 27, 2011 (tentative date) at 4:00 p.m. in the Anderson Room.

PARKS AND RECREATION DEPARTMENT

PRCS-11 1. **STEVESTON TRAM BUILDING PROJECT**
(File Ref. No.) (REDMS No. 3237225)

TO VIEW eREPORT CLICK HERE

See Page **PRCS-11** of the Parks, Recreation and Cultural Services agenda for full hardcopy report

Designated Speaker: Elizabeth Ayers

STAFF RECOMMENDATION

(1) *That staff be authorized to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M;*

- (2) *That Council confirm the final slope of roof and colour of the Steveston tram building based on the options presented in this report;*
- (3) *That \$372,600 be allocated from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011);*
- (4) *That \$427,400 be allocated from the Steveston Road Ends to fund the Steveston Tram Building Project (2011);*
- (5) *That the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly; and*
- (6) *That the Chief Administrative Officer and the General Manager, Parks & Recreation be authorized to negotiate a modification of the existing agreement between the City and the Steveston Community Society based on the terms and conditions in this report, and to execute the modification agreement.*



2. **MANAGER'S REPORT**

ADJOURNMENT





Parks, Recreation & Cultural Services Committee

Date: Tuesday, June 28, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Sue Halsey-Brandt
Councillor Ken Johnston (arrived 4:01 p.m.)
Councillor Bill McNulty

Also Present: Councillor Linda Barnes
Councillor Greg Halsey-Brandt

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 Wednesday, April 27, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Thursday, July 21, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND PUBLIC ART PROGRAM 2009-2010 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2011 WORK PLAN**
(File Ref. No. 11-7000-09-01) (REDMS No. 3193125)

Parks, Recreation & Cultural Services Committee

Tuesday, June 28, 2011

Eric Fiss, Public Art Planner, provided background information and noted that the proposed Public Art Advisory Committee 2011 Work Plan is the result of intensive work with the Richmond Public Art Advisory Committee (RPAAC).

In reply to queries from Committee, Mr. Fiss advised that (i) Biennale artworks will remain in place until Biennale staff have identified buyers for the various pieces; and (ii) a revised public art proposal for the new Community Safety building site would be forwarded to the RPAAC for review.

Discussion ensued regarding self-guided walking tours and Committee commented that having a member of the RPAAC accompany a tour would be welcomed, as members are very knowledgeable.

It was moved and seconded

- (1) *That the Richmond Public Art Program 2009-2010 Annual Report be received for information; and*
- (2) *That the Richmond Public Art Advisory Committee 2011 Work Plan be approved.*

CARRIED

2. **CITY CENTRE AREA PUBLIC ART PLAN**

(File Ref. No. 11-7000-09-01) (REDMS No. 3233431)

Mr. Fiss provided background information and advised that in-depth stakeholder consultations helped identify high priority locations for public art, themes and medium / genres for the City Centre area.

Discussion ensued regarding the appropriate protocol for circulating public art related reports to the RPAAC and Committee queried why the proposed City Centre Area Public Art Plan was not reviewed by RPAAC.

In reply to queries from Committee, Mr. Fiss provided the following information:

- a significant public art project at the Brighthouse station would transform the current 'unfinished' terminus; and
- public art at the Brighthouse station (end of the guide way) could be installed on the guide way itself and/or the area surrounding the station.

Discussion ensued and Committee commented that (i) the Dinsmore bridge and No. 2 Road bridge would be ideal for achieving maximum impact with public as these two bridges are heavily used; and (ii) the Brighthouse Library / Cultural Centre Plaza would benefit from public art as it is a prominent location.

Discussion took place regarding the Bridgeport Market clock, which is now in the possession of the City and in storage, and a comment was made that the clock be incorporated preferably in the Bridgeport area, or elsewhere in the City.

Parks, Recreation & Cultural Services Committee

Tuesday, June 28, 2011

Discussion further ensued regarding the appropriate protocol for circulating public art related reports to the RPAAC. In reply to comments from Committee, Mr. Fiss stated that the development of the proposed Plan was created in conjunction with representatives from external stakeholders and members of the RPAAC. However, the RPAAC has not seen the final version of the Plan.

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

It was moved and seconded

That the City Centre Area Public Art Plan as presented in the staff report dated June 15, 2011, from the Director, Arts, Culture & Heritage Services, be referred to the Richmond Public Art Advisory Committee for comment.

CARRIED

3. SNOW GEESE MANAGEMENT PROGRAM UPDATE 2011

(File Ref. No. 06-2345-01) (REDMS No. 3210082)

In reply to queries from Committee, Dee Bowley-Cowan, Acting Manager, Parks Programs, stated that (i) when combined with hazing, winter cover crops have been highly effective in luring snow geese away from unwanted sites; and snow geese can be 'trained' by means of hazing to locate the covered crop fields.

Discussion ensued and it was suggested that the same cover crop fields or adjacent fields be used each year in an effort to minimize the disruption in migratory routes.

It was moved and seconded

That in 2012, staff continue the Snow Geese Management partnerships with the Vancouver International Airport (YVR), local farmers, Richmond School Board, Canadian Wildlife Service, Delta Farmland and Wildlife Trust, and Richmond residents, subject to available funding.

CARRIED

4. PHOENIX NET LOFT

(File Ref. No. 11-7141-01) (REDMS No. 3104020)

In reply to queries from Committee, Dave Semple, General Manager, Parks and Recreation, advised the following:

- if approved, staff will be submitting \$250,000 in the 2012 Capital Budget Program to (i) demolish portions of the Phoenix Net Loft that are susceptible to collapse; (ii) install lightweight shading elements; and (iii) undertake an updated condition assessment; and
- if approved, once the updated condition assessment is completed, staff would report back to Council in the Spring of 2012 seeking direction on the longer term future of the structure, specifically whether to demolish it or repair/rebuild it.

Parks, Recreation & Cultural Services Committee

Tuesday, June 28, 2011

Discussion ensued and Committee commented on the Seine Net Loft and its current use as storage. A suggestion was made that the Phoenix Net Loft be utilized in a similar manner to house various Richmond artefacts and equipment.

Discussion took place regarding the water lot that the Phoenix Net Loft structure is situated on and comments were made regarding the Fraser River Estuary Management Program (FREMP) and 'red zone' designation.

It was moved and seconded

That \$250,000 be submitted for the 2012 Capital Budget Program to demolish portions of the Phoenix Net Loft structure that are susceptible to immediate collapse, install lightweight shading elements, and undertake an updated condition assessment report, as outlined in the staff report entitled "Phoenix Net Loft" dated June 7, 2011 from the General Manager, Parks and Recreation.

The question on the motion was not called as Committee requested that when staff report back in the Spring of 2012, the report provide a detailed breakdown of each possible option and their respective processes, including the costs associated with each option.

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

5. **TERRA NOVA RURAL PARK 2004-2011 UPDATE**

(File Ref. No. 06-23-4520-TNRP1) (REDMS No. 3233284)

Mike Redpath, Senior Manager, Parks and Yvonne Stich, Park Planner, provided background information and distributed an updated 2011 Work Program for the Terra Nova Rural Park (attached to and forming part of these Minutes as Schedule 1).

In reply to queries from Committee, staff provided the following information:

- the Richmond Fruit Tree Sharing Farm partnered with Terasen Gas and constructed a Healing Garden that is focused around medicinal plants;
- the Crabapple Ridge was symbolically reproduced to demonstrate the crabapple ridge that went from Terra Nova to Steveston;
- a number of buildings were acquired as part of the assembly of the park land and it is anticipated that these buildings be utilized once they may safely be occupied; and
- non-revenue generating uses were not considered, but may be at a future date.

Discussion ensued regarding public water fountains and the need for a tap to fill water bottles.

It was moved and seconded

That the future plans for Terra Nova Rural Park, as outlined in the staff report dated June 6, 2011 from the General Manager, Parks and Recreation be endorsed.

CARRIED

6. **MANAGER'S REPORT**

(i) *Shuchona IV*

Discussion ensued regarding a vessel at the Britannia Heritage Shipyard called the Shuchona IV.

It was noted that BC Packers donated the vessel to the Britannia Heritage Shipyard Society and the Society has since been exploring options for its use. The Society has obtained estimates for demolition and removal of the vessel from the water, but has not obtained a repair estimate.

Discussion further ensued regarding possible uses of the vessel and their cost implications. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff investigate options for the Shuchona IV vessel located at the Britannia Heritage Shipyard and report back.

The question on the **referral** motion was not called as it was requested that staff comment on the significance of the vessel to Richmond. The question on the referral motion was then called and it was **CARRIED**.

(ii) *Parks Updates*

Mr. Redpath provided an update on the status of construction for several playgrounds and noted that the upgrades to the General Currie playground would be completed by the end of July 2011.

He spoke of future community garden construction at Paulik Park and noted that 50 community garden plots have been prepared at the end of Railway Avenue.

Mr. Redpath commented on the success of the Ships to Shore Steveston 2011 event, but mentioned that there were many concerns related to kites at Garry Point Park. He spoke of ideas for decorating the piles at Garry Point Park, noting that superimposed photographs that act as camouflage are being researched.

Councillor Johnston left the meeting (5:31 p.m.) and did not return.

Councillor Barnes left the meeting (5:32 p.m.) and did not return.

Staff also provided updates on professional dog walking and outdoor fitness equipment.

Parks, Recreation & Cultural Services Committee

Tuesday, June 28, 2011

(iii) Sport for Life Video

Vern Jacques, Acting Director, Recreation, accompanied by Eric Stepura, Manager, Sports & Community Events, highlighted that staff have developed a Richmond Sport for Life video that will be shared with all of the City's partners involved in sport delivery in Richmond.

Mr. Jacques provided background information and played the video. He mentioned that staff hope to play the video for the Richmond Sport Council at their upcoming meeting. Staff will be asking the Richmond Sport Council to post the video on their website and share with all their coaches, officials, volunteers and participants. Also, the video will be forwarded to Richmond Community Associations, the Richmond School District, the Richmond Olympic Oval, and other Richmond sport delivery agencies.

Discussion ensued and Committee commented on other avenues of physical activity and the need to showcase those activities in an effort to reach a wider audience, specifically Richmond's growing Asian population.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:49 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, June 28, 2011.

Councillor Harold Steves
Chair

Hanieh Floujeh
Committee Clerk

Terra Nova Rural Park
2011 Work Program
Prepared June 22, 2011

Vision: *To preserve the rural landscape character of Terra Nova North West Quadrant while providing a balance between agricultural heritage, wildlife conservation, and recreational uses.*

Budget

2004 Park Concept : \$8 million Order of magnitude cost estimate for completion
2005 – 2010 Budget : \$4,697,772 (including the \$2 million Provincial Grant)
To date expenditures: \$2,960,087
Remaining Budget : \$1,737,685

2011 Work Program and Budget Estimates

1. Completing Parson House Exterior (windows)	\$ 15,000
2. Restoring and interpreting the Parson House landscape	\$ 50,000
▪ replanting the orchard	
▪ interpretation signage	
▪ symbolic deck indicating where a Japanese bunkhouse was located	
3. Rehabilitating the Cannery House (1040 ft ²)	\$220,000
4. Rehabilitation of the Cannery Store (740 ft ²)	\$320,000
5. Replace the Edwardian Cottage roof and interior repairs (1450 ft ²)	\$150,000
6. Septic Field to serve current and future uses on Cannery site	\$ 50,000
7. Mount Terra Nova viewing area and landscaping	\$250,000
8. Public Art agri-tectural benches	\$ 50,000
9. Seating throughout the park	\$ 50,000
10. Trails, landscaping, bridges, signage drainage	\$288,000
11. Waterfront Picnic and Play Area Master Plan	\$120,000
10 % Contingency	<u>\$173,000</u>
Total	\$1,736,000

2004 – 2010 Park Development – Key Features

- Slough construction
- Crabapple Ridge
- Trails, landscaping, extensive planting, fences, drainage
- Community Gardens, Sharing Farm and Demonstration Garden
- The Barn – a retrofit of a garage to community kitchen and meeting space
- Edwardian House- minor interior fixes for caretaker use
- Buemann House – retrofit for office space
- Parson House – new foundation and exterior restoration
- Dyke breaching design – Engineering fees
- Consultant fees for detailed park design, heritage research, architectural design, and conservation plan



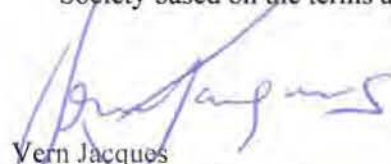
City of Richmond

Report to Committee

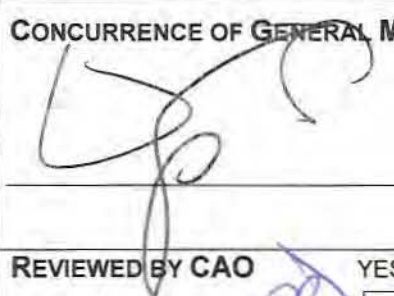

To: Parks, Recreation and Cultural Services Committee **Date:** June 27, 2011
From: Vern Jacques
Acting Director, Recreation **File:**
Re: **Steveston Tram Building Project**

Staff Recommendation

1. That staff be authorized to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M; and
2. That Council confirm the final slope of roof and colour of the Steveston tram building based on the options presented in this report; and
3. That \$372,600 be allocated from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011); and
4. That \$427,400 be allocated from the Steveston Road Ends to fund the Steveston Tram Building Project (2011); and
5. That the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly; and
6. That the Chief Administrative Officer and the General Manager, Parks & Recreation be authorized to negotiate a modification of the existing agreement between the City and the Steveston Community Society based on the terms and conditions in this report, and to execute the modification agreement.


Vern Jacques
Acting Director, Recreation
(604-247-4930)

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Arts, Culture and Heritage		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Law		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Project Development		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/> 	<input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

On April 27th 2011, the following resolution was passed at the Parks, Recreation and Cultural Services Committee:

That staff report back to the Parks, Recreation and Cultural Services Committee regarding:

- (1) authorization to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M;
- (2) the allocation of \$372,600 from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011);
- (3) the allocation of \$427,400 from the Steveston Road Ends to fund the Steveston Tram Building Project (2011);
- (4) that the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly;
- (5) the development of an operating agreement for the Steveston Tram Building, (i) subject to the approval of the Steveston Community Society and (ii) pending approval of an amendment to the present operating agreement in place between the City of Richmond and the Steveston Community Society; and
- (6) modification of the Steveston Tram Building design to meet the City's Official Community Plan-Steveston Area Plan Development Permit Guidelines specifically for the Steveston Village Conservation Program.

The purpose of this report is to update Council on the status of the agreement between the City and Steveston Community Society, to seek approval to negotiate the terms and conditions required to modify the existing agreement between the City and the Steveston Community Society to include the tram building, to present a revised concept for the tram building, and to seek approval from Council to proceed with the design and construction of the tram building.

This project fits with Council's term goal to "Advance the City's destination status and ensure our continued development as a vibrant cultural city...."

Analysis

Proposed Building

The Architect, Birmingham & Wood, has developed three concept designs for the tram building, each of the options meet the Steveston Area Plan – Steveston Village Development Permit Guidelines. It should be noted however, that the proposed location of the tram building within Steveston Park is outside of the conservation area.

Option 1 (Attachment 1) – The original design, as presented to the Parks, Recreation & Culture Committee on April 27th, 2011, with colours from Vancouver Heritage Foundation's historical true colours palette. The green colour enhances and contrasts the tram's notable red colour. This option shows a 13:12 roof pitch and corner trim that is the same colour as the siding. This option

recognizes the historic significance and heritage value of the tram, is physically and visually compatible with the tram, and the buildings' surroundings, and it distinguishes itself as a building conceived in our current era, while respecting heritage value and character defining elements. This is the preferred option of the architect and project staff.

Option 2 (Attachment 2) – A revised design which addresses discussion at the committee meeting on April 27th, 2011, and suggestions of the committee members. This option shows a red structure with contrasting cream trim and a 10:12 roof pitch. The colours were also chosen from the historical true colours palette.

Option 3 (Attachment 3) – The same building design as option 2, except the building is presented in the same green colour as option 1.

A meeting with Community Stakeholders, including representatives from Steveston Community Society, Richmond Heritage Commission, Richmond Museum Society, Richmond Heritage Railway Society, Steveston Historical Society, and the Steveston Group of Eight was held on May 10th, 2011. The stakeholders had an opportunity to meet with the Architects and review the options. The majority (four out of six) of community stakeholders preferred Option 2, as the preferred design for the tram building.

It should be noted that the options presented are concept designs for form and character. During the detailed design phase other details such as fenestrations, accents, etc. may be added. Examples of the type of details that are designed after the concept stage are presented in Attachment 4 for Council's reference.

Operating Agreement

The existing agreement dated May 10, 2000 (the "Existing Agreement") between the City and the Steveston Community Society includes all of the facilities located in Steveston Park, including the Steveston Community Centre, the Netshed Indoor Tennis Facility, the Japanese Canadian Cultural Centre, the Martial Arts Centre, Storage Facilities, and Programmable Spaces with the Park.

The Existing Agreement covers all of the major terms associated with the operation of the buildings, including term, staffing, facility operation and maintenance, equipment, programs, finances, insurance, and dispute resolution.

Staff met with representatives of the Steveston Community Society and have agreed in principle that the existing agreement should be extended to include the tram building. Some modifications to the agreement will be required and these are outlined in Attachment 5. In addition to the terms outlined staff and the Steveston Community Society will develop a protocol outlining the procedure for moving the tram and the conditions under which it can be moved. The Steveston Community Society has agreed with the terms as outlined.

Financial Impact

The increase in budget required to complete the tram building as presented in the concept design is \$800,000. The capital funding allocated for the tram restoration will be reduced from \$830,000 to \$457,400. The second phase capital funding required to complete the tram restoration will be a 2012 capital request.

In addition, the Operational Budget Impact (OBI) is projected to increase by \$9,900. This increase will be included for consideration as part of the 2012 operating budget process.

The 2011 Capital Plan and the 5 year Financial Plan (2011-2015) will be amended to reflect these changes.

Conclusion

The revised scope, design, and additional funding will allow the building to meet the program and curatorial needs for the tram, while providing an architecturally significant building, that showcases an important historical artifact. The terms and conditions agreed to by the City and the Steveston Community Society will provide the framework required for the ongoing efficient and effective operation of the tram building and the programs and services associated with it.



Elizabeth Ayers
Manager, Community Recreation Services
(604-247-4669)

EA:ea



SOUTH ELEVATION



PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION

OPTION 1: OPTION PRESENTED TO COMMITTEE • STEVESTON TRAM BUILDING

BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

JULY 6, 2011



SOUTH ELEVATION



PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION

OPTION 2: 10:12 RED OPTION • STEVESTON TRAM BUILDING
BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

JULY 6, 2011



SOUTH ELEVATION



PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION

OPTION 3: 10:12 GREEN OPTION WITH LIGHT TRIM • STEVESTON TRAM BUILDING

BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

JULY 6, 2011



GABLE END TREATMENT



SOFFITS



DOORS



WINDOWS



SIDING PROFILE AND TRIM



STEEL ROOF TIES TO EXTEND TO EXTERIOR GABLE END



COVERED PLATFORM

DESIGN DEVELOPMENT DETAIL PRECEDENTS • STEVESTON TRAM BUILDING

BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

JULY 6, 2011

Attachment 4

PRCS - 18

Attachment 5

Modifications to Existing Operating Agreement between the City and the Steveston Community Society

The Existing Operating Agreement will be modified to address the following:

1. Add the tram to the schedule of facilities covered by the Existing Operating Agreement, with specific acknowledgment in the Existing Operating Agreement that:
 - the tram remains the sole property of the City;
 - as set out below, certain sections of the operating agreement will not apply to the tram and may apply to the tram building and *vice versa*;
 - the tram is part of the City's Heritage Collection and therefore must be treated in accordance with the Heritage Collection Policy (a copy of which will be attached to the modification agreement);
2. The City will be solely responsible for the renovation, restoration and preservation of the tram and all costs (including staffing, volunteer supervision and equipment) associated with the restoration of the tram;
3. Subject to section 5 below, the Society may rent-out the tram building in accordance with the terms of the Existing Operating Agreement but may not rent-out the tram for any use or function;
4. The Society and the City may sponsor programs in the tram building. The organization that sponsors the program will receive all revenues associated with such programs and assume responsibility for all expenses associated with such programs. The sponsoring organization has the right to set the fees associated with the programs.
5. Heritage and interpretive programming for the tram is the first priority for all spaces in the tram building, with the exception of the meeting room.
6. The Society acknowledges that it has been given the opportunity to review the concept design of the tram building and will be given the opportunity to review the detailed design.



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 19, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

- PLN-7** *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, July 5, 2011.*



NEXT COMMITTEE MEETING DATE

Wednesday, September 7, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- PLN-17** 1. **APPLICATION BY BC TRANSPORTATION FINANCING AUTHORITY (BCTFA) FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8789, **RZ 10-552482**) (REDMS No. 3231509)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PLN-17** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



- PLN-37 2. APPLICATION BY GAGAN DEEP CHADHA & RAJAT BEDI FOR REZONING AT 9511/9531 AND 9551 NO. 3 ROAD FROM TWO-UNIT DWELLINGS (RD1) & SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No.: 12-8060-20-8762, **RZ 10-536067**) (REDMS No. 3202491)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PLN-37** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from “Two-Unit Dwellings (RD1)” & “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



- PLN-61 3. APPLICATION BY TREO DEVELOPMENTS INC. FOR REZONING AT 10491/ 10511 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8784, **RZ 11-572970**) (REDMS No. 3234642)

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See Page **PLN-61** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



- PLN-75 4. APPLICATION BY WESTERN DAYTON HOMES LTD. FOR REZONING AT 8540 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8785, **RZ 09-499249**) (REDMS No. 3223458)

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See Page **PLN-75** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.



- PLN-101** 5. **APPLICATION BY TIEN SHER ARI INVESTMENT GROUP LTD. FOR REZONING AT 11180/11200 KINGSGROVE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8786, **RZ 11-576126**) (REDMS No. 3241397)

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See Page **PLN-101** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



- PLN-113** 6. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 9691, 9711 AND 9731 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE)**
(File Ref. No.: 12-8060-20-8787, **RZ 07-394758**) (REDMS No. 3242141)

TO VIEW eREPORT CLICK HERE

See Page **PLN-113** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) - North McLennan (City Centre)”, be introduced and given first reading.



- PLN-137** 7. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 4151, 4171 AND 4191 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**
(File Ref. No.: 12-8060-20-8788, **RZ 10-545531**) (REDMS No. 3202265)

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See Page **PLN-137** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from “Single Detached (RS1/F)” to “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



PLN-159 8. APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8160/8162 CLIFTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No.: 12-8060-20-8790, **RZ 11-577393**) (REDMS No. 3244842)

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See Page **PLN-159** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



PLN-171 9. APPLICATION BY AMIN ALIDINA FOR REZONING AT 6780 NO. 4 ROAD FROM LOCAL COMMERCIAL (CL) TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)

(File Ref. No.: 12-8060-20-8791/8792, **RZ 10-552527**) (REDMS No. 3249318)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PLN-171** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 8791, having been considered in conjunction with:*
 - (i) *the City’s Financial Plan and Capital Program;*
 - (ii) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- (3) *That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.*
- (4) *That Bylaw No. 8792, to create the “Congregate Housing and Child Care – McLennan (ZR8)” zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.*



Pg. # ITEM

10. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, July 5, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Harold Steves

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

Also Present: Councillor Evelina Halsey-Brandt

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 Tuesday, June 21, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DEPARTMENT

1. CHILD CARE DEVELOPMENT GRANTS

(File Ref. No.:) (REDMS No. 3235141)

Discussion ensued between Lesley Sherlock, Social Planner, and Committee regarding the criteria used to approve Child Care Provider applications.

A comment was made that the Child Care Development Fund Guidelines, developed in 1994, were outdated in that they did not allow the Child Care Development Advisory Committee (CCDAC) to recommend Child Care Grants for purposes other than minor capital expenses.

Planning Committee

Tuesday, July 5, 2011

A suggestion was made that the recommendation include a direction to staff to develop new Terms of Reference for the Child Care Development Grant Program to allow the CCDAC to expand their ability to recommend grants for more than minor capital expenses.

It was moved and seconded

That:

- (a) *an allocation of \$26,050 as approved in the 2008 Capital Plan be approved for Child Care Development Grants in the following amounts:*
- (i) *\$5,050 for the East Richmond Community Association Out-of-School Care Program for equipment and furnishings;*
 - (ii) *\$11,000 to the Richmond Society for Community Living for Youth Connections playground renovation and the Supported Child Development Program Lending Library;*
 - (iii) *\$10,000 for Volunteer Richmond Information Services' Child Care Resource and Referral Centre for resource kits and lending library materials supporting infant/toddler and school-age care; and*
- (b) *staff develop new Terms of Reference for the Child Care Development Grant Program to expand their ability to recommend grants for more than minor capital expenses.*

CARRIED

The Chair (i) commended the CCDAC on their work, and (ii) requested of staff that the new Terms of Reference be brought back to Committee in 2012.

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY HOME RUN DEVELOPMENTS LTD. FOR REZONING AND OCP AMENDMENT AT 8540 ALEXANDRA ROAD FROM "AUTO-ORIENTED COMMERCIAL (CA)" TO "HOTEL COMMERCIAL (ZC 31) – ABERDEEN VILLAGE (CITY CENTRE)"

(File Ref. No.: 12-8060-20-8728/8729, RZ 08-423207) (REDMS No. 3142495)

Brian Jackson, Director of Development, commented that the proposed development is a 10-storey hotel building with 101 guest rooms and parking for 113 vehicles. He added that:

- 25 per cent of the site is dedicated for widening Kwantlen Street, Alexandra Road, and an extension of Alderbridge Way;
- the design details of the proposed hotel development will be presented at a future meeting of the Development Permit Panel; and

Planning Committee

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- development of this site was initiated while the City Centre Area Plan (CCAP) process was underway, and the applicant has accordingly reduced the proposed height from 45 metres to 32 metres to meet the CCAP requirements.

It was moved and seconded

- (1) *That Bylaw No. 8728, to amend the City Centre Area Plan current land use designation by adding a "Village Centre Bonus" designation to 8540 Alexandra Road in the Generalized Land Use Map (2031) and Specific Land Use Map: Aberdeen Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading;*
- (2) *That Bylaw No. 8728, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw No. 8728, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Bylaw No. 8729, to create "Hotel Commercial (ZC-31) – Aberdeen Village (City Centre)" and for the rezoning of 8540 Alexandra Road from "Auto-Oriented Commercial (CA)" to "Hotel Commercial (ZC 31) – Aberdeen Village (City Centre)", be introduced and given first reading; and*
- (5) *That Official Community Plan Bylaw No. 8728 and Rezoning Bylaw No. 8729 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 p.m., in the Council Chambers.*

CARRIED

3. **APPLICATION BY WESTERN MAPLE LANE HOLDINGS LTD. FOR REZONING AT 9160 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No.: 12-8060-20-8769, RZ 10-516267) (REDMS No. 3213418)

Mr. Jackson provided the following information regarding the proposed development of 18 three-storey townhouse units fronting No. 2 Road, with vehicle access from Maple Road:

- the site is identified for townhouse development under the Arterial Road Redevelopment Policy of 2006;

Planning Committee

Tuesday, July 5, 2011

- staff is aware of opposition to the application expressed by residents surrounding the subject site;
- the applicant has agreed to maintain the existing site grade along No. 2 Road to preserve eight of the ten trees on the subject site and they will be preserved at their existing elevation;
- the height of the proposed townhouse units will be mitigated by the lower than normal amount of fill on the subject site;
- the applicant will widen Maple Road to two lanes westbound and another lane, to allow for a left turn;
- after undertaking a traffic study, Transportation staff advised that signalization by a traffic light is not warranted at this time at the corner of No. 2 Road and Maple Road;
- each proposed townhouse unit is assigned two side-by-side parking spaces; four parking spaces for visitors are located on site, in compliance with the bylaw requirement; and
- during the Development Permit process issues of form and massing will be addressed.

For the benefit of residents attending the meeting the Chair noted it was recommended by staff that the application would move forward to the Public Hearing on Tuesday, July 26, 2011, at which time members of the public could speak to Council regarding the proposed development.

In response to a query from John Ptucha, 6420 Maple Road, staff advised Committee that some residents had contacted Planning staff to inquire whether the proposed development could be on the Wednesday, September 7, 2011 Public Hearing agenda, and not on the July 26, 2011 Public Hearing agenda.

As a result of the advice the following motion was introduced:

It was moved and seconded

That Bylaw No. 8769 be forwarded to the Public Hearing to be held on Wednesday, September 7, 2011, at 7:00 p.m., in the Council Chambers.

The question on the motion was not called as Committee heard from applicant Thomas Leung who stated his desire that the proposed development be addressed at the July 26, 2011 Special Public Hearing. He noted that he has worked on the project for a year and a half, and that he has tried to address all the concerns raised by residents of the neighbourhood.

The Chair noted that two members of the Planning Committee were absent from the meeting, and he further noted that the possibility was high that not all members of Council would be at the July 26, 2011 Public Hearing meeting. He remarked that it would be preferable to have as many members of Council present for a Public Hearing to discuss the proposed development.

Planning Committee

Tuesday, July 5, 2011

Susanne Plett, 6611 Maple Road, stated that she understood why townhouse are proposed for arterial roads, but asked that the City consider two, not three storey townhouse units for the subject site, as, in her opinion three storey townhouse units would diminish the beautiful appearance of the neighbourhood.

John Ptucha, 6420 Maple Road, commented that he took issue with the planning for trees on site. He then stated that a project of this size is contrary to the lifestyle of the residents in the neighbourhood and it would change the ambience, liveability and nature of the area. He objected to the commercial nature of a townhouse development, and stated that the subject site, despite being on an arterial road, should be used for development of single-family residences.

Michael Ng, 6091 Maple Road, requested that the proposed townhouse units be two, not three-storeys, and stated his concern with an increase in the density, and the resulting problems of more vehicles using Maple Road for parking. He questioned how Maple Road could be widened and still have space for parked cars.

Klaas Focker, 6220 Maple Road, objected to the Maple Road access for the proposed development and commented that No. 2 Road should be used for access to the proposed development. He stated that at present there are too many traffic accidents on Maple Road, and that rush hour traffic around No. 2 Road and Maple Road in the area is already problematic. He asked that the City take action to address this, and other issues, such as heavy trucks working at construction sites in the area impeding traffic.

In response to a query regarding the potential of traffic from the proposed development exiting the site on No. 2 Road, not Maple Road, Mr. Jackson advised that staff kept three separate components in mind when addressing the issue:

- (i) the only access off No. 2 Road would be right in/right out, thereby causing traffic to go around the block;
- (ii) the applicant had consulted occupants of the senior's building to the south of the subject site and had been told that residents preferred that the proposed development's driveway be located away from the seniors' building; and
- (iii) efforts to retain a number of the mature trees on the No. 2 Road frontage would be reduced if there were right in/right out access anywhere but Maple Road.

Mr. Jackson added that: (i) the applicant had indicated his preference for access off Maple Road; and (ii) although Transportation staff advised that it was preferable that Maple Road provide access to the subject sit, Maple Road was not the only option.

Planning Committee

Tuesday, July 5, 2011

Discussion ensued regarding:

- the subject site's address is on No. 2 Road, not Maple Road, where medium density is allowed under the zoning bylaw;
- traffic management, traffic signals, the idea to move access to the subject site from Maple Road to No. 2 Road; and
- rationale for the Public Hearing notification area being expanded from the standard 50 m radius.

The question on the motion was not called. There was general agreement that Part (3) of the following motion would address the issue of the date of the Public Hearing for the application.

It was moved and seconded

- (1) *That Bylaw No. 8769, for the rezoning of 9160 No. 2 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading;*
- (2) *That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 14; and*
- (3) *That Bylaw No. 8769 be forwarded to the Regular Public Hearing, to be held on Wednesday, September 7, 2011, at 7:00 p.m., in the Council Chambers.*

CARRIED

Committee requested that, prior to the Public Hearing, Council be provided with information from the Transportation staff regarding signalization at the corner of Maple Road and No. 2 Road.

4. **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING AT 9099 COOK ROAD FROM "SINGLE DETACHED (RS1/F)" TO "HIGH RISE APARTMENT (ZHR8) – NORTH MCLENNAN (CITY CENTRE)"**

(File Ref. No.: 12-8060-20-8782, RZ 10-557918) (REDMS No. 3183272)

Staff advised that there was a typographical error in Bylaw 8782 and in the staff report, and copies of the corrected Bylaw and staff recommendation were circulated to reflect the accurate zone (ZHR9), and not the inaccurate zone (ZHR8).

Mr. Jackson drew Committee's attention to the following details of the proposed development of approximately 142 units within a 16-storey high-rise residential tower, and a six-storey mid-rise building, with 11 two-storey townhouse units at ground level:

Planning Committee

Tuesday, July 5, 2011

- the applicant will introduce: (i) a pedestrian path, and greenway system linking public open spaces within the neighbourhood; (ii) roads in the neighbourhood; and (iii) landscaping along the Garden City frontage;
- the 16 -storey high-rise is designed specifically to reduce the impact of views;
- seven of the 142 units in the high-rise will be affordable housing units;
- among the enhancements the applicant is to contribute to the Garden City Community Park are: (i) tennis court paving; and (ii) expansion of specimen trees in the Arboretum;
- the applicant is required to provide a significant amount of road dedication; and
- the proposed development's density meets the bylaw requirement.

A brief discussion ensued regarding parking requirements. In response to a query regarding the outdoor amenity area, the applicant used display boards to highlight:

- the children's play area, including play apparatus and benches for guardians to sit while supervising play;
- a rooftop water feature and putting green; and
- environmentally friendly features considered by the applicant include: (i) water conserving plumbing fixtures; (ii) a green roof over the indoor amenity space to reduce heat loss/ gain; and (iii) Energy Star appliances.

Mr. Jackson advised that the site is not in an area that is identified for installation of a geothermal system, but that staff has worked with the applicant on a package of environmental features that meets the City's objectives.

A resident of 9188 Hemlock Drive stated that the sign on the subject site advising the public of the rezoning application is situated at the southwest corner and he is concerned that: (i) many people in the area are not aware of the rezoning application; and (ii) there is insufficient time for people in the area to learn about the project before it goes to the July 26, 2011 Public Hearing.

Mr. Jackson advised that the signage has been up for some time and that it is clearly visible on Garden City Road. He further advised that some, but not many, residents have called the Planning department with queries, and that notices for the July 26, 2011 Public Hearing will be sent to residents who live within a 50 metre radius of the subject site.

Planning Committee

Tuesday, July 5, 2011

It was moved and seconded

- (1) *That Bylaw No. 8782, to create "High Rise Apartment (ZHR9)– North McLennan (City Centre)" and for the rezoning of 9099 Cook Road from "Single Detached (RS1/F)" to "High Rise Apartment (ZHR9) – North McLennan (City Centre)", be introduced and given first reading; and*
- (2) *That Bylaw No. 8782 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 pm, in the Council Chambers.*

CARRIED

5. **APPLICATION BY XUE YAN AND HAN LIU FOR REZONING AT 7531 AND 7551 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No.: 12-8060-20-8783, RZ 10-539727) (REDMS No. 3235143)

Mr. Jackson advised that the application is in conformance with the area plan.

It was moved and seconded

- (1) *That Bylaw No. 8783, for the rezoning of a portion of 7531 and 7551 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)", be introduced and given first reading; and*
- (2) *That Bylaw No. 8783 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011 at 7:00 pm in the Council Chambers.*

CARRIED

6. **MANAGER'S REPORT**

Terry Crowe, Manager, Policy Planning, reported that as part of the 2041 Official Community Plan update process, staff is examining options regarding how the Hamilton Shopping Centre densification process may occur.

He noted that land assembly by a developer has occurred and discussed options for undertaking further planning in the neighbourhood.

Joe Erceg, General Manager, Planning and Development, reported that he met recently with the new president of NAIOP – The Commercial Real Estate Development Association, to discuss the method by which the association ranks municipalities within its municipal fee survey, and to discuss a joint initiative to focus attention on new office development within the Richmond City Centre.

Planning Committee

Tuesday, July 5, 2011

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:23 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, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 24, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-552482
Director of Development
Re: **Application by BC Transportation Financing Authority (BCTFA) for Rezoning at 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendation

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

BC Transportation Financing Authority (BCTFA) has applied to the City of Richmond for permission to rezone 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into six (6) single-family residential lots with vehicle accesses from Patterson Road (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject site is bounded by Highway 99 to the north, Tuttle Avenue to the south, No. 4 Road off-ramp to the east, and Patterson Road to the west. The Ministry of Transportation and Infrastructure intends to prepare the subject site for disposition. The surrounding area is an established residential neighbourhood (west of No. 4 Road) consisting predominantly of single-family dwellings on lots zoned Single Detached (RS1/B). Other land uses also exist further west in the neighbourhood (i.e. institutional, multi-family, public open space).

Related Policies & Studies

Lot Size Policy 5413

The subject site is located within the area covered by Lot Size Policy 5413 (adopted by Council August 28, 1989) (**Attachment 4**). This Policy permits rezoning and subdivision of lots in accordance with "Single Detached (RS2/B)". This redevelopment proposal would enable the property to be subdivided into six (6) lots, each approximately 12 m (39 ft.) wide and range from 482 m² (5,188 ft²) to 637 m² (6,856 ft²) in area.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$ 18,136.60). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on three (3) of the six (6) future lots at the subject site, the applicant will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 28 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees identified on the Tree Survey except a Western Red Cedar tree located on the City boulevard along the Patterson Road frontage. A Tree Preservation Plan is included in **Attachment 5**. Among the 27 trees proposed for removal:

- Six (6) bylaw-sized trees are located on the City boulevard along the Patterson Road frontage. Parks Operations staff have agreed to the proposed removal based on the tree condition and the required frontage improvement works (including pavement widening and new sidewalk at property line) along Patterson Road. A cash compensation for the street tree removal in the amount of \$5,850 is determined. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and the proposed tree removal will be at the owner's cost.
- 19 bylaw-sized trees are located on the subject site, where:
 - Ten (10) trees have significant structural defects (cavities, trunk decay, previously topped or inclusions) such that they should not be considered for retention;
 - Seven (7) trees are either dead or dying; and
 - Two (2) trees are in good condition but warranted for removal due to their marginal form as a result of scaffold limbs, their close proximity to the proposed dwelling, and the 0.6m grade change as a result of Flood Plain Bylaw requirements.
- Two (2) trees are considered hedging shrubs. These shrubs have little ornamental value as a single plant and as such, are not a candidate for long term retention.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 38 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
10	20-30 cm	20	6 cm		3.5 m
1	31-40 cm	2	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m
3	51-60 cm	6	10 cm		5.5 m
4	60 cm +	8	11 cm		6.0 m

Due to the configurations of the future lots and building footprints, it is expected that only 18 replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$10,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 20 replacement trees. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$9,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

The applicant has agreed to retain a Western Red Cedar on the city boulevard along Patterson Road. Frontage improvements along Patterson Road will be designed to meander around this protected tree. In order to ensure that the Western Red Cedar will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw. Furthermore, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the protected tree has survived.

Landscape Buffer

To provide an aesthetically pleasing edge along the No. 4 Road off-ramp and noise attenuation, the applicant has agreed to install a landscape buffer along the east and north property line of the subject site. A landscape plan for the buffer is included in **Attachment 6**. The rear yards that directly abut the No. 4 Road off-ramp are proposed to be raised about 0.6 m. A retaining wall will be constructed along the property line of the future single-family lots. The buffer is 1.5 m wide and is composed of a solid 1.8 m high double walled wood sound attenuation fence and a continuous hedge planting of Steeplechase Arborvitae (a moderately fast growing Evergreen hedge with a mature height and spread of 6 m x 2.4 m). The combination of the fencing and hedge planting will both screen the view of the highways and arterial roads from the proposed lots and partially mitigate noise generated by nearby traffic. Registration of a restrictive covenant to identify the entire 1.5 m rear yard space as a buffer area is required to prevent the removal of the buffer landscaping. In order to ensure that this landscape buffer work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$35,508 prior to final adoption of the rezoning bylaw.

Ministry of Transportation (MOT) Approval

MOT approval is a condition of final approval for this site. Preliminary Approval has been granted by MOT for one (1) year. No direct access to Highway 99 or the off-ramp is permitted.

Vehicle Access

Vehicular access to No. 4 Road is not permitted in accordance with Bylaw 7222. The applicant is proposing to access the future lots from Patterson Road.

Site Servicing

An independent review of servicing requirements (sanitary, storm, and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrade is required to support the proposed development. However, the applicant is required to provide a sanitary-main to service the proposed lots. The applicant is proposing to provide the required sanitary-main on-site along the rear property line of the proposed lots (adjacent to the proposed landscape buffer).

Prior to final adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the sanitary-main onsite, grant an utility Right-of-Ways (as per the Servicing Agreement design), and discharge a portion of the existing Statutory Right-of-Way (SRW) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).

The applicant is also required to dedicate a 4 m x 4 m corner cut at southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road / Tuttle Avenue intersection. Frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue are also required (as part of the Servicing Agreement, see **Attachment 7** for details). All works are at developer's sole cost, no DCC credits.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant will also be required to provide underground hydro, telephone, and cable service connections for each lot.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5413 and is located within an established residential neighbourhood that has a strong presence of single-family lots zoned Single Detached (RS1/B). All the relevant technical issues have been addressed.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of three (3) existing large lot and a small remnant parcel into six (6) medium sized lots that comply with Lot Size Policy 5413 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

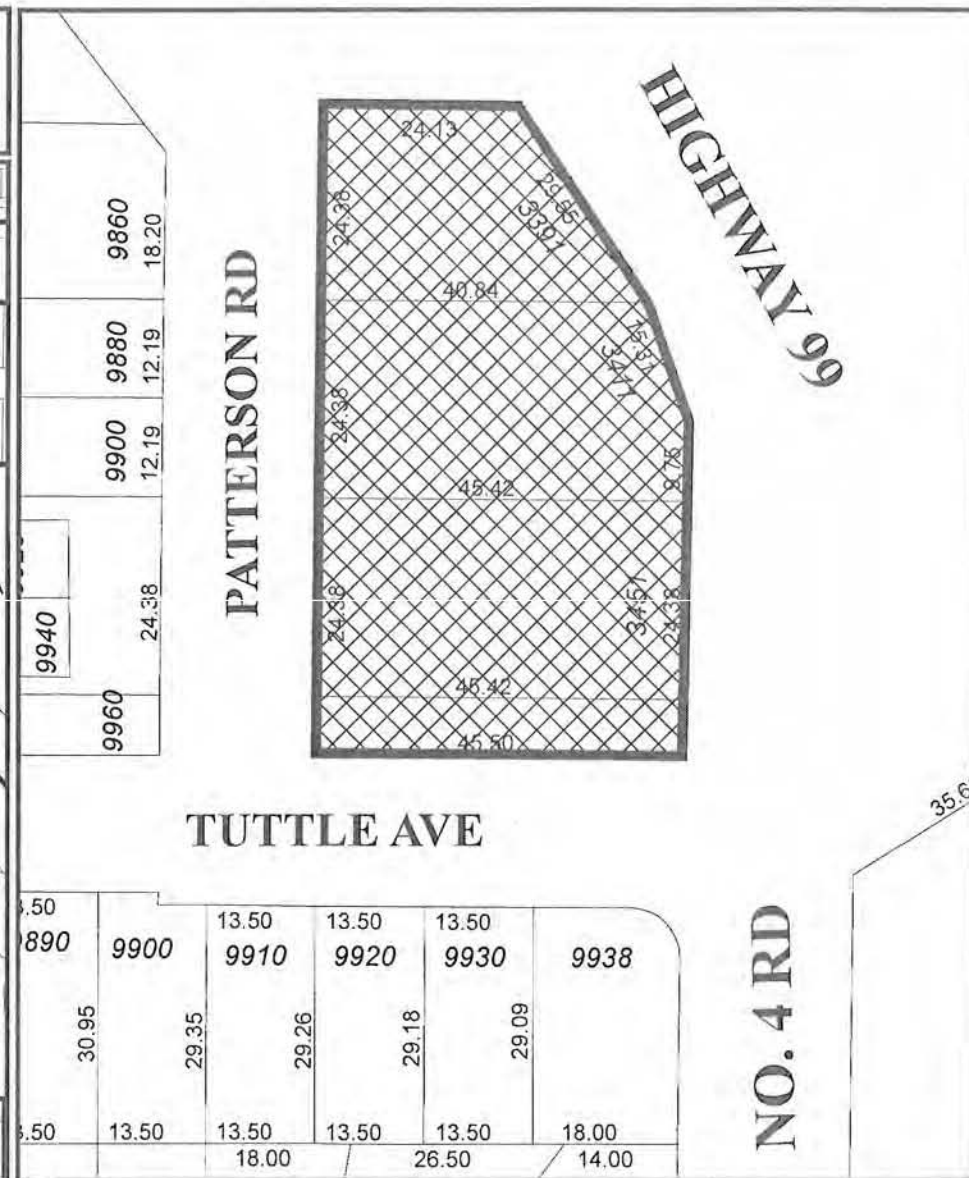
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5413
- Attachment 5: Tree Preservation Plan
- Attachment 6: Landscape Buffer Plan
- Attachment 7: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING

PLAN - 23



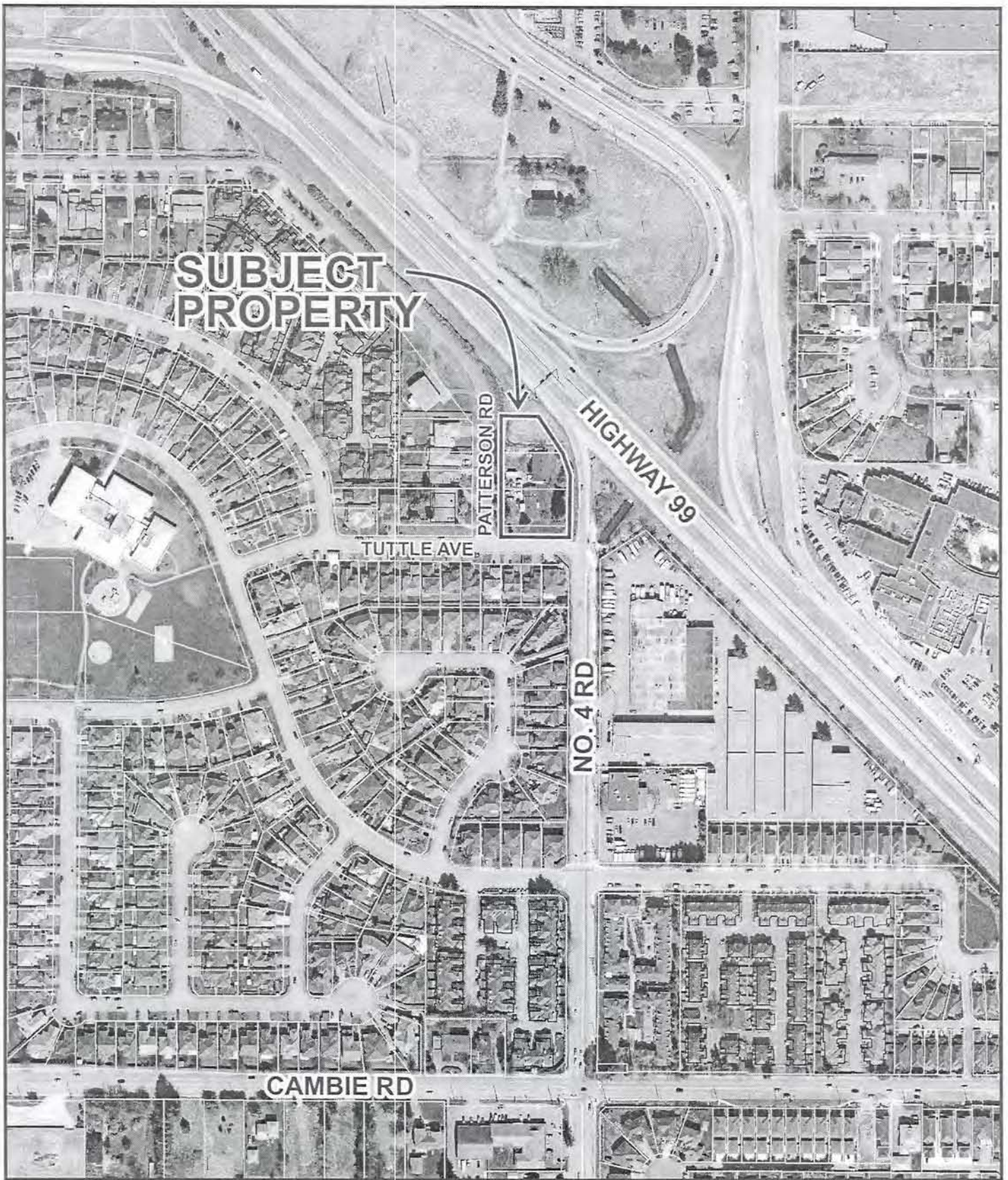
RZ 10-552482

Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 10-552482

PLN - 24

Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF PORTIONS OF SECTION 27, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

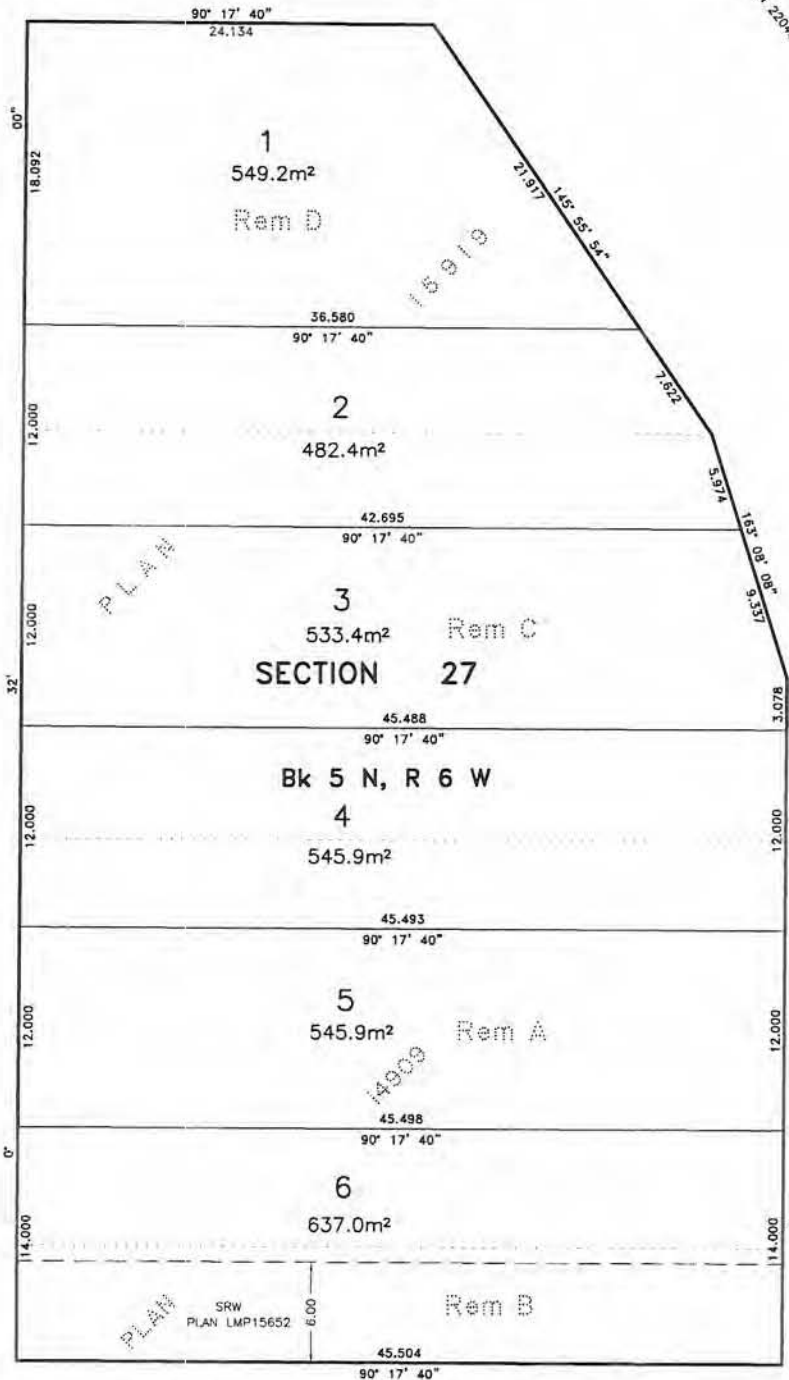
BOOK OF TITLES

DESCRIPTION	PID
LOT B EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 14909	014-343-835
LOT A EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 14909	004-229-487
LOT C EXCEPT: PORTIONS ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 15919	004-229-550
LOT D EXCEPT: PORTIONS ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 15919	014-399-831

SCALE 1:200



PATTERSON ROAD



HIGHWAY
HWY R/W PLAN 22045
99

No. 4 ROAD

TUTTLE

AVENUE

NOTE:
BEARINGS ARE GRID, DERIVED FROM POSTING PLAN BE219169
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

CERTIFIED CORRECT:

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
P.O. BOX 2104-3430 BRIGHTON AVE.
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3384

© Underhill & Underhill
F.B. 1556 Pg. 3-12

DRAWN BY: A.L.

PLN - 25

OCT. 28, 2010

B.C.L.S.

H-2042A



City of Richmond

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

Development Application Data Sheet

RZ 10-552482

Attachment 3

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909

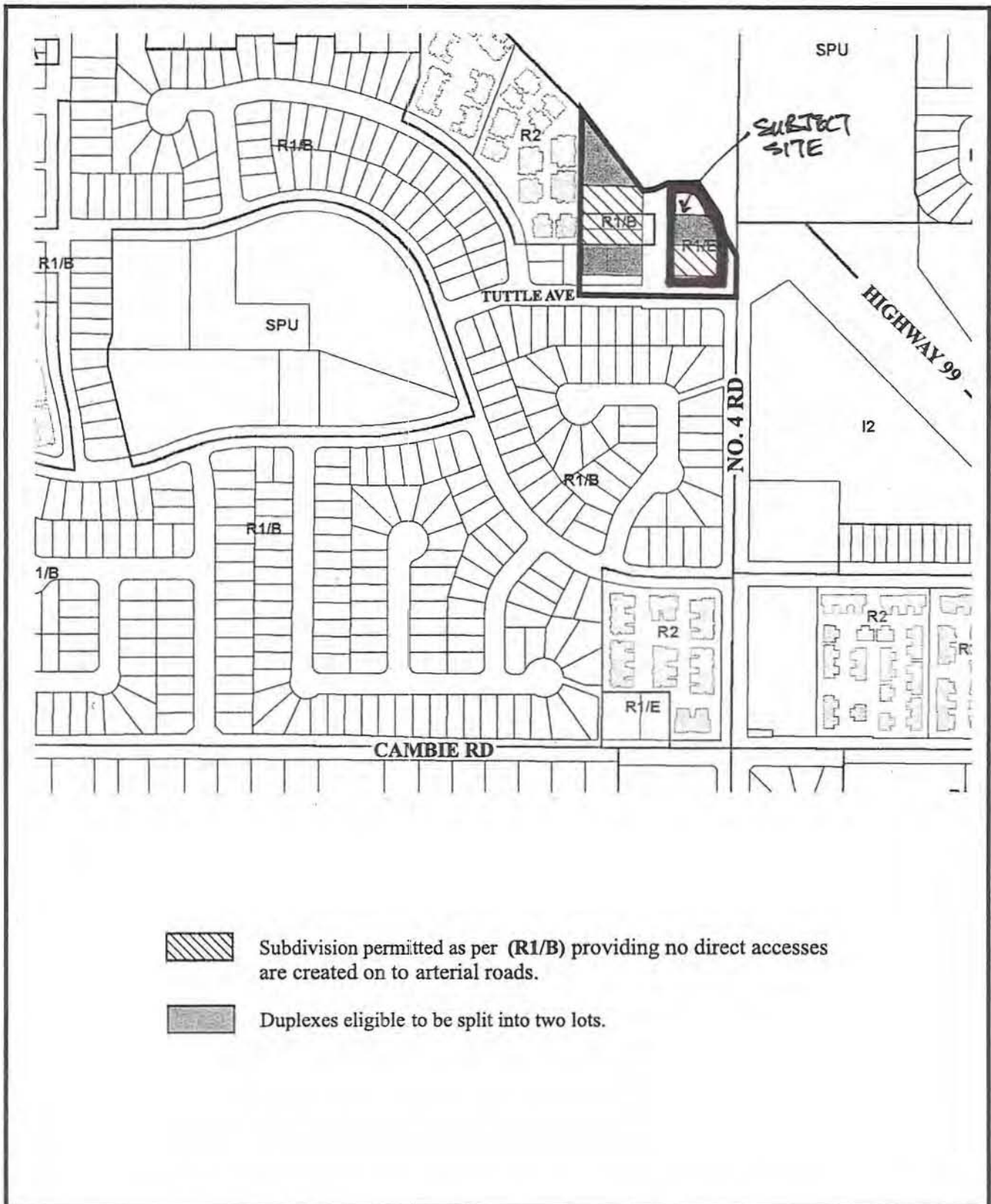
Applicant: BC Transportation Financing Authority (BCTFA)

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	BC Transportation Financing Authority	To be determined
Site Size (m²):	3,291 m ² (35,425 ft ²)	Six lots – range from 482 m ² (5,188 ft ²) to 637 m ² (6,856 ft ²)
Land Uses:	Four (4) vacant lots	Six (6) single-family dwellings
OCP Designation:	Generalized Land Use Map designation – “Neighbourhood Residential”	No change
Area Plan Designation:	West Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5413 permits subdivision to “Single Detached (RS1/b)”	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	0	6

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	482 m ² to 637 m ²	none

Other: Tree replacement compensation required for loss of significant trees.



POLICY 5413 SECTION 27, 5-6

Adopted Date: 08/28/89

Amended Date:

**MIKE FADUM AND
ASSOCIATES LTD.
VEGETATION
CONSULTANTS**

11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 589-2888
Email: mfadum@fadum.ca

CLIENT

MINISTRY OF TRANSPORTATION
LAND MANAGEMENT BRANCH

FILE NO.

R2 10-552482

PROJECT TITLE

**TREE PRESERVATION
AND PROTECTION PLAN**

3391/3411/3451 & LOT B.
NWD PLAN 14909
NO. 4 RD.,
URBAN SYSTEMS
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JAN0411	SL	EDITS FROM FIELD WORK
2	JAN2511	SL	CITY COMMENTS
3	June 2011	MF	TREE 15 - RETAIN

NOTES:

REFER TO TREE ASSESSMENT
REPORT FOR TREE SPECIES
AND DATA

TREE 15 TO BE RETAINED.

LAYOUT AND CIVIL PLANS
PROVIDED BY URBAN SYSTEMS
LTD.

SURVEY PROVIDED BY
UNDERHILL GEOMATICS LTD.

SHEET TITLE

T1 - TREE PRESERVATION AND
REMOVAL PLAN

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DRAWN

331

SCALE

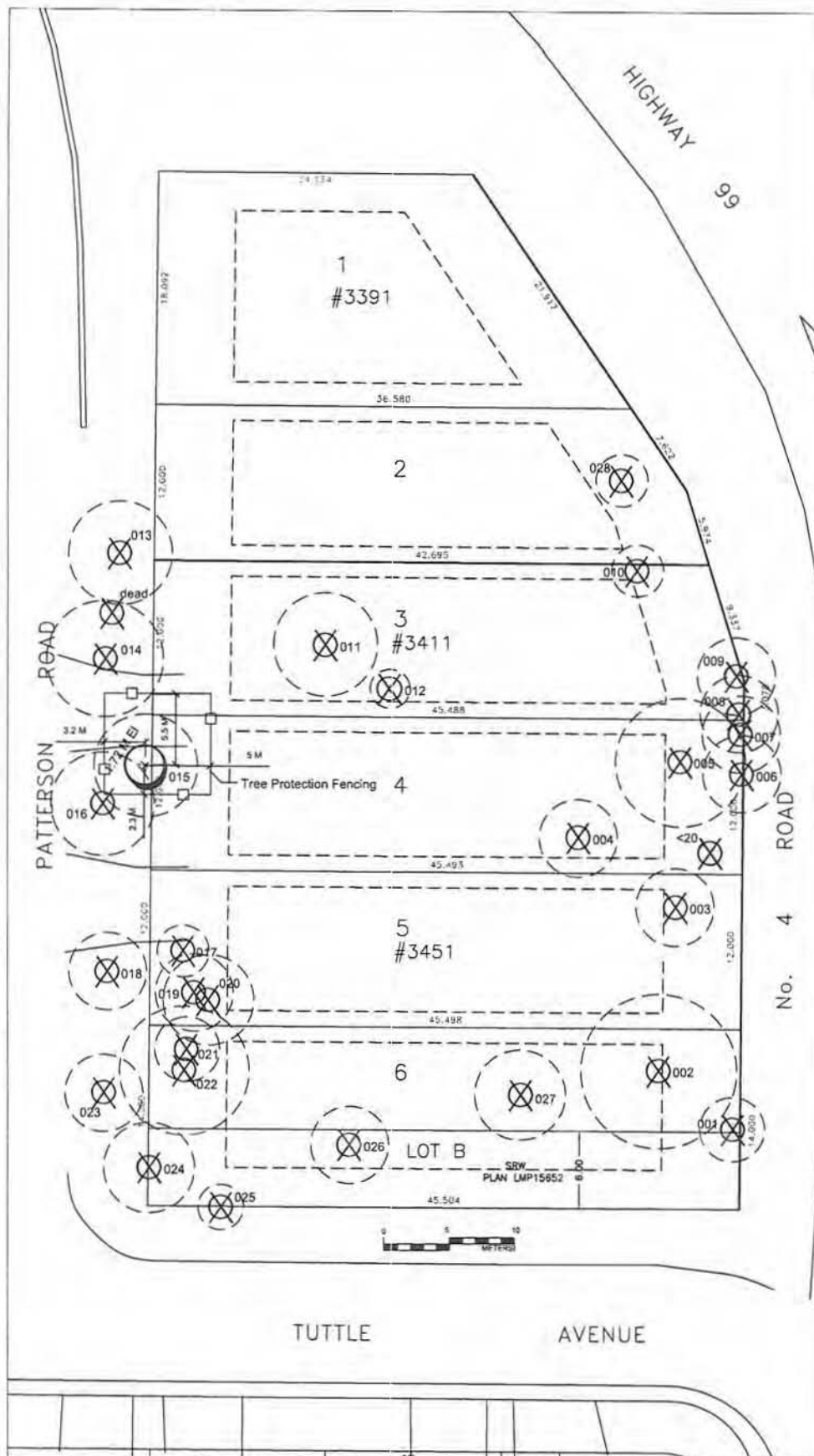
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DATE

22 FEBRUARY 2012

T-1

SHEET 1 OF 1

**LEGEND**

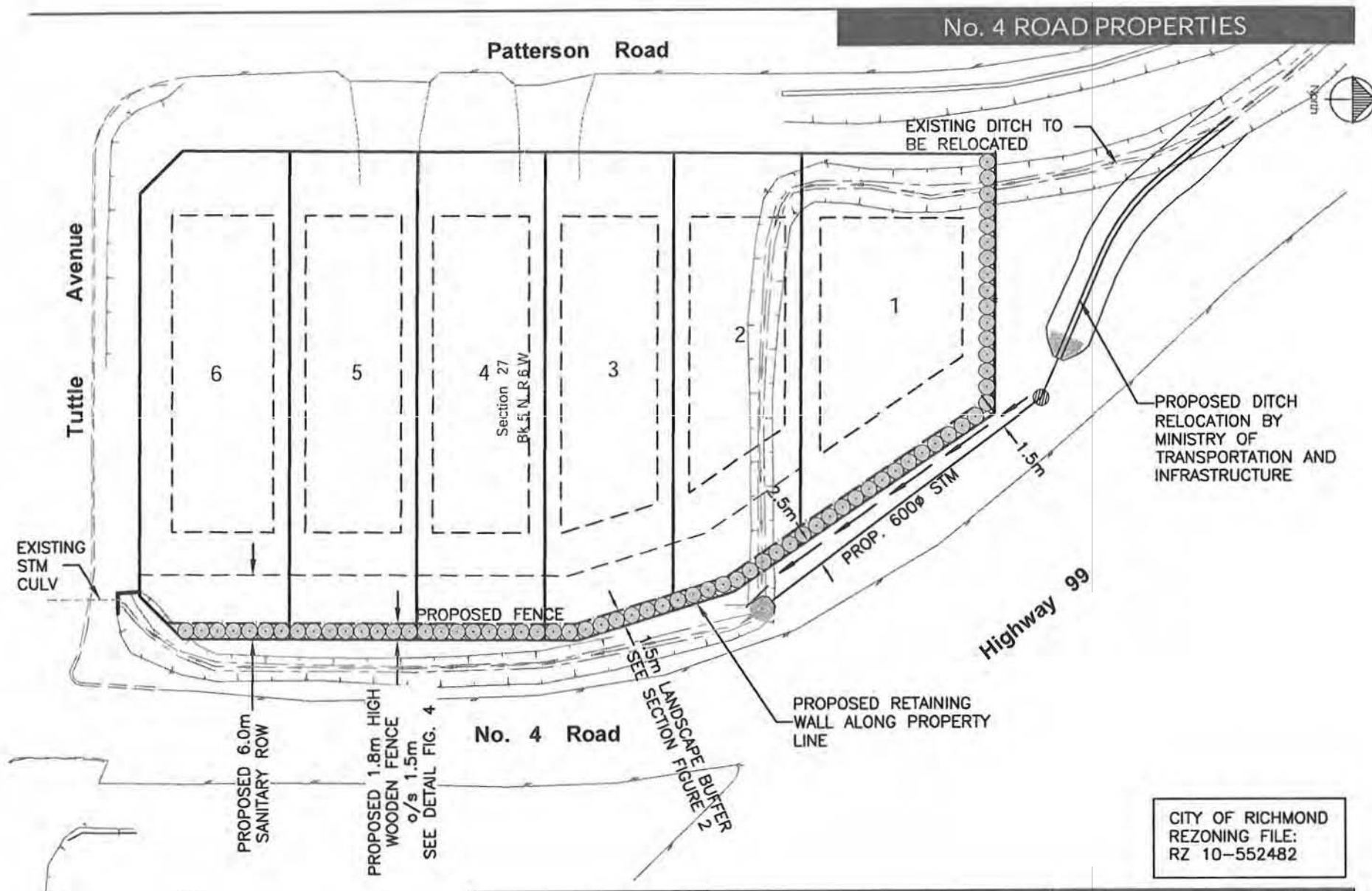
- TREE TO BE REMOVED
 DRIP LINE OF TREE
 TREE TO BE RETAINED
 TREE PROTECTION FENCING

PLN - 28



URBANSYSTEMS.

2353 - 13353 COMMERCE PARKWAY
 RICHMOND, BC, CANADA V6V 3A1
 Tel. 604.273.8700
 www.urban-systems.com



CITY OF RICHMOND
 REZONING FILE:
 RZ 10-552482

Client/Project

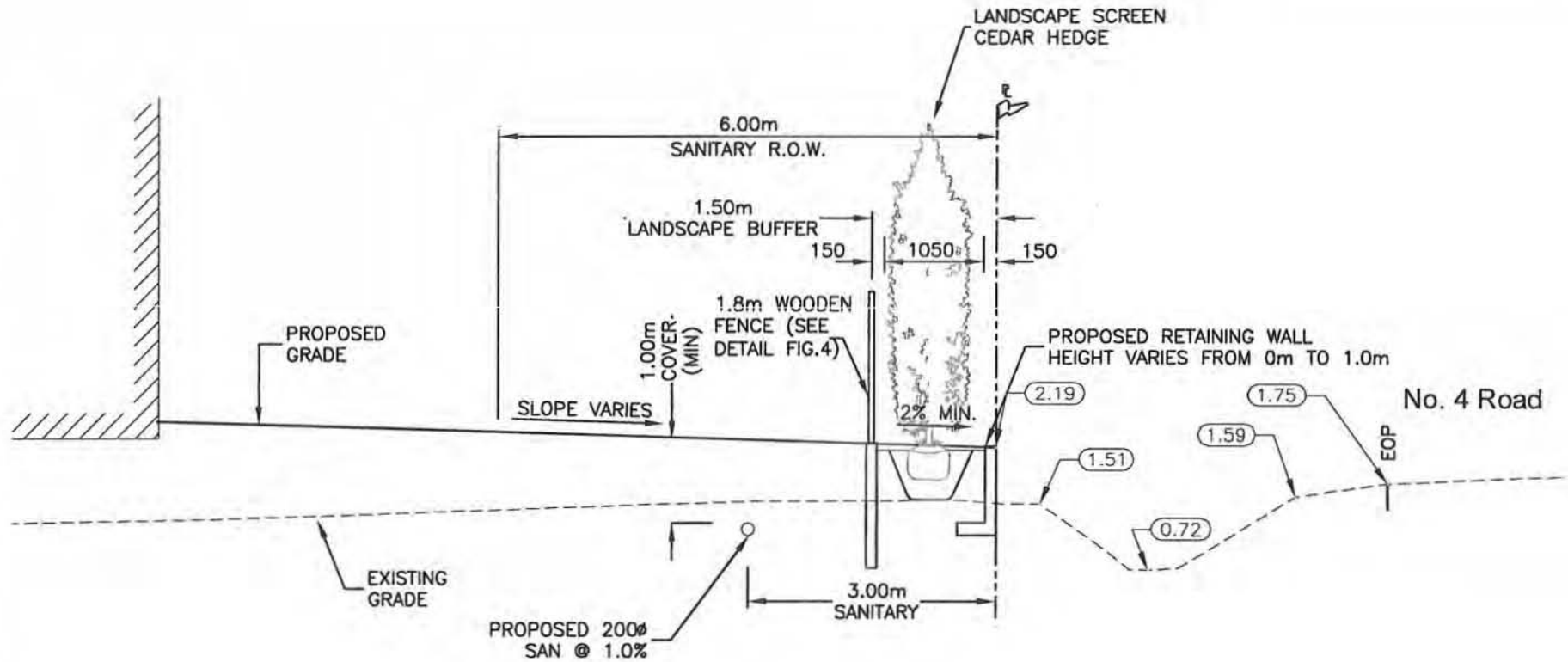
MINISTRY OF TRANSPORTATION
 No. 4 ROAD PROPERTIES

Scale	Date	Figure
1:50	2011-04-20	F01
1961.0183.12		Title

LANDSCAPE PLAN
 No. 4 Rd Rezoning

U:\Projects_VAN\1861018312 - No 4 Road\CD-Drafting-Design-Analyst\CA\CD\dwg\No 4 Road Site Plan\MISC\F01 - TYP SEC - Rear Lot - No 4 Rd.dwg, Typ Section, 2011/03/03 06:40 am alanner

PLN - 30



2353 - 13353 COMMERCE PARKWAY
 RICHMOND, BC, CANADA V6V 3A1
 Tel. 604.273.8700
 www.urban-systems.com

CITY OF RICHMOND
 REZONING FILE:
 RZ 10-552482

Client/Project

MINISTRY OF TRANSPORTATION
 No. 4 ROAD PROPERTIES

Scale	Date	Figure
1:75	2011-04-06	F02
1961.0183.12		Title

TYPICAL SECTION THROUGH
 LOT 3 / No. 4 Rd

No. 4 ROAD PROPERTIES

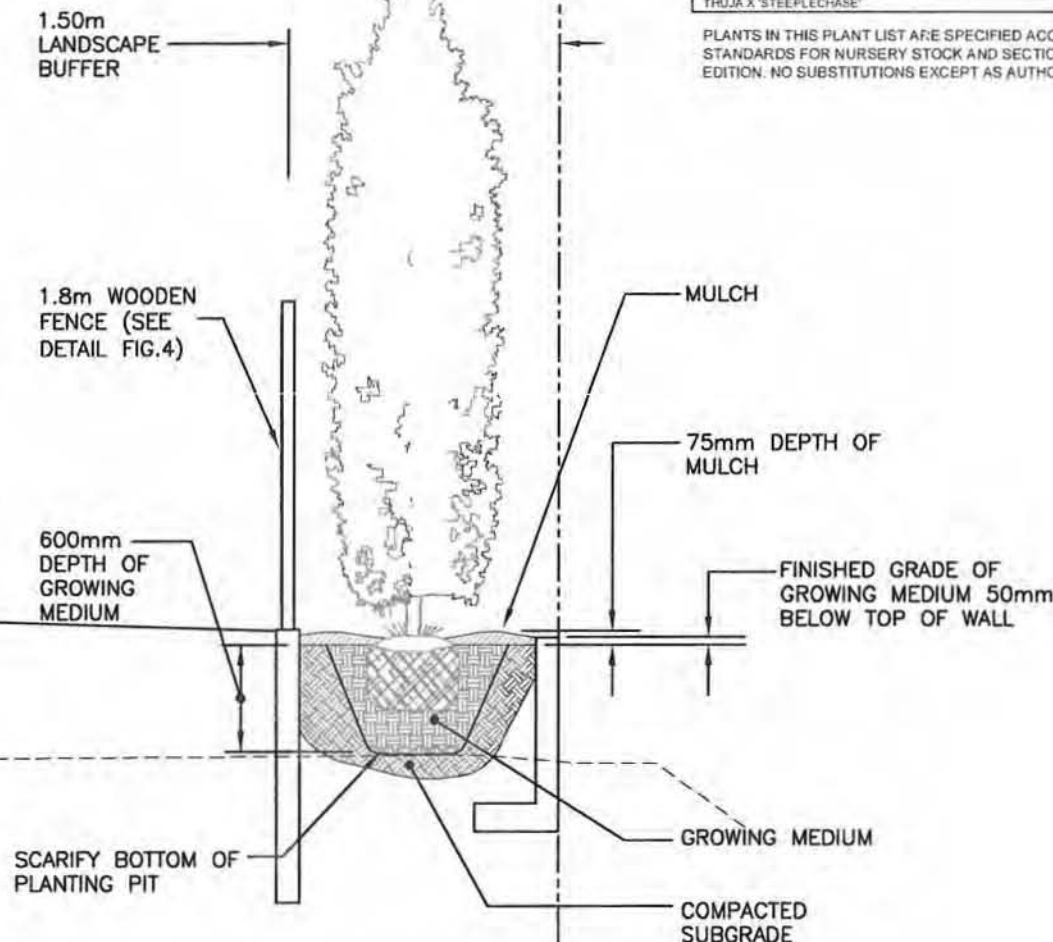
SHRUB PLANTING LIST

BOTANICAL NAME	COMMON NAME	Quantity	Container	Root Ball Dia.	Height (m)	Spread (m)	Spacing m.o.c.	COMMENTS
CONIFEROUS SHRUBS								
THUJA X 'STEEPLECHASE'	STEEPLECHASE ARBORVITAE	70	#5	0.5m	1.5m	0.45m	1.5m	

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12 CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION. NO SUBSTITUTIONS EXCEPT AS AUTHORIZED BY THE PROJECT LANDSCAPE ARCHITECT.

LANDSCAPE NOTES:

1. PLANT MATERIAL LIST INCLUDES ONLY NEW PLANT MATERIAL TO BE INSTALLED.
2. ALL NURSERY STOCK TO BE CONTAINER CANADIAN NURSERY GROWN.
3. PLANT MATERIAL SHOWN AT APPROXIMATELY 3/4 MATURE SIZE.
4. GROWING MEDIUM SHALL CONFORM TO MMCD LOW TRAFFIC LAWN AREAS TREES AND LARGE SHRUBS OR BC LANDSCAPE STANDARD 2P.
5. AUTOMATIC IRRIGATION TO BE PROVIDED TO ALL AREAS OF NEW PLANTING.
6. 2% MINIMUM SLOPE ON ALL LANDSCAPED AREAS.
7. BARK MULCH TO BE 25mm MINUS DOUGLAS FIR OR HEMLOCK BARK CHIPS AND FINES AND CONFORM TO MMCD SECTION 02950 2.1.2.
8. GROWING MEDIUM SHALL BE FREE OF NOXIOUS WEEDS AND IS TO BE TESTED FOR SUITABILITY AS A GROWING MEDIUM. A SAMPLE OF THE GROWING MEDIUM IS TO BE SUBMITTED BY THE CONTRACTOR TO THE CONTRACT ADMINISTRATOR (CA) FOR TESTING AT THE CONTRACTOR'S EXPENSE. GROWING MEDIUM SHALL NOT BE INSTALLED UNTIL APPROVED BY THE CA.
9. 600mm DEPTH OF GROWING MEDIUM SHALL BE INSTALLED IN ALL PLANTING AREAS.
10. 75mm OF BARK MULCH SHALL BE INSTALLED AT ALL PLANTING AREAS.



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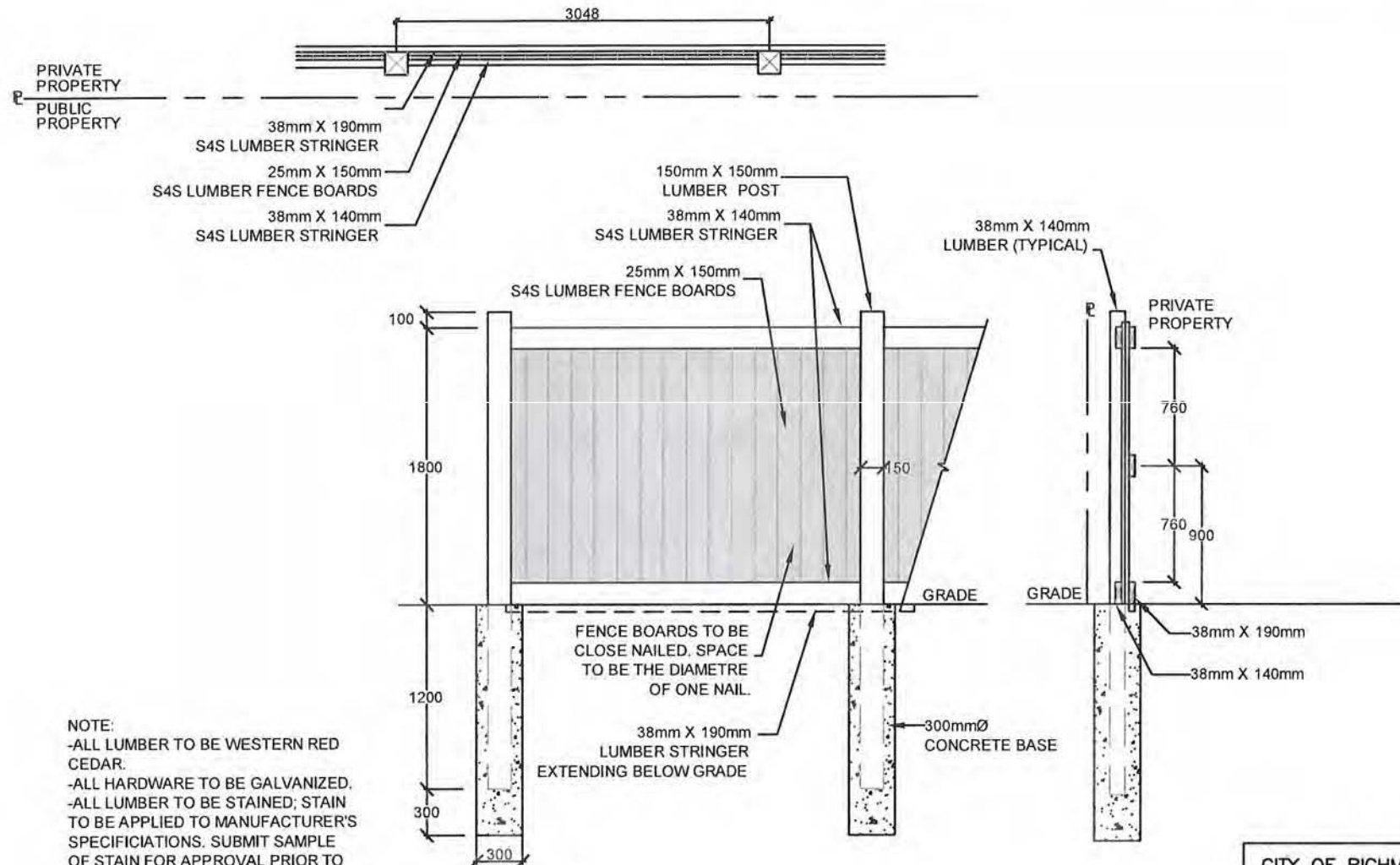
Client/Project

MINISTRY OF TRANSPORTATION
 No. 4 ROAD PROPERTIES

Scale	Date	Figure
1:40	2011-04-26	F03
1961.0183.12		Title

PLANTING PLAN
 LOT 3 / No. 4 Rd

No. 4 ROAD PROPERTIES



NOTE:
-ALL LUMBER TO BE WESTERN RED CEDAR.
-ALL HARDWARE TO BE GALVANIZED.
-ALL LUMBER TO BE STAINED; STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS. SUBMIT SAMPLE OF STAIN FOR APPROVAL PRIOR TO APPLICATION.

CITY OF RICHMOND
REZONING FILE:
RZ 10-552482



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MINISTRY OF TRANSPORTATION
No. 4 ROAD PROPERTIES

Scale	Date	Figure
1:40	2011-04-26	F04
1961.0183.12		Title

SOUND ATTENUATION FENCE DETAIL
LOT 3 / No. 4 Rd

Rezoning Considerations

3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 RZ 10-552482

Prior to final adoption of Zoning Amendment Bylaw 8789, the applicant is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,136.60) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

3. Registration of a flood indemnity covenant on Title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Issuance of a separate Tree Cutting Permit for the removal of six (6) street trees along the site frontages. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$5,850 is required.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000 to the City's Tree Compensation Fund for the planting of 20 replacement trees within the City.
7. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,000 (\$500/tree) for the planting and maintenance of 18 replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
2	8 cm		4.0 m
2	9 cm		5.0 m
6	10 cm		5.5 m
8	11 cm		6.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on city boulevard. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. Submission of a Tree Survival Security to the City in the amount of \$6000 for the Western Red Cedar tree on the city boulevard along Patterson Road trees. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
10. Registration of a legal agreement on title to identify the entire 1.5 m north side and rear yard space as a buffer area and to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed. Buffer is conceptually shown in Attachment 6.
11. Submission of a Landscaping Security to the City of Richmond in the amount of \$35,508 for the buffer works as per the landscape plan prepared by Urban Systems, dated April 20, 2011, and attached to the Report to Committee dated June 24, 2011.
12. Provincial Ministry of Transportation & Infrastructure Approval.
13. Discharge a portion of the existing Statutory Right-of-Way (Ref. BH88865) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).
14. Enter into a Servicing Agreement for the design and construction of sanitary-main on-site and frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue.
 - a. The granting of a 6 m wide statutory right-of-way along the rear property line for the sanitary-main, as per the Servicing Agreement design, is required.
 - b. Water calculations must be included on the Servicing Agreement design drawings. Registration of 1.5 m side yard building setback covenant is required to satisfy the recommendations noted in Urban System's water calculations memo dated March 9th, 2011 and the requirements specified in the Fire Underwriter's Survey - Water Supply for Public Fire Protection (1999)".
 - c. Frontage improvements to include, but not limited to:
Patterson Road: curb and gutter, pavement widening, 1.5 m concrete sidewalk, 1.5 m (minimum) grass boulevard, c/w street trees at 9 m spacing, and street lighting. It is noted that the new sidewalk must be designed to meander around the protected tree along Patterson Road.

Tuttle Avenue: 1.5 m concrete sidewalk and 1.5 m (min.) wide grass boulevard
c/w street trees at 9 m spacing.

Note: Design to include water, storm and sanitary service connections for each lot. All
works at developer's sole cost.

Prior to approval of Subdivision, the applicant is required to do the following:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition
Charge, and Address Assignment Fee.

Note: Servicing costs to be determined via the Servicing Agreement.

2. Provide Underground Hydro, Tel., and Cable service connections for each lot.

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

1. Installation of appropriate tree protection fencing around all trees to be retained on site
and/or on adjacent properties prior to any construction activities, including building
demolition, occurring on-site.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8789 (RZ 10-552482)
3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.
P.I.D. 004-229-487
Lot "A" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 014-343-835
Lot "B" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 004-229-550
Lot "C" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
P.I.D. 014-399-831
Lot "D" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8789"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 28, 2011
From: Brian J. Jackson **File:** RZ 10-536067
Director of Development
Re: **Application by Gagan Deep Chadha & Rajat Bedi for Rezoning at 9511/9531 and 9551 No. 3 Road from Two-Unit Dwellings (RD1) & Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from "Two-Unit Dwellings (RD1)" & "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:cl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Gagan Deep Chadha & Rajat Bedi have applied to the City of Richmond for permission to rezone 9511/9531 and 9551 No. 3 Road from “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” to permit development of 14 townhouses with vehicle access from the existing rear lane system (**Attachment 1**).

Project Description

The proposal is to develop 14 townhouse units on a land assembly of approximately 2,230 m² in area (after road dedication and consolidation) on the west side of No. 3 Road in the Broadmoor Planning Area.

The proposed site plan consists of a total of five (5) buildings on either side of a north-south drive aisle proposed to bisect the site and to connect to the existing rear lane system. Two (2) three-storey buildings are proposed on the east side of the drive aisle along No. 3 Road and three (3) two-storey duplex buildings are proposed on the west side of the drive aisle, providing a buffer to the existing single-family neighbourhood to the west.

Although the existing lot grade is well below No. 3 Road (i.e. approx 1 m), the proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two-storey massing of the surrounding single-family neighbourhood, as encouraged by the design guidelines in the Arterial Road Redevelopment Policy. The massing of the north and south units will be further examined as part of the Development Permit application review process to ensure the objectives of the Arterial Road Redevelopment Policy area met. To enable the interior site grade to remain relatively consistent with the existing rear lane system to which the drive aisle connects, the lot grade will transition down from No. 3 Road towards the centre of the site to expose a ground floor parking level, with residential levels above.

A preliminary site plan, landscape plan, and preliminary architectural elevation plans are included in **Attachment 2**.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject site is located on the west side of No. 3 Road between Broadmoor Boulevard and Williams Road, within the Central West Sub-Area of the Broadmoor Planning Area. The subject site is located within 500 m of the Broadmoor/Richlea neighbourhood service centre at the southwest corner of No. 3 Road and Williams Road. Development immediately surrounding the site is as follows:

- To the north, directly across the existing east-west lane, are two (2) newer dwellings and coach houses on small lots zoned “Coach Houses (RCH)”, created through rezoning and subdivision in 2004;

- To the east, directly across No. 3 Road, are older and newer dwellings on large lots zoned “Single Detached (RS1/E)” along with an older character townhouse complex on a lot zoned “Low Density Townhouses (RTL1)” further south;
- To the south, are two (2) newer dwellings on medium-sized lots zoned “Single Detached (RS1/B)”, created through rezoning and subdivision in 2000, along with a townhouse complex constructed in the late 1990’s on a lot zoned “Low Density Townhouses (RTL1)” beyond that; and,
- To the west, across the existing rear lane and city-owned lot, are older and newer dwellings on large lots zoned “Single Detached (RS1/E)”, fronting Belair Drive and Bates Road.

Related Policies & Studies

Official Community Plan

The OCP’s Generalized Land Use Map designation for the subject site is “Neighbourhood Residential”. The Broadmoor Area Central West Sub-Area Plan’s Land Use Map designation for the subject site is “Low Density Residential”. The proposed development is consistent with these land use designations.

The Central West Sub-Area Plan contains several land use objectives that are addressed by the proposed development. Specifically:

- To permit distinct urban corridors along the arterial road edges;
- To provide a range of housing types on the perimeter of the neighbourhood that can accommodate a variety of families and households;
- To strengthen the identity of the No. 3 Road corridor as part of an emerging neighbourhood village;
- To ensure connectivity through the maintenance of existing pedestrian connections from the interior neighbourhood to No. 3 Road and by ensuring the pathways are attractive and safe;
- To ensure that vehicular access to new multi-family developments from No. 3 Road is limited by providing access through lanes;

The proposed multi-family development contributes to the creation of more urban housing options along this section of No. 3 Road, in close proximity to a neighbourhood shopping centre. Pedestrian connectivity is strengthened through proposed off-site improvements existing pedestrian pathways along the north property line of the subject site out to No. 3 Road and to the west of the subject site. Vehicle access to No. 3 Road is limited by utilizing the existing rear lane system accessible from Broadmoor Boulevard.

Lane Establishment & Arterial Road Redevelopment Policies

The City’s Lane Establishment and Arterial Road Redevelopment Policies, guide residential infill development for properties located along arterial roads through the establishment specific redevelopment criteria and design guidelines.

Specifically, these Policies permit multi-family development along No. 3 Road where other similar development exists, subject to: a minimum frontage requirement of 50 m; the availability of public transit on the arterial road; the proximity to commercial services; and, the application not being the first one in the block to introduce a new form of development.

Design guidelines ensure the form and character of multi-family development respects the adjacent neighbourhood context by encouraging two-storey heights along the rear yard interface with single-family housing, the stepping down to 2 ½ storey heights along side yards, and the provision of a 4.5 m rear yard setback.

The subject proposal is consistent with these policies in that it's size, location, and proximity to transit, commercial services, and other previously approved townhouses in the block meets the criteria for consideration of multi-family development along this section of No. 3 Road. The preliminary architectural plans for the proposal indicate consistency with the policies' design guidelines, and will be further refined as part of the Development Permit application review process.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicants propose to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund prior to rezoning adoption in the amount of \$2.00 per buildable square foot (i.e. \$28,817).

Indoor Amenity Space

In accordance with the Official Community Plan and Council Policy 5041, the applicants are proposing a contribution in the amount of \$14,000 in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

Consistent with the Official Community Plan, an outdoor amenity space complete with children's play equipment and furniture will be provided on-site and will be adequately sized and located to meet the design guidelines. The design of the outdoor amenity space, children's play area, and hard and soft landscape details will be further refined as part of the Development Permit application review process.

Flood Protection

The applicants are required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed development complies with the Bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicants are required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicants, which assesses four (4) bylaw-sized trees and one (1) hedgerow consisting of 30 specimens on the subject site, one (1) bylaw-sized tree on the shared south property line with 9559 No. 3 Road, and six (6) bylaw-sized trees on the adjacent city-owned parcel to the west. The Arborist's Report identifies tree species, assesses the structure and condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends:

- Removal of the four (4) bylaw-sized trees (Trees # 7, 8, 9, 11) and the hedgerow comprised of 30 specimens (Trees # 12 to 41) from the subject site;
- Removal of Tree # 10 located on the shared south property line of the site, with 9559 No. 3 Road; and
- Retention of six (6) bylaw-sized trees (Trees # 1 to 6) on the adjacent city-owned parcel to the west.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations on the following basis:

- Trees # 7, 8, 9, 11 are all in poor condition (dead upper canopy, leaning structure, basal cavity, inclusions, fungal growth, hollow trunk etc);
- The hedgerow containing Trees # 12 to 41 has been previously topped at 3.6 m (12 ft) above the ground and has weak branch attachments at the old topping site making them prone to failure. 50% of the trees in the hedgerow are dead. The base of the hedgerow is also located approximately 1 m (3 ft) below the existing crown of the road and conflicts with proposed development plans to achieve the required Flood Construction Level;
- Tree # 10 is in very poor condition, with significant rot at the basal flare and major limbs, and damage to the canopy from past hydro line clearance pruning; and,
- Trees # 1 to 6 on city-owned property are located approximately 15 m away from the west property line of the subject site, and are not anticipated to be impacted by the proposed development. These trees are required to be retained.

A Tree Retention Plan is included in **Attachment 4**.

Written authorization from the adjacent property owners at 9559 No. 3 Road for future removal of Tree # 10 (with a Tree Removal Permit) has been obtained and is on file.

Prior to demolition of the existing dwellings on-site, tree protection fencing must be installed to City standard around the city-owned parcel to the west of the subject site, which contains protected trees (Trees # 1 to 6). Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.

To ensure survival of Trees # 1 to 6, the applicant must submit a security in the amount of \$6,000 prior to final adoption of the rezoning bylaw (reflects the 2:1 replacement tree ratio at \$1,000 per tree). The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.

The tree replacement ratio goal identified in the Official Community Plan is 2:1. Given the four (4) bylaw-sized trees and the hedgerow proposed to be removed from the site, staff recommend that a total of 16 replacement trees be planted and maintained on-site. The applicants have agreed to this recommendation. At Development Permit stage, the final landscape plan attached must include the 16 replacement trees and a letter of credit for the proposed landscaping is required to be submitted by the applicants.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from the existing rear lane system that begins at Broadmoor Boulevard. A portion of the southbound lane turns eastbound and ends at the proposed drive-aisle entrance to the development site, along the north property line. The eastern point of the proposed drive-aisle entrance marks the transition to the existing pedestrian walkway out to No. 3 Road, which is required to be improved as part of the Servicing Agreement design.

Prior to rezoning adoption, the applicants are required to register a restrictive covenant on title to ensure no vehicular access to No. 3 Road (vehicular access is to be from the existing rear lane system, along the north property line only).

28 resident vehicle parking spaces are provided within the garages of each unit (2 spaces per unit). 12 of the vehicle parking spaces are provided in a side-by-side arrangement within the two-storey duplex units and 16 spaces are provided in a tandem arrangement within the three-storey buildings. A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on title prior to rezoning adoption.

Three (3) visitor parking spaces are also provided on-site, accessible from the east-west lane along the north property line. Of the visitor parking spaces provided, one (1) space is a handicapped accessible space.

18 resident bicycle parking spaces (Class 1) are provided within the garages of each unit or in bicycle storage lockers (1.25 spaces per unit). Three (3) visitor bicycle parking spaces (Class 2) are provided in a bike rack located within the outdoor amenity area near the entrance to the subject site.

Multiple locations are proposed for pedestrian access to the site and throughout the site for on-site circulation of residents. Pedestrian access is provided to the site from both the existing east-west walkway along the north property line and from two (2) proposed pedestrian entrances to the site along No. 3 Road.

Discharge of Covenant

An existing covenant on title (BE36857) restricting 9511/9531 No. 3 Road to a duplex only is required to be discharged prior to final adoption of the rezoning bylaw.

Site Servicing, Land Dedication & Off-Site Improvements

A Capacity Analysis for the Sanitary Sewer was submitted by the applicants. The City's Engineering division has reviewed the analysis and accepts the consultant's recommendations that no upgrades to the existing sanitary sewer are required. The sanitary sewer analysis calculations are required to be included on the Servicing Agreement design drawings.

As part of the review of the rezoning application by staff in the Planning, Transportation, Engineering, and Parks divisions, the following requirements have been identified for completion prior to rezoning adoption:

- Dedication of the area denoted as Statutory Right-of-Way 68053 at 9551 No. 3 Road as road;
- Consolidation of 9511/9531 and 9551 No. 3 Road into one (1) development parcel (which will require the demolition of the existing dwellings).
- Registration on title of a 2 m wide Right-of-Way (ROW) for Public Right-of-Passage (PROP) along the new east property line of the subject site for future road widening and frontage improvements. As part of the provision of the Right-of-Way, the applicants are to confirm whether Parcel K of the Explanatory Plan of Right-of-Way 68053 at 9511/9531 No. 3 Road exists as a "parcel" and if so, to dedicate it as road;
- A \$3,000 contribution towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road at the north end of the block;
- Payment of Neighbourhood Improvement Charges for future lane improvements adjacent to the south end of the subject site (i.e. west of 9551 No. 3 Road);
- Enter into a standard Servicing Agreement for the design and construction of vehicle lane improvements, pedestrian walkway improvements, and frontage improvements along No. 3 Road, as described in **Attachment 5**.

Analysis

OCP Compliance – Arterial Road Redevelopment Policy and Design Guidelines

The proposed development is generally consistent with the design guidelines for multi-family projects contained in the Official Community Plan. The proposed height, siting and orientation of the buildings respect the massing of existing single-family homes and potential future multi-family developments. Street fronting units along No. 3 Road present themselves as having two and a half storeys, while the split-level rear duplex units present themselves from the west as having two-storeys. As encouraged by the OCP, the proposed 4.6 m rear yard setback, adjacent to the interior single-family neighbourhood, exceeds the minimum 3.0 m rear yard setback

requirement in the Zoning Bylaw. The proposed 3.0 m wide north side yard setback abutting the existing 6.0 m wide lane provides increased separation to the adjacent single-family dwelling to the north. Further refinements to lot grading, building massing, and architectural elevations will be required through the Development Permit application review process.

Development Potential of Adjacent Properties

Under the Lane Establishment and Arterial Road Redevelopment Policies, this block on the west side of No. 3 Road between Francis and Williams Roads is designated for single-family development. However, given the existing rear lane system, the proximity to transit, commercial services, and the presence of previously approved townhouse projects south of the subject site (mid-block and at the south end of this block), this application could be considered on its own merit for redevelopment potential for multi-family developments.

Variances Requested

Based on the review of the preliminary site plan for the project, the following variances to Richmond Zoning Bylaw 8500 are being requested:

- An increase to the lot coverage for buildings from 40% to 42%. This variance can be considered on the basis that the 2% increase is consistent with the amount of lot area required to be dedicated along No. 3 Road, while the floor area ratio still remains under the maximum of 0.6 FAR. The proposal complies in terms of lot coverage with buildings, structures, and non-porous surfaces and lot coverage with live plant material. Also, 11% of the lot area is treated with permeable pavers within the outdoor amenity area, the vehicle drive-aisle, and pedestrian pathways, which assists with on-site drainage.
- Locating four (4) landscape structures within required yard setbacks (i.e. Trellises 1 to 4). This variance can be considered on the basis that the landscape structures form part of the overall landscape design and are used to define and provide visual interest at various access points throughout the site.
- To permit 16 tandem parking spaces. This variance can be considered for eight (8) units in the three-storey buildings along No. 3 Road as this form (with garages at grade and living space above) is consistent with that of other developments in the City, and because it enables the development to achieve a density of 0.6 FAR within walking distance to the neighbourhood service centre at the south end of the block.

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure design consistency with the City's guidelines for multi-family developments and with the existing neighbourhood context. The Rezoning Considerations will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, lot grading, landscape planning, and architectural character will be made as part of the Development Permit application review process. Specifically, the following issues will be further examined:

- Improvements to lot grading and its impact on the streetscape elevation along No. 3 Road (including entry stair design), and within the outdoor amenity area;
- Improvements to the visitor parking area to better define and integrate it within the development site (e.g. grasscrete surface treatment, slight shift to the east to enable landscaping along the west property line);
- Opportunities to reduce the massing of the end units;
- Opportunities for improvements to the massing and design of exposed architectural elevations to address potential adjacency concerns (e.g. end-unit massing, large expanses of brick walls on side elevations, bike storage locker doors, garbage and recycling enclosure height etc.)
- Opportunities for refinements to all architectural elevations through the addition of window openings, through variation in exterior materials, and to break up the appearance of the row of garage doors along the internal drive-aisle;
- A detailed review of the proposed convertible unit design and clear identification of proposed aging-in-place features on all plans;
- Opportunities for improvements to the main entries of rear duplex units to better respond to principles of Crime Prevention Through Environment Design (CPTED);
- Opportunities for improvements to shallow roof forms;

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact

None.

Conclusion

This infill development proposal is for a 14-unit townhouse complex on the west side of No. 3 Road between Broadmoor Boulevard and Williams Road. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established on the west side of this block.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context, and the proposal contributes to enhanced pedestrian circulation within the neighbourhood. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

June 28, 2011

- 10 -

RZ 10-536067

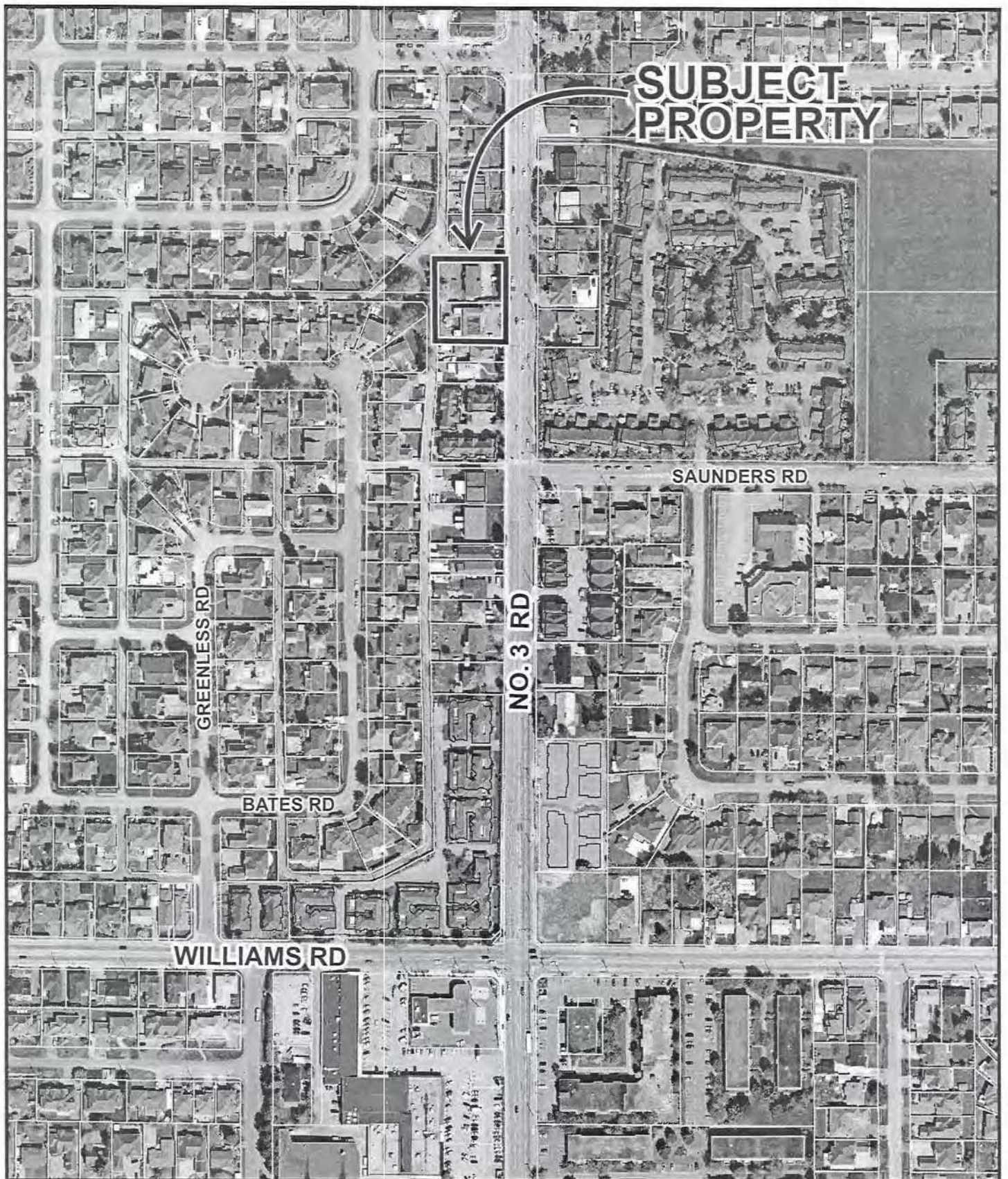
On this basis, staff recommends support for the rezoning application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:cl

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



RZ 10-536067

PLN - 48

Original Date: 07/22/10

Amended Date:

Note: Dimensions are in METRES

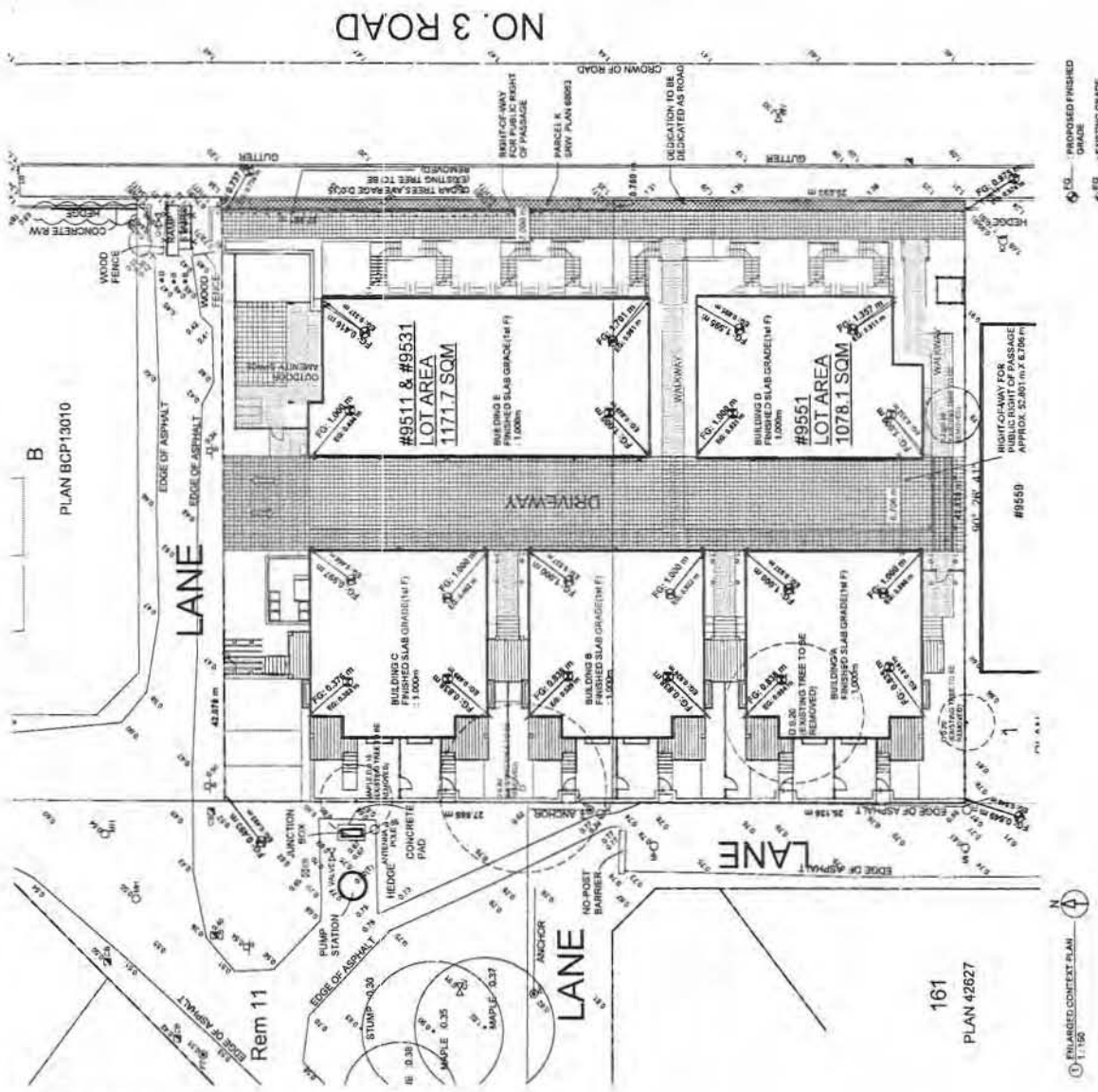


PLN - 50

NOTE 1:
AVERAGE FINISHED SITE GRADE:
 FINISHED GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24
 LOT CORNERS
 • BUILDING A: 0.42m + 0.73m + 0.87m + 0.84m = 3.00m
 • BUILDING B: 0.33m + 1.00m + 1.00m + 0.83m = 3.16m
 • BUILDING C: 0.37m + 0.97m + 1.00m + 0.83m = 3.17m
 • BUILDING D: 0.37m + 0.97m + 1.00m + 0.83m = 3.17m
 • BUILDING E: 1.00m + 0.41m + 1.30m + 1.00m = 4.11m
 = 22.65m

NOTE 2:
MAX. BUILDING HEIGHT:
 REQUIRED: PROPOSED
 BUILDING A, B & C: 12m PER BY-LAW 6.6.7
 BUILDING D & E: 9.50m

NOTE 3:
 THE UNIT OF SURVEY ELEVATION IS FT. METER



Wilson Chang
 Architect
 218 West 8th Ave
 Vancouver, BC V6T 1G6
 TEL: 604.681.1111
 FAX: 604.681.1112

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 8511 9501 0501
 RICHMOND, B.C.

PROJECT NO: W1802
 SCALE: As Shown
 DRAWN: JH
 CHECKED: WC
 DATE: 02/11/20

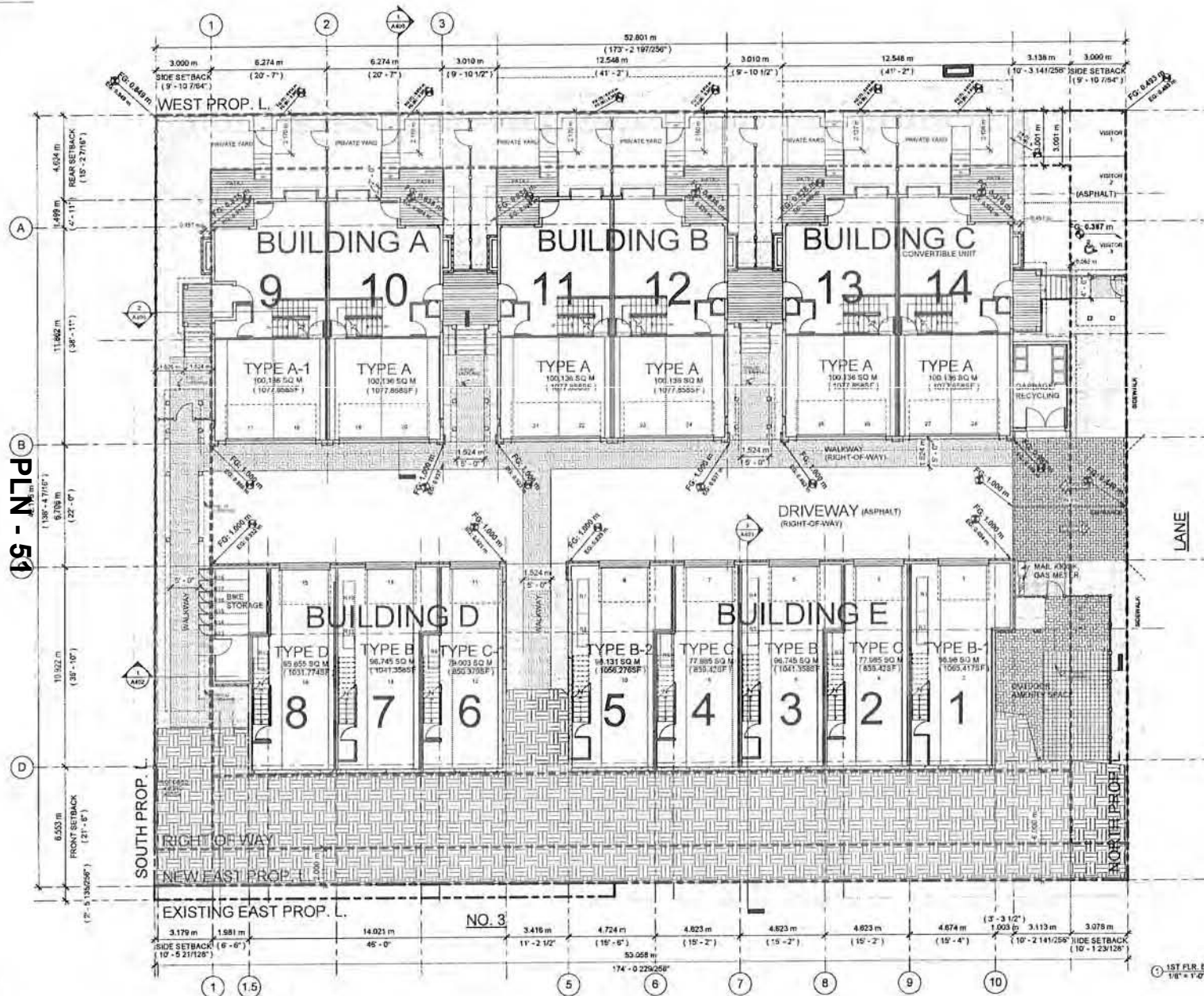
CONTEXT PLAN & ENLARGED CONTEXT PLAN

DATE: 02/11/20
 1:100

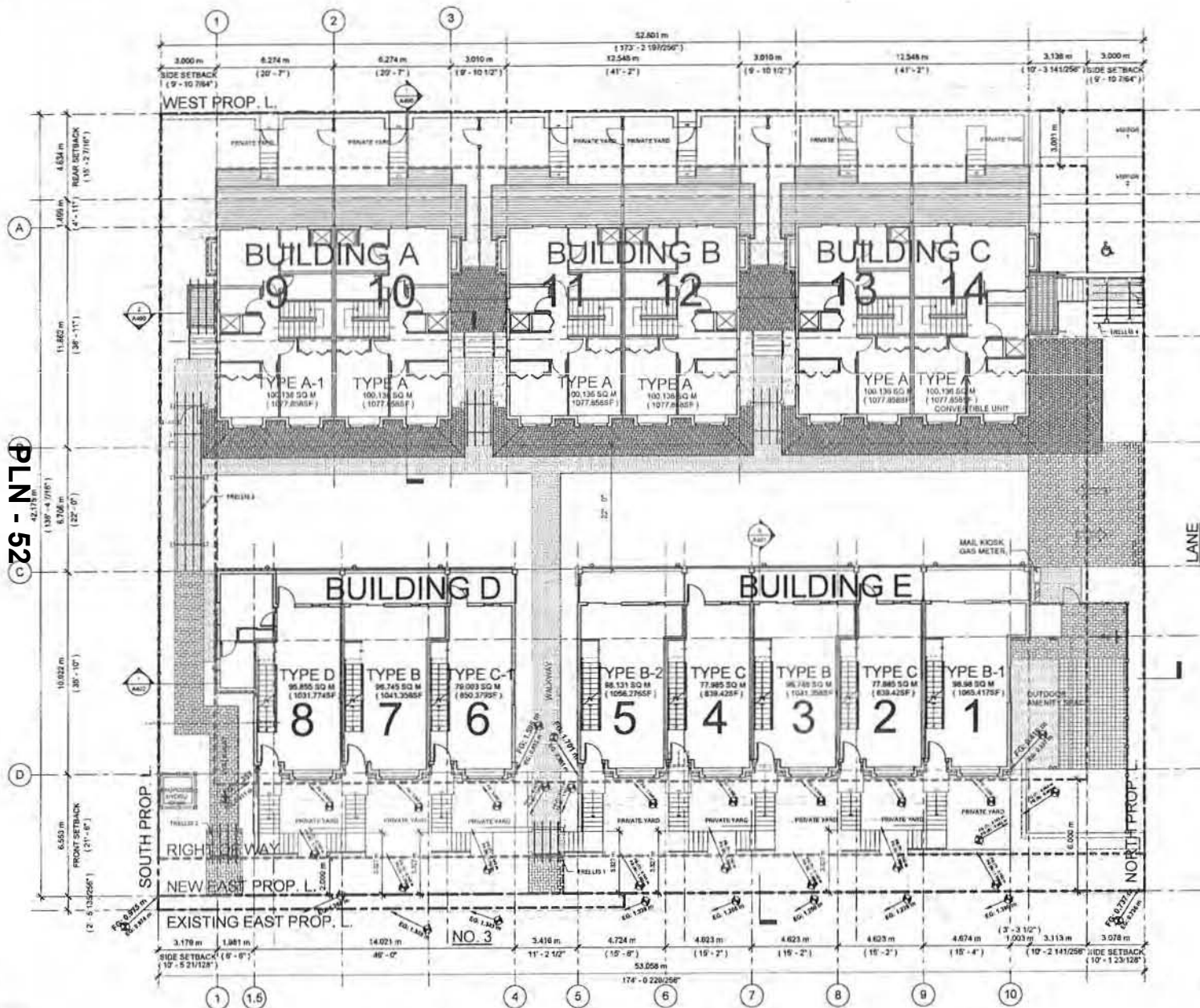
DATE: 02/11/20
 1:100

DATE: 02/11/20
 1:100

DATE: 02/11/20
 1:100



10 of 31



ACCESSIBILITY & AGING-PLACE:

1. AGING-IN PLACE FEATURES BE INSTALLED IN ALL UNITS.
2. UNIT 14 IN BUILDING C IS A CONVERTIBLE UNIT.

Wilson Chang
Architect
318 West 5th Ave
Vancouver, BC V6T 1G5
T 604.633.3488
F 604.633.3437

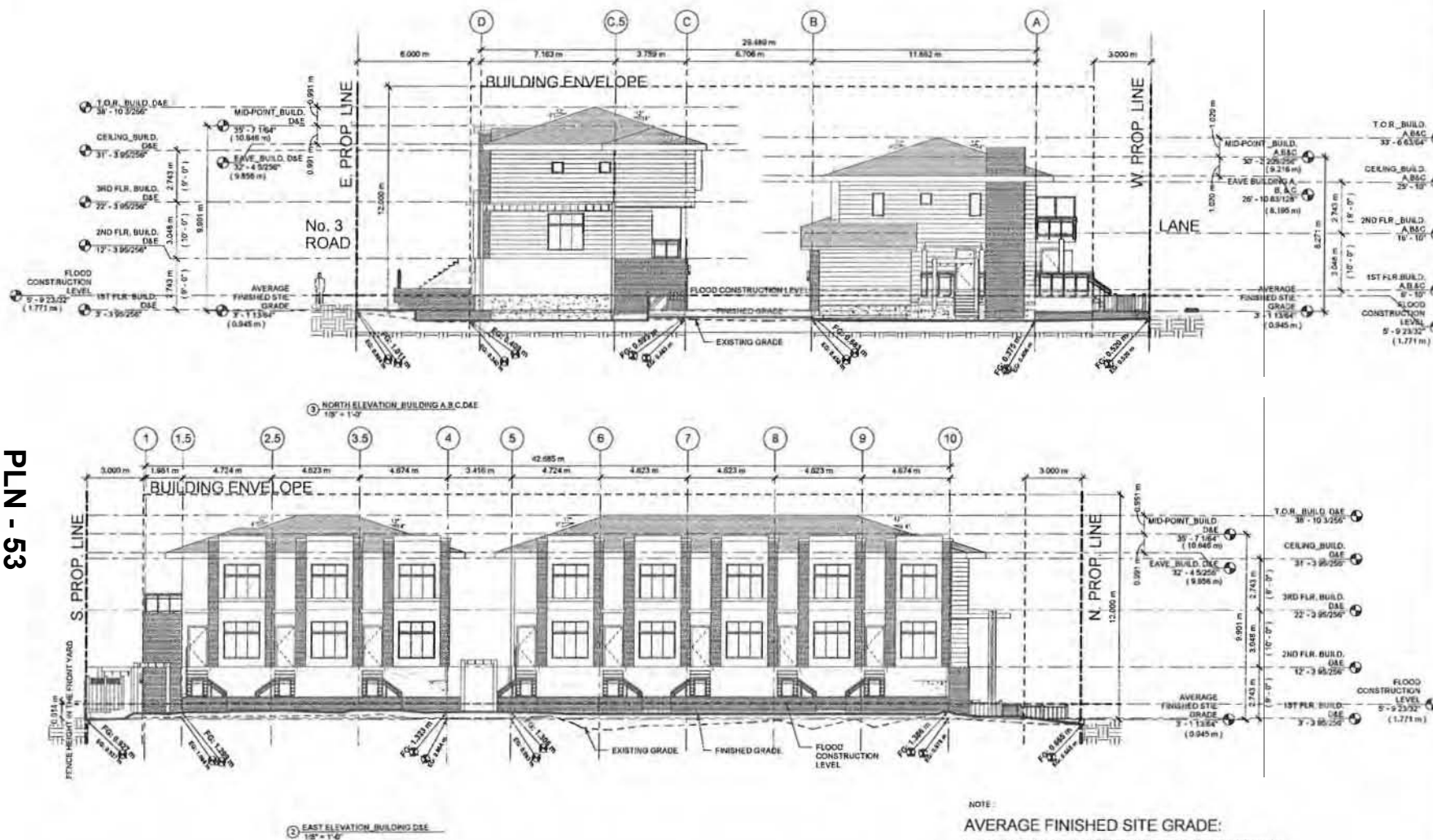
NO.	DATE	REVISIONS
A	JAN 16 2011	REVISION FOR PRELIMINARY POWER APPROVAL
B	FEB 1 2011	REVISION FOR PRELIMINARY POWER APPROVAL
C	MAY 11 2011	REVISION FOR PRELIMINARY POWER APPROVAL
D	JUN 14 2011	REVISION FOR PRELIMINARY POWER APPROVAL
E	JUN 21 2011	REVISION FOR PRELIMINARY POWER APPROVAL

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9511, 9531, 9551
NO 3 ROAD
RICHMOND, B.C.

UPPER SITE PLAN

A202

PLAN - 53



NOTE:

AVERAGE FINISHED SITE GRADE:

FINISHED GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24	
LOT	: 0.493m + 0.737m + 0.975m + 0.849m = 3.054m
+ BUILDING A	: 0.838m + 1.000m + 1.000m + 0.835m = 3.673m
+ BUILDING B	: 0.838m + 1.000m + 1.000m + 0.838m = 3.676m
+ BUILDING C	: 0.376m + 0.997m + 1.000m + 0.838m = 3.211m
+ BUILDING D	: 1.000m + 1.005m + 1.357m + 1.000m = 4.362m
+ BUILDING E	: 1.000m + 0.416m + 1.701m + 1.000m = 4.117m

22.683 / 24 = 0.945m

MAX. BUILDING HEIGHT:

	REQUIRED	PROPOSED
BUILDING A, B & C	12m (PER BYLAW 8.6.7)	8.271 m
BUILDING D & E	12m (PER BYLAW 8.6.7)	9.961 m

EG : EXISTING GRADE
FG : PROPOSED FINISHED GRADE

Wilson Chang

Architect

325 West 8th Ave
Vancouver BC V6P 1S6
T 604.683.3488
F 604.683.3487

NO.	DATE	REVISION
A	AS, N 2011	GRADING & SITE PLAN APPLICATION
B	FD, 2 2011	GRADING & SITE PLAN APPLICATION
C	ME, 11 2011	GRADING & SITE PLAN APPLICATION
D	AM, 11 2011	GRADING & SITE PLAN APPLICATION
E	AM, 30 2011	GRADING & SITE PLAN APPLICATION

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

9511.9531.9551
NO 3 ROAD
RICHMOND, B.C.

PROJECT: W1002

SCALE: As indicated
DRAWN: RL
CHECKED: WVC

NORTH / EAST (BUILD. D&E) ELEVATIONS

A300

20 of 31



City of Richmond

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

Development Application Data Sheet

RZ 10-536067

Attachment 3

Address: 9511/9531 and 9551 No. 3 Road

Applicant: Gagan Deep Chadha & Rajat Bedi

Planning Area(s): Broadmoor (Central West Sub-Area)

	Existing	Proposed
Owner:	Kraftsmen Holdings Ltd	To be determined
Site Size (m²):	2,249.76 m ² (24,217 ft ²)	2,230.98 m ² (24,014.13 ft ²) after land dedication
Land Uses:	One (1) two-family dwelling One (1) single detached dwelling	14 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Two-Unit Dwellings (RD1) & Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14
Other Designations:	The City's Lane Establishment & Arterial Road Redevelopment Policies permit multi-family infill development on a land assembly with a minimum frontage of 50 m, on a public transit route, and where it is within walking distance of commercial services. This development proposal is consistent with these policies.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.59	none permitted
Lot Coverage – Building:	Max. 40%	41.073%	Variance Requested
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 65%	63.549%	none
Lot Coverage – Live Plant Material:	Max. 25%	25.416%	none
Lot Size (min. dimensions):	Lot Width: 50 m Lot Depth: 35 m Lot Area: N/A	Lot Width: 53 m Lot Depth: 42 m Lot Area: 2,230.98 m ² after land dedication	none
Setback – Front Yard (m):	Min. 6 m	6.553 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Side & Rear Yards (m):	Min. 3 m	From 3 m to 4.634 m	none
Height (m):	12 m	9.9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Accessible:	1 (V)	1 (V)	none
Off-street Parking Spaces – Total:	28 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Not permitted	16 resident spaces	Variance Requested
Amenity Space – Indoor:	70 m ²	Cash-in-lieu (\$14,000)	none
Amenity Space – Outdoor:	6 m ² /unit = 84 m ²	94 m ²	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

[illegible]

DMG

landscape architects

A Partnership of
J.D. Mitchell & Associates Ltd.
Peters Campbell Mills Consultants Ltd.

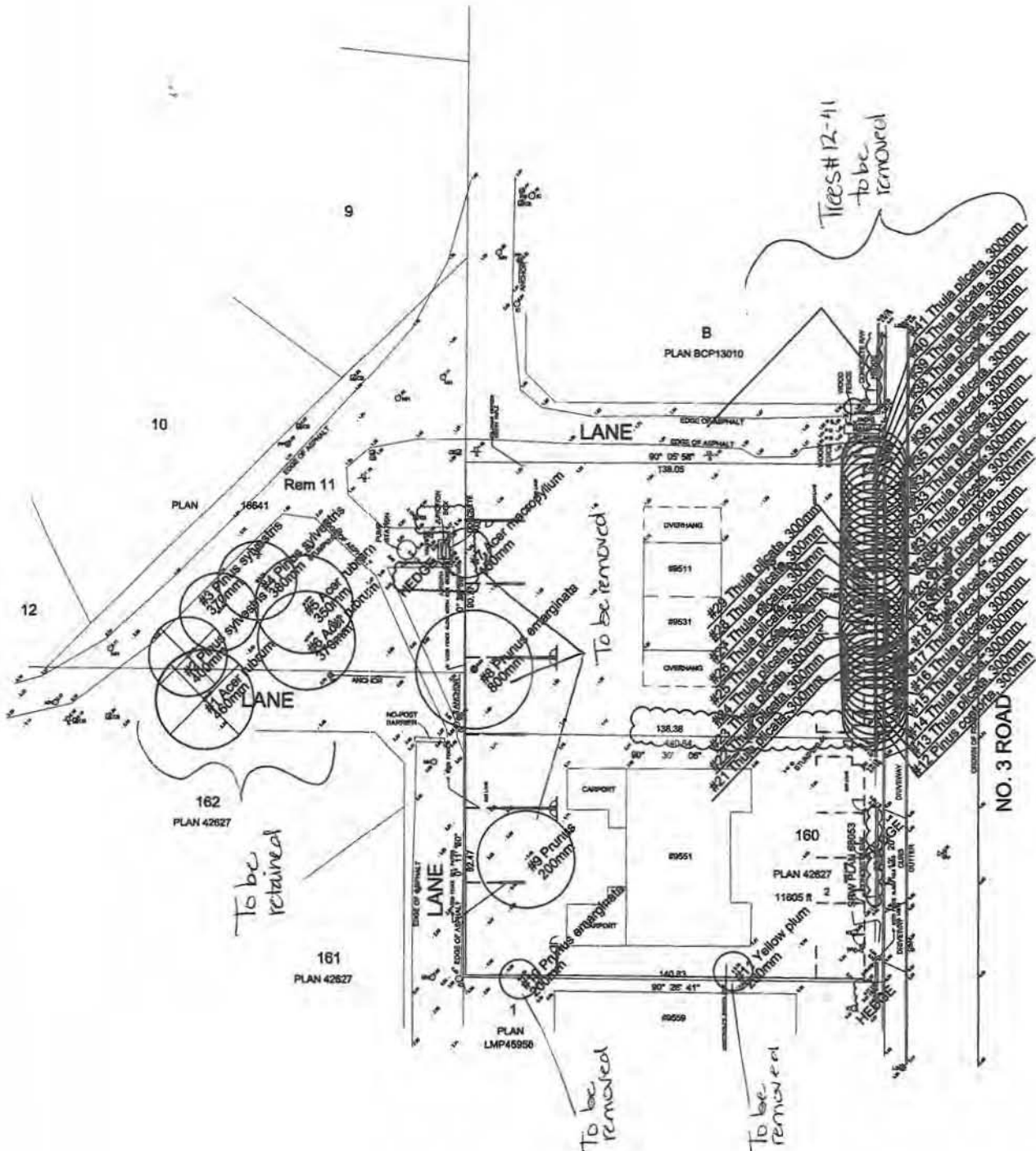
Suite C100 • 4881 4th Cross Drive
Burlington, Oregon 97148
503 638 4038

TOWNHOUSE DEV.
NO. 3 RD
RICHMOND, B.C.

REFERENCES

TREE SURVEY

DATE	PLANT	<div style="text-align: center;"> L1ARB OF 2 </div>
SCALE	ISSUED	
DRAWN		
DESIGNED		
CHKS		



Rezoning Considerations
9511/9531 and 9551 No. 3 Road
RZ 10-536067

Prior to final adoption of Zoning Amendment Bylaw 8762, the following items are required to be completed:

1. Dedication of the area denoted as Statutory Right-of-Way 68053 at 9551 No. 3 Road as road;
2. Consolidation of 9511/9531 and 9551 No. 3 Road into one (1) development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Survival Security in the amount of \$6,000 for the six (6) off-site trees (Trees # 1 to 6) on city-owned property to the west of the subject site. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.
4. The City's acceptance of the applicants' voluntary contribution in the amount of \$3,000 towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road at the north end of the block.
5. The City's acceptance of the applicants' voluntary cash-in-lieu contribution of \$2.00 per buildable square foot (i.e. \$28,817) to the City's Affordable Housing Reserve Fund.
6. Contribution of \$1,000 per dwelling unit (i.e. \$14,000) in-lieu of the provision of on-site indoor amenity space.
7. Payment of Neighbourhood Improvement Charges for future lane improvements adjacent to the south end of the subject site (i.e. west of 9551 No. 3 Road).
8. The discharge of the existing covenant on title of 9511/9531 No. 3 Road restricting the use of the site to a duplex (charge # BE36857).
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant on title prohibiting the conversion of any ground floor tandem parking areas to storage or habitable space.
11. Registration of a restrictive covenant on title to ensure no vehicular access to No. 3 Road (vehicular access is to be from the existing rear lane system, along the north property line only).

12. Registration on title of a 2 m wide Right-of-Way (ROW) for Public Right-of-Passage (PROP) along the new east property line of the subject site for future road widening and frontage improvements. As part of the provision of the Right-of-Way, the applicants are to confirm whether Parcel K of the Explanatory Plan of Right-of-Way 68053 at 9511/9531 No. 3 Road exists as a “parcel” and if so, to dedicate it as road.
13. Entrance into a standard Servicing Agreement for the design and construction of the following off-site works:
 - Improvements to the east-west vehicle lane and pedestrian walkway along the entire north property line of the subject site, and to the north-south vehicle lane from the subject site to the north property line of 9491 No. 3 Road. Vehicle lane improvements are to include, but are not limited to: storm sewer, sand/gravel base, rollover curbs (both sides), asphalt pavement (5.1 m wide curb to curb), and standard vehicle lane lighting (Note: applicants are to be reimbursed by Neighbourhood Improvement Charges collected from 9491 and 9493 No. 3 Road). Pedestrian walkway improvements between the eastern point of the proposed drive-aisle entrance and No. 3 Road are to include, but are not limited to: a minimum 2 m wide pedestrian walkway complete with low landscaping and pedestrian-scale lighting on both sides, connecting to the existing sidewalk at No. 3 Road with redesigned stairs and ramp (max 4% gradient) to make it accessible. Swing gate/bollards are to mark the transition between vehicle and pedestrian access at the eastern point of the proposed drive-aisle entrance.
 - Frontage improvements along No. 3 Road to remove the existing City guard/hand rail on the retaining wall along the entire east property line of the subject site;
 - Improvements to the north-south walkway located within the city-owned parcel west of the subject site (Lot Rem 11, Plan 16641), which provides a pedestrian connection between the northbound and southbound vehicle lanes. Improvements are to include, but are not limited to: a minimum 1.2 m wide walkway and repaving to a smooth, accessible surface.

The Servicing Agreement design is to include water, storm, and sanitary sewer service connections for the proposed development.

14. Submission and processing of a Development Permit Application* to a level deemed acceptable by the Director of Development.

Prior to Demolition* stage, the following items are required to be completed:

- Installation of tree protection fencing to City standard around the city-owned parcel to the west of the subject site, which contains protected trees (Trees # 1 to 6).

Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.

At Building Permit* stage, the following items are required to be completed:

- Payment of Development Cost Charges (City and GVS&DD), and School Site Acquisition Charges;
- Submission of a Construction Parking and Traffic Management Plan to the City's Transportation Division. The Plan must include the parking location 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 the Ministry of Transportation) and MMCD Traffic Regulation Section 01570. See <http://www.richmond.ca/services/ttp/special.htm> for more information.

* This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8762 (RZ 10-536067)
9511/9531 AND 9551 NO. 3 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 001-101-528

Lot 1 Block A Except: Parcel K (Statutory Right of Way Plan 68053), Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

P.I.D. 004-151-160

Lot 160 Section 29 Block 4 North Range 6 West New Westminster District Plan 42627

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8762"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee **Date:** June 13, 2011
From: Brian J. Jackson **File:** RZ 11-572970
Director of Development
Re: **Application by Treo Developments Inc. for Rezoning at 10491/ 10511 Bird Road**
from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:es
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Item	Details
Application	RZ 11-572970
Location	10491/10511 Bird Road (Attachment 1)
Owner	Monte Dar and Gaganjit Jagpal
Applicant	Treo Developments Inc.

Date Received	April 14, 2011
Acknowledgement Letter	April 26, 2011
Fast Track Compliance	May 13, 2011
Staff Report	June 13, 2011
Planning Committee	July 19, 2011

Site Size	1396 m ² (15026.418 ft ²)
Land Uses	Existing – One (1) duplex
	Proposed – Two (2) single-family lots, each approximately 698 m ² (7513.2 ft ²)
Zoning	Existing - Single Detached (RS1/E)
	Proposed - Single Detached (RS2/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" • East Cambie Area Plan Land Use Map – "Residential (Single-Family Only)". • Lot Size Policy 5424 (adopted by Council in 1989) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/B)" (Attachment 2). <p><i>This application conforms with applicable land use designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood consisting of a mix of newer homes on small lots and older single-family dwellings and duplexes on larger lots. Most of the properties on the south side of Bird Road have already been subdivided into RS1/B, while the north side of the street are mainly large lots zoned RS1/E. There is currently one other active rezoning application on the north side of the street to permit subdivision of a duplex-lot to create two smaller lots, consistent with the Lot Size Policy (RZ 11-581622 at 10391 Bird Road). • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north is a vacant property owned by the BC Transportation Financing Authority zoned "School & Institutional Use (SI)"; ○ To the east is a duplex on a lot zoned "Two-Unit Dwellings (RD1)"; ○ To the south immediately across Bird Road are two single detached dwellings on lots zoned "Single Detached (RS1/B)"; ○ To the west is a single detached dwelling on a lot zoned "Single Detached RS1/E".

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses: <ul style="list-style-type: none"> ○ One (1) bylaw-sized tree on the subject property (joint ownership with the City of Richmond); ○ Three (3) bylaw-sized hedging cedars located on the subject property; and ○ Three (3) bylaw-sized trees and one (1) Laurel hedgerow on the adjacent property to the east at 10531/10551 Bird Road. • The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain and protect one bylaw-sized tree (Tree #1) located along the front property line (joint ownership with City of Richmond) as it is in very good condition and should be retained and protected. Parks Arboriculture staff concur with retention of this tree. Tree protection fencing as detailed in the Arborist report must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed. • The City's Tree Preservation Coordinator also concurs with the removal and replacement of the three (3) hedging cedars (Trees #2, 3 & 4) located on the site as they are part of a remnant hedge row that has become fragmented from historic tree loss and are not viable for retention. • The City's Tree Preservation Coordinator also concurs with the removal of Tree #5 located on the neighbouring property to the east (10531/10551 Bird Road) due to its existing poor condition and impracticalities of safely retaining the tree during the proposed demolition and construction works. The applicant has submitted written authorization from the neighbour at 10531/10551 Bird Road for future tree removal via a tree permit. • In order to prevent Trees #6 & 7 and the Laurel hedgerow located on the adjacent property to the east from being mortally damaged or destabilized, the existing boundary fence along the east property line of the subject site is to be retained as tree protection during construction. Perimeter drainage and retaining wall/fence installation can be undertaken with a provision for root pruning, pruning and other special measures.
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Staff Comments (cont'd)

- The final Tree Retention Plan is included in **Attachment 4**.
- Based on the 2:1 replacement ratio goal in the OCP, a total of 6 (six) replacement trees of the following sizes are required to be planted and maintained on the future lots:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
4	6 cm		3.5 m
2	8 cm		4 m

- A Landscaping Security of \$3,000 (\$500/tree) is required prior to rezoning adoption to ensure that the proposed number of replacement trees are planted and maintained.
- To ensure survival of protected trees, the applicant must submit the following prior to rezoning adoption:
 - a contract with a Certified Arborist for on-site supervision of all works to be conducted at development stage within close proximity to the tree protection zones of the tree to be retained on-site and the off-site hedge to be protected. The contract must include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc), as well as a provision for a post-construction impact assessment report to be submitted by the City for review;
 - a survival security to the City in the amount of \$1,000 for Tree #1 (reflects the 2:1 replacement ratio). The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.

Aircraft Noise Covenant

- An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw.

Affordable Housing

- Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.
- The applicant proposes to provide a cash-in-lieu contribution. The voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$7,008).
- Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance

Staff Comments (cont'd)	<p>with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This agreement would be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.</p> <p><u>Flood Management</u></p> <ul style="list-style-type: none"> • Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw. <p><u>Site Servicing & Vehicle Access</u></p> <ul style="list-style-type: none"> • There are no servicing concerns with rezoning. • Vehicle access to the future lots at development stage will be from Bird Road. <p><u>Subdivision</u></p> <ul style="list-style-type: none"> • At Subdivision stage, the applicant will be required to pay service connection costs and Neighbourhood Improvement Charges for future road improvements.
Analysis	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designations and policy guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site. • Most of the lots along the north side of this block of Bird Road have the potential to rezone and subdivide. Given that some of the lots in the area are narrower already and/or have relatively new housing, the character of the neighbourhood should not change dramatically.
Attachments	<p>Attachment 1 – Location Map/Aerial Photo</p> <p>Attachment 2 – Lot Size Policy 5424</p> <p>Attachment 3 – Development Application Data Sheet</p> <p>Attachment 4 – Tree Retention Plan</p>
Recommendation	<p>The rezoning application complies Lot Size Policy 5424 and the applicable OCP Land Use designations. On this basis, staff support the application. The list of rezoning considerations is included below, which has been agreed to by the applicant (signed concurrence on file).</p>



Erika Syvokas
Planning Technician
(604-276-4108)

ES:rg

Prior to final adoption of Zoning Amendment Bylaw 8784, the following items are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscaping Security in the amount of \$3,000 (\$500/replacement tree) to ensure that the proposed number of replacement trees are planted and maintained.
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 on-site trees to be retained and off-site trees to be protected (i.e. Tree # 1, & the off-site Laurel hedgerow). The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for Tree # 1. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (\$7,008) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

6. Registration of a flood indemnity covenant on title.

At Demolition stage*, the applicant will be required to:

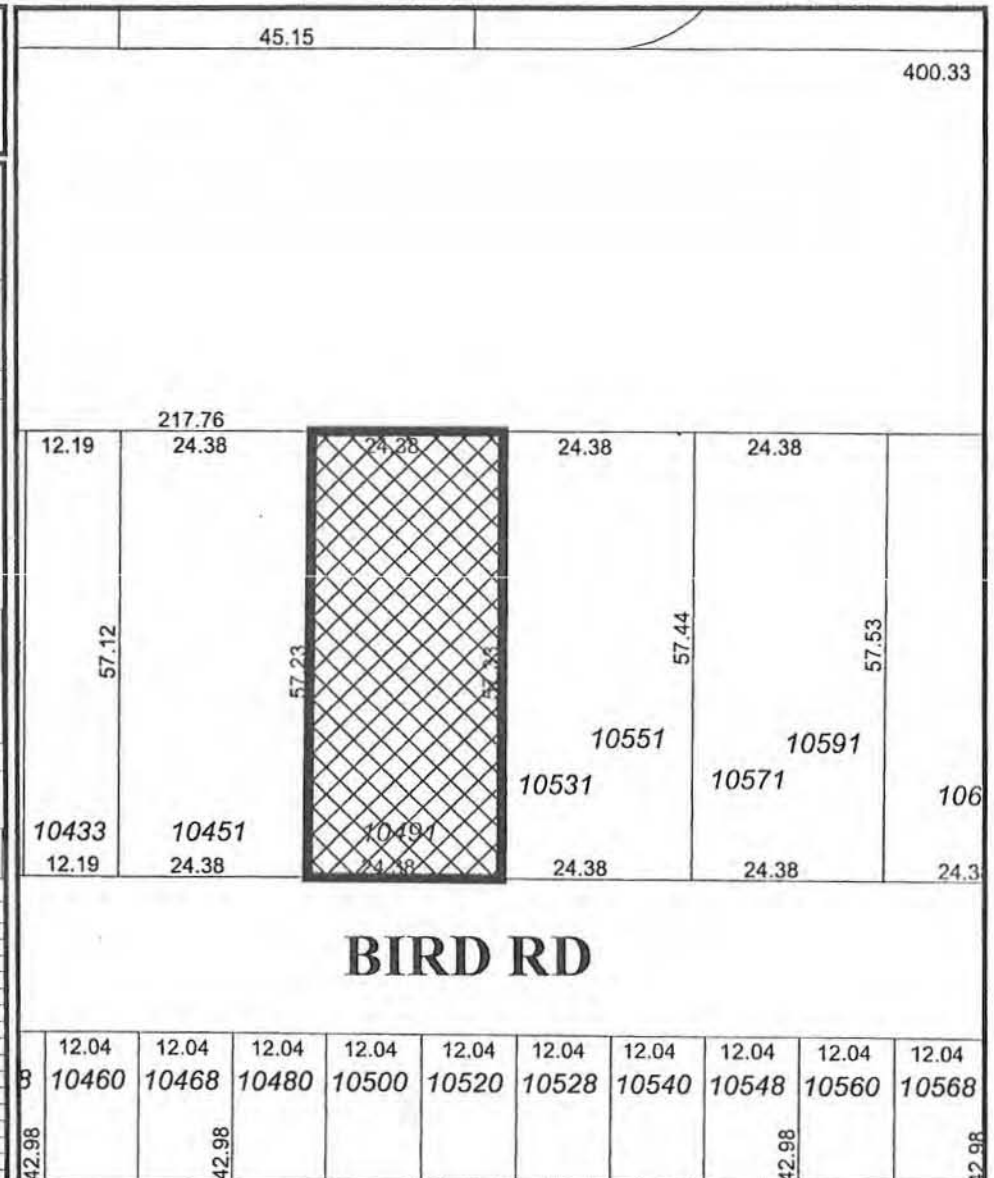
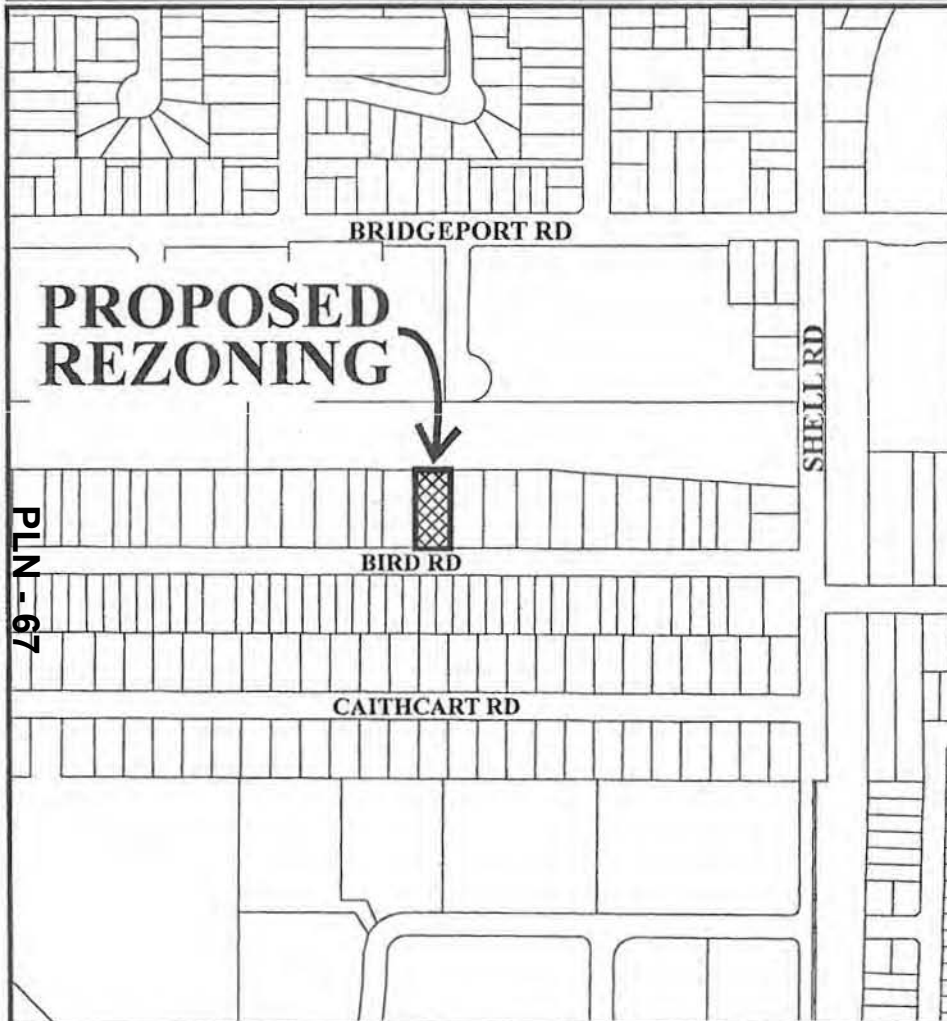
- Obtain a tree removal permit to remove Tree #5 from the neighbouring property to the east (10531/10551 Bird Road); and
- Install Tree Protection Fencing around Tree #1 (5 m x 5 m) to be retained on-site as shown on the Tree Retention Plan.
- Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage*, the applicant will be required to:

- pay service connection costs and Neighbourhood Improvement Charges, for future road improvements.



City of Richmond



RZ 11-572970

Original Date: 04/21/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-572970

PLN - 68

Original Date: 04/21/11

Revision Date:

Note: Dimensions are in METRES



Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

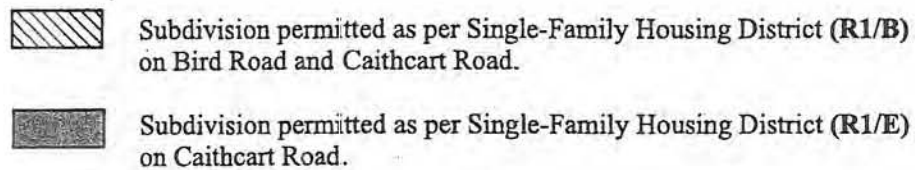
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Amended Date:



City of Richmond

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

Development Application Data Sheet

RZ 11-572970

Attachment 3

Address: 10491/10511 Bird Road

Applicant: Treo Developments Inc.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Monte Dar and Gaganjit Jagpal	To be determined
Site Size (m²):	1396 m ² (15026.418 ft ²)	Two (2) lots – each approx 698 m ² or 7513.2 ft ²)
Land Uses:	<ul style="list-style-type: none"> One (1) two-family dwelling 	Two (2) single family lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – “Neighbourhood Residential” 	No change
Area Plan Designation:	East Cambie Area Plan Land Use Map – “Residential (Single-Family Only).	No change
702 Policy Designation:	Lot Size Policy 5424 (adopted by Council in 1989) – permits subdivision of properties in accordance with the provisions of “Single-Family Housing District (R1/B)”,	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Two (2) lots – each approx 698 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees.

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 46 BLOCK B

SECTION 26 BLOCK 5 NORTH RANGE 6 WEST

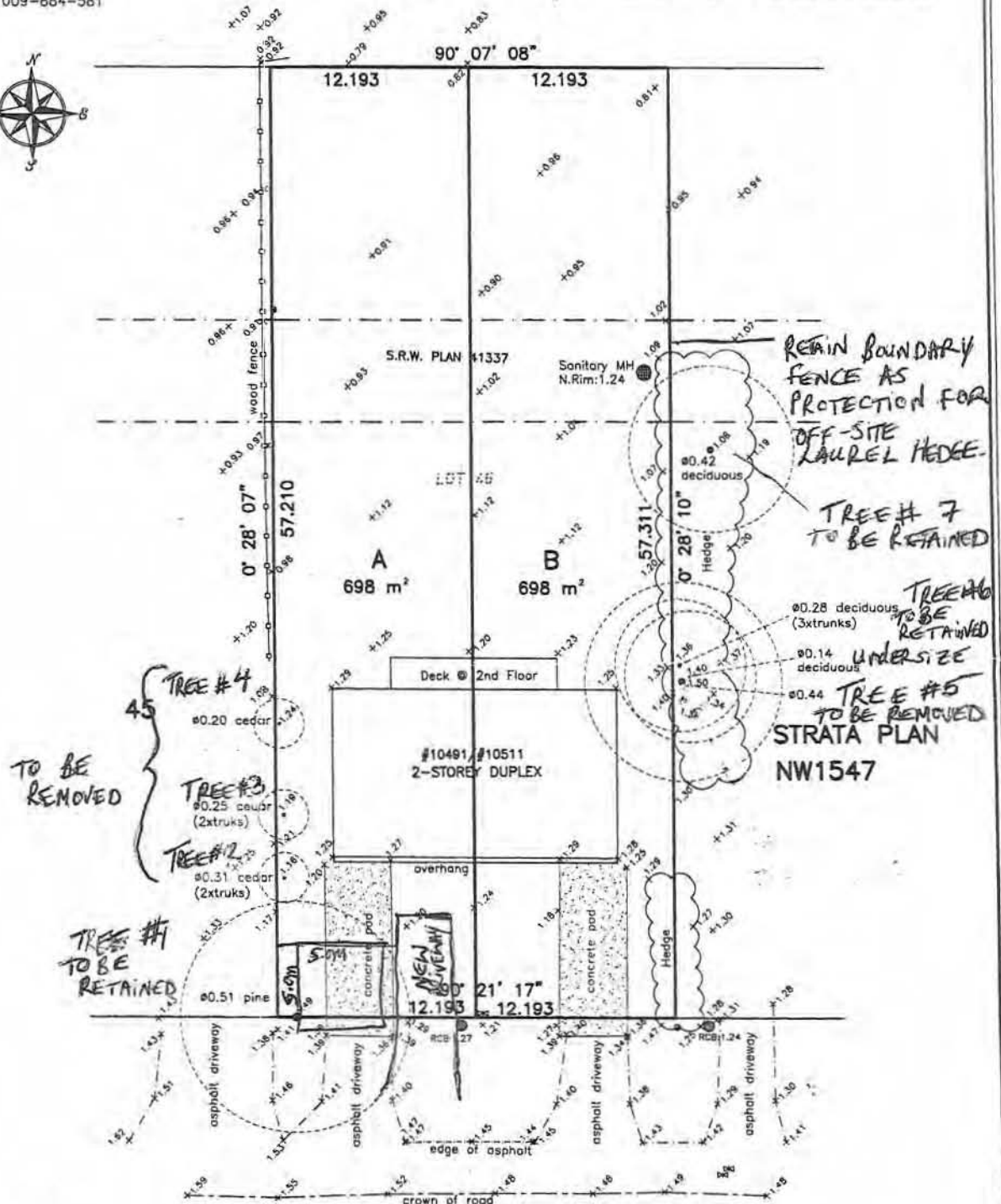
NEW WESTMINSTER DISTRICT PLAN 14105

SCALE: 1:250 ATTACHMENT 4

#10491 BIRD ROAD,
RICHMOND, B.C.
P.I.D 009-884-581

58

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4298
FB-163 P40-42
Drawn By: TH

LEGEND:

- denotes tree
- denotes power pole
- RCB denotes round catch basin
- ⊙ denotes manhole
- ⊕ denotes water valve

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #194,
Control Monument 02H2415
in slab of Both Slough North pump station
E of No.5 Rd.
Elevation = 3.337 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

DWG No. 4298-TOPO

PLN - 72

FEBRUARY 8th, 2011



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8784 (11-572970)
10491/10511 BIRD ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 009-884-581

LOT 46 BLOCK B SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT PLAN 14105

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8784"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE

ADOPTED

_____ CITY OF RICHMOND
_____ APPROVED by
_____ APPROVED by Director or Solicitor
_____ APPROVED by Director or Solicitor
_____ APPROVED by Director or Solicitor
_____ APPROVED by Director or Solicitor
_____ APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: June 24, 2011
File: RZ 09-499249
Re: Application by Western Dayton Homes Ltd. for Rezoning at 8540 No. 3 Road
from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Western Dayton Homes Ltd. has applied to the City of Richmond for permission to rezone 8540 No. 3 Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) in order to permit the development of eight (8) 2½-storey townhouse units with vehicle access from Bowcock Road (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

- To the North: Across Bowcock Road, a mix of existing single-family dwellings and duplexes on lots zoned Single Detached (RS1/C) and Single Detached (RS1/E);
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Gay Road;
- To the South: An existing townhouse development with 18 two-storey units on a lot zoned Low Density Townhouses (RTL3) at a maximum density of 0.6 FAR; and
- To the West: Across No. 3 Road, existing single-family dwellings on lots zoned Single Detached (RS1/E).

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple family residential development along major arterial roads, especially in locations such as the subject site, which are within walking distance of commercial services and where public transit is available.

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies. The exception is that the site's frontage (approximately 27.5 m) is less than the Policy's requirement of at least a 50 m frontage on a major arterial road. However, the site is an orphan lot, constraining further land assembly exist as it is bounded by Bowcock Road to the north and an existing townhouse complex to the south along No. 3 Road.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$23,005.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. A resident in the adjacent townhouse complex to the south (8600 No. 3 Road) expressed concerns related to adjacency, privacy, and security. A list of concerns is provided below, along with the responses in ***bold italics***:

1. The 3.0 m south side yard setback should be maintained and no projections into the side yard setback should be allowed in order to keep privacy and openness of the adjacent private yards.
(The proposed 0.91 m south side yard setback variance is for a short length to accommodate a single-storey garage. The applicant has agreed to design the garage with a low roof and install tall growing plant material to screen the view of the building from the adjacent townhouses. As the proposed garage is to the north of the neighbouring lot, the small encroachment into the side yard setback will not shadow the neighbouring private yards located to the south. Projection of bay windows into the side yard setbacks is permitted under Zoning Bylaw 8500. The design of the bay windows will be reviewed at Development Permit stage to minimize possible overlook.)
2. The 3.0 m setback area along the south property line should be kept as a passive space without visitor parking stalls, bike racks, mailbox or unit entrances being located within this area. Any structures located within the setback area will become stepping stores for climbing over the privacy fence.
(The bike rack and mailboxes have been relocated out of the south side yard setback area. Final locations for these facilities to be reviewed at Development Permit stage. The applicant has been advised that unit entries should not be located on the side of the buildings due to security/surveillance concerns; unit entry design will be reviewed at Development Permit stage.)
3. Tall trees should be planted within the south side yard setback to provide natural screening in order to minimize noise and possible overlook into the adjacent private back yards from the proposed 2½-storey building.
(The applicant has agreed to incorporate tall landscape elements within the setback area to screen the 2½-storey building from the adjacent development. Staff will work with the applicant on the landscaping scheme to ensure that a natural buffer/screen is included in the landscape design at the Development Permit stage.)

Staff CommentsTrees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. Six (6) bylaw-sized trees on-site and four (4) street trees along the site frontages were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve two (2) trees and remove eight (8) bylaw-sized trees (see **Attachment 4** for a Tree Preservation Plan).

Location / Tree Health	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-Site / Good	4	1	3	Removal of a Cherry tree and a Cypress tree due to building conflicts. These two (2) trees are not high value specimen trees and are located such that modifications to the buildings to keep them will result in significant loss in density (approx. 50%). Removal of a Hazelnut tree due to the required frontage improvements and the change in site grade. A minimum 6 m high conifer replacement tree is recommended at the northeast corner of the site to compensate for the loss of the Hazelnut tree. A \$5,000 landscape security is required to ensure a larger calliper tree is provided.
On-Site / Poor	2	0	2	
Total Number of On-Site Trees	6	1	5	
Street Trees / Good	3	1	2	Removal of two (2) trees due to required sanitary and storm upgrades along Bowcock Road frontage. Parks concurred with the proposed removal; 2:1 compensation (i.e. 2,000) is required.
Street Trees / Poor	1	0	1	Parks concurred with the proposed removal; 2:1 compensation (i.e. \$1,000) is required.
Total Number of Street Trees	4	1	3	Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and removal of the hedges will be at the owner's cost.
Total	10	2	8	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 10 replacement trees are required for the removal of five (5) on-site trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 18 trees on-site. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$10,000: \$500/replacement tree + \$5,000 for a larger calliper tree) to ensure the replacement planting will be provided.

The applicant has committed to the retention of one (1) bylaw-sized tree on-site and one (1) street tree located at the southwest corner of the site. In order to ensure that these trees will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until the proposed landscaping is planted on-site. The City will retain the remaining 50% of the security for two (2) year after inspection of the completed landscaping to ensure that the protected trees have survived. In addition, a proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

Site Servicing and Frontage Improvements

An independent review of servicing requirements (sanitary and storm) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that both sanitary and storm upgrades to the existing system are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the sanitary and storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Prior to final adoption, the developer is required to dedicate a 4 m x 4 m corner cut at Bowcock Road and No. 3 Road. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements are also required (please see **Attachment 5** for details).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

Official Community Plan (OCP) Compliance

Arterial Road Developments

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the east side of No. 3 Road between Bowcock Road and Francis Road is designated for multiple-family development. The proposal is generally in compliance with the requirements for multiple-family residential developments under the Arterial Road Redevelopment Policy. The townhouses are designed to a maximum of 2½-storey height with a 6 m setback to both the front and rear property line.

Development Permit Guidelines

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the OCP. The exception is that a four-plex interface with the single-family homes to the east is being proposed as opposed to the preferred duplexes interface as a transition between townhouse units and single-family homes. To minimize the impact from the four-plex on the adjacent existing single-family home to the east, the developer have adjusted the roof form as much as possible to simulate a duplex character. The proposed 2½-storey homes are also designed to have no attic windows overlooking the neighbouring property to the east. The proposed massing and window placements will be controlled through the Development Permit process.

Medium Density Townhouses (RTM2)

The proposed zoning Medium Density Townhouses (RTM2) with a maximum density of 0.65 FAR complies with the Low-Density Residential land use designation contained in the OCP for development on the City's arterial roads. Densities above the range of 0.6 FAR are usually considered in conjunction with development sites in close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site on the same block of a neighbourhood commercial development and is within walking distance to the other local and neighbourhood commercial establishments along No. 3 Road. To qualify for the proposed density and to satisfy the requirements of the RTM2 zone, the applicant is:

- Preserving two (2) bylaw-sized trees along the No. 3 Road frontage which will contribute to the development identity and streetscape elevation;
- Proposing a 3.5:1 tree replacement ratio, which is over and above the 2:1 tree replacement ratio goal stated in the OCP;
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing one (1) convertible unit which is designed to accommodate a stair lift.

Requested Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTM2) zone. Based on the review of current site plan for the project, the following variances are being requested:

1. Reduced minimum interior side yard setback from 3.0 m to 2.09 m to allow a portion of a single storey garage to project into the south side yard setback;
2. Reduced minimum exterior side yard setback along Bowcock Road from 6.0 m to 3.0 m to allow the proposed west building to locate approximately 3.0 m from the north property line;
3. Reduced minimum exterior side yard setback along Bowcock Road from 6.0 m to 4.5 m to allow the proposed east building to locate approximately 4.5 m from the north property line;
4. Reduced minimum lot width from 30 m to 27.6 m;
5. Changes to parking standards to allow tandem parking spaces in four (4) of the townhouse units and four (4) small car parking stalls in four (4) of the townhouse units.

The proposed streetscape design on Bowcock Road (including residential-style entries and windows oriented towards the street, as well as a combination of private outdoor space, trees, shrubs, and decorative fences) provide a high level of pedestrian interest along the exterior side yard of the development. The proposed 3.0 m exterior side setback to the west building is consistent with the required exterior side setback for a single-family home. The proposed 4.5 m exterior side setback to the east building provides a transition between the proposed 3.0 m setback for the west building at No. 3 Road and the required 6.0 m front yard setback (from Bowcock Road) for the adjacent single-family home to the east.

All of the variances mentioned above will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 8540 No. 3 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Window orientations and bay window projections to address adjacency corners;
- Elimination of projections into reduced road setbacks;
- Unit entry design with respect to CPTED principles;
- Adequacy of the proposed private outdoor space in each of the units;
- Location and design of the convertible unit and other accessibility features;

- Proposed site grade and tree protection zone configuration to ensure protected tree survival;
- Provision of a minimum 6 m high conifer replacement tree at the northeast corner of the site to compensate for the loss of the Hazelnut tree;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Preservation Plan
Attachment 5: Rezoning Considerations Concurrence



City of Richmond

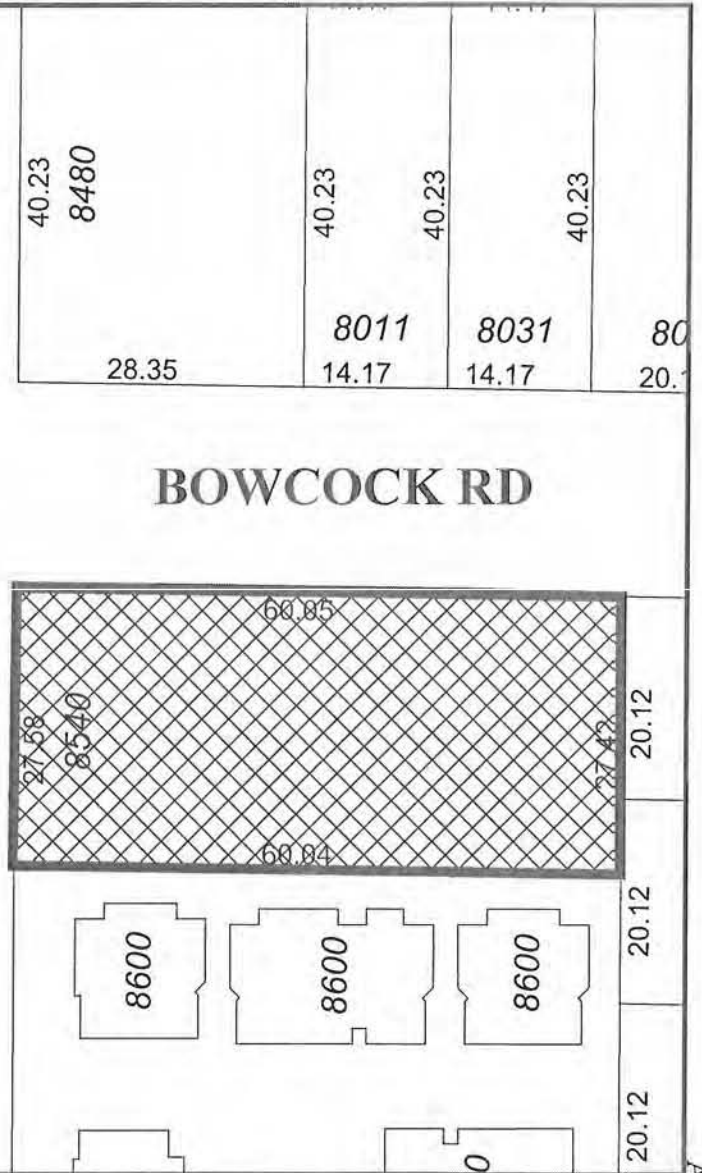
PLN - 83



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8571
24.57

NO. 3 RD



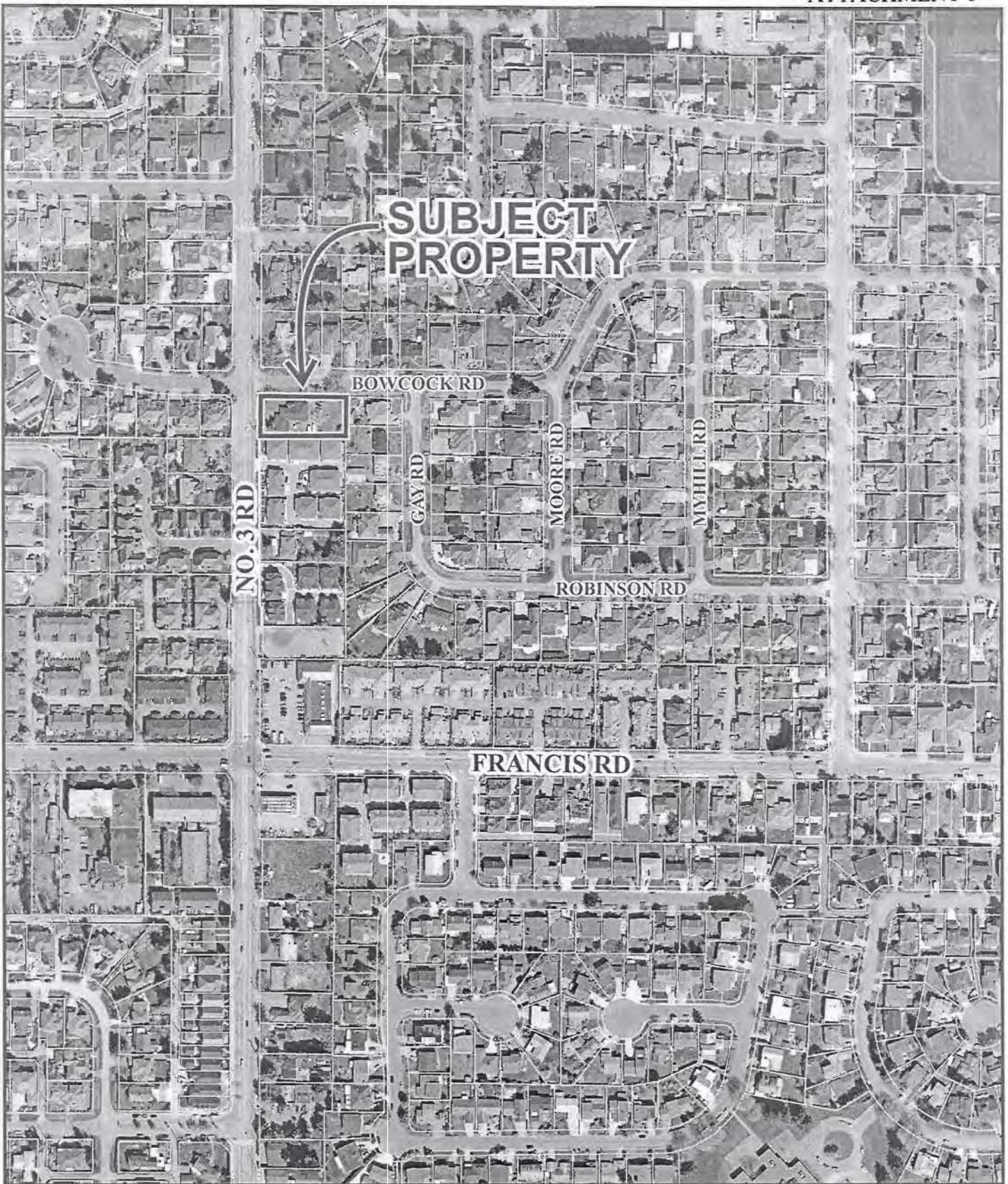
RZ 09-499249

Original Date: 12/01/09

Revision Date: 07/14/11

Note: Dimensions are in METRES

ATTACHMENT 1

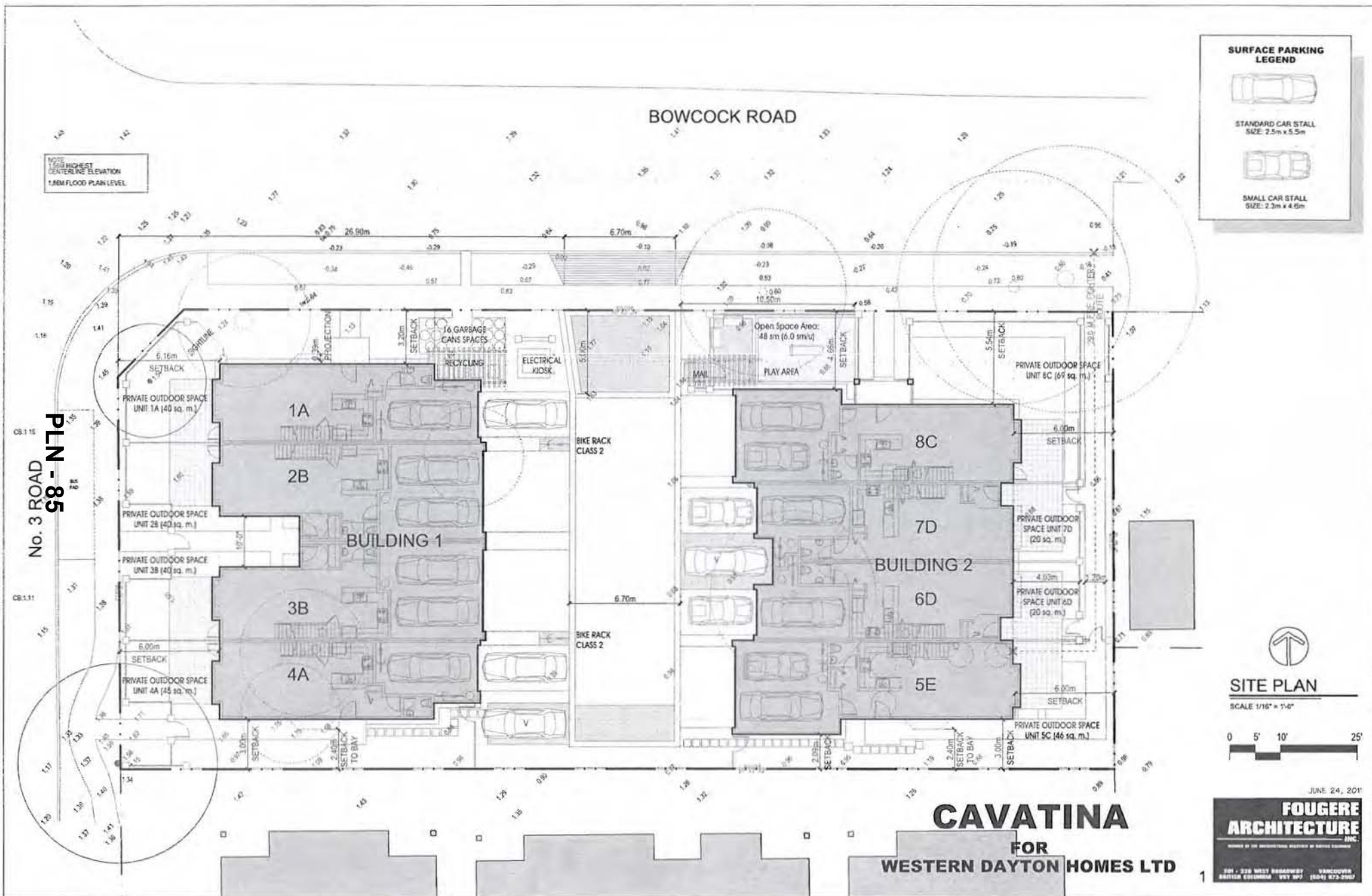


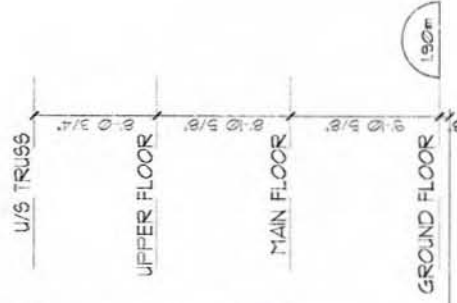
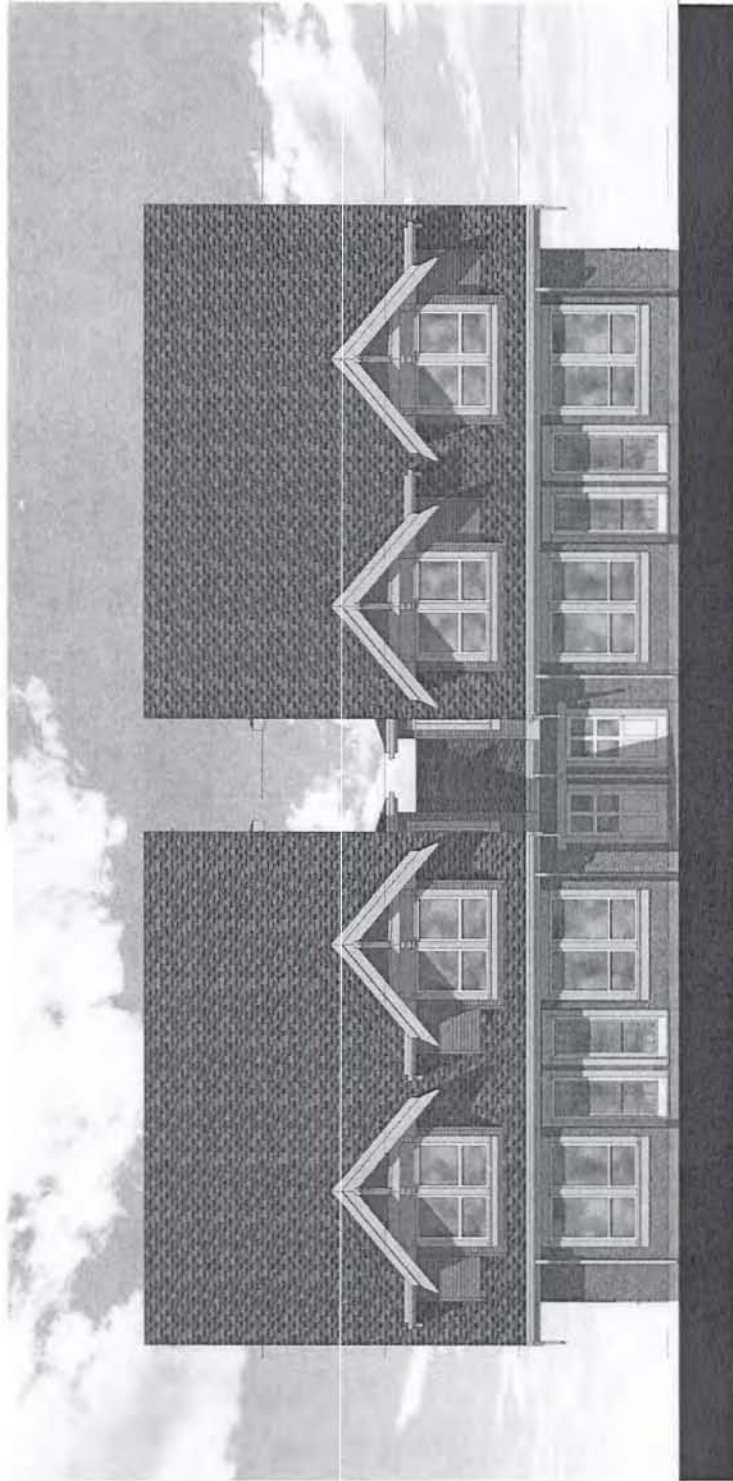
RZ 09-499249

Original Date: 12/01/09

Amended Date: 06/14/11

Note: Dimensions are in METRES





PLN - 86

FRONT ELEVATION (No. 3 ROAD) BUILDING 1

SCALE 1/8" = 1'-0"

CAVATINA

FOR

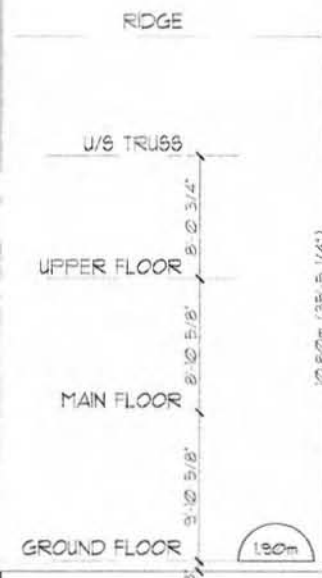
WESTERN DAYTON HOMES LTD

JUNE 24, 2011

**FOUGERE
ARCHITECTURE**
INC.

201 - 224 WEST BRANDYBURY
WATERLOO, ONTARIO N2L 6P7
(519) 875-3300

1
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8
PLN
-87-



EXTERIOR FINISHES SCHEDULE

- 1 WOOD TRIMS
- 2 WOOD BRACKETS
- 3 WOOD FASCIA
- 4 ASPHALT SHINGLES
- 5 VINYL SIDING
- 6 VINYL WINDOWS
- 7 WOOD POST
- 8 METAL FLASHING
- 9 ALUMINUM CUTTERS
- 10 ALUMINUM DOWNSPOUTS
- 11 SLOP DASH STUCCO
- 12 WOOD RAILS & PICKETS
- 13 CONCRETE BASE

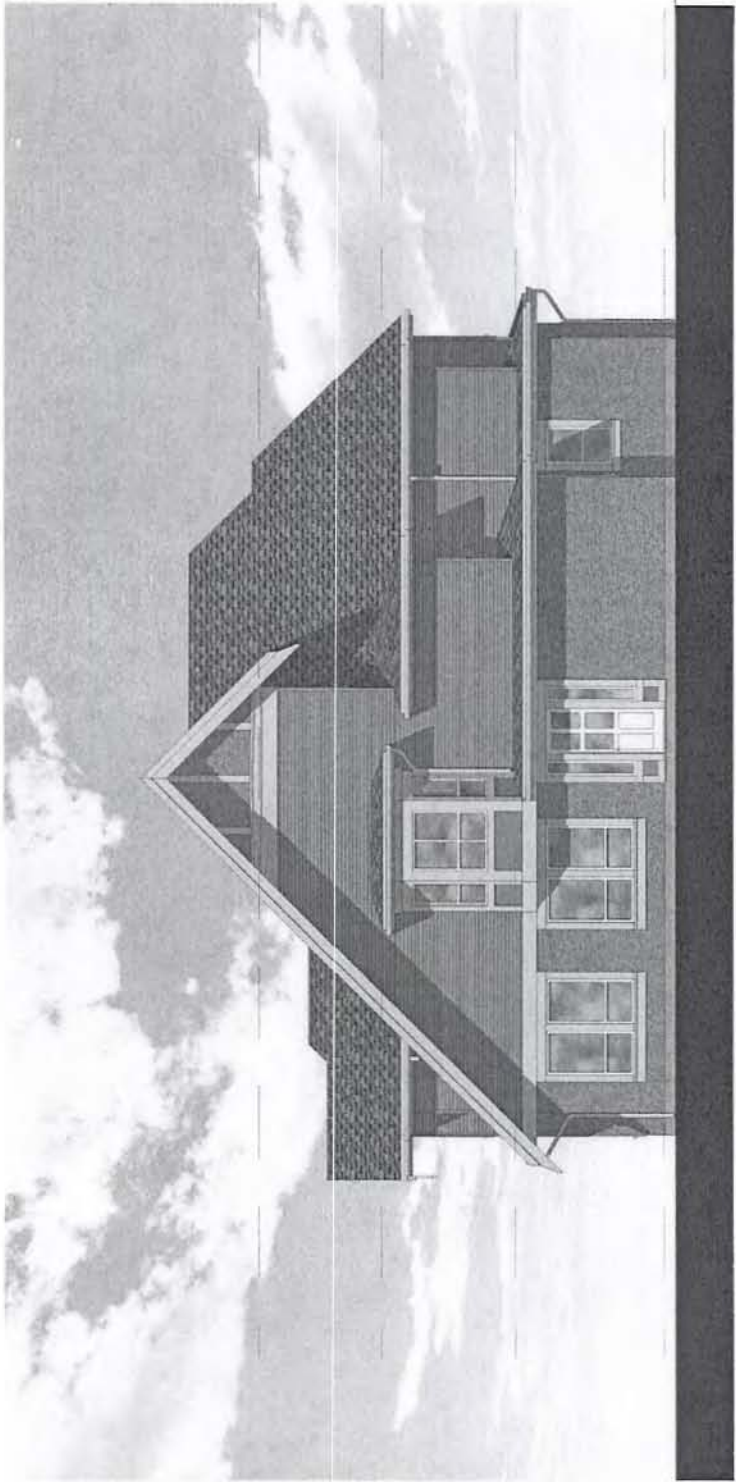
NOTE:
1.56M HIGHEST ROAD
CENTERLINE ELEVATION
1.86M FLOOD PLAIN LEVEL

SIDE ELEVATION (BOWCOCK ROAD) BUILDING 1

SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD



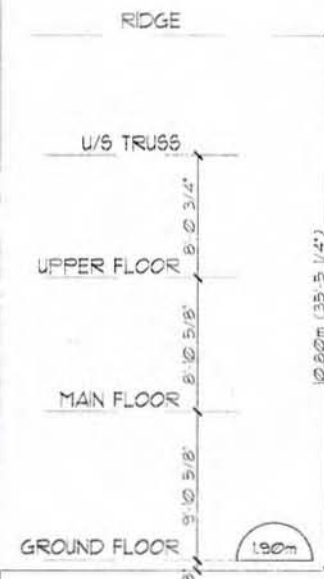


SIDE ELEVATION (SOUTH) BUILDING 1
SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD

JUNE 24, 2011
FOUGERE
ARCHITECTURE
ARCHITECTS & INTERIORS
202 - 323-3333
1000 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 5B7
(416) 291-7507

1
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EXTERIOR FINISHES SCHEDULE

- 1 WOOD TRIMS
- 2 WOOD BRACKETS
- 3 WOOD FASCIA
- 4 ASPHALT SHINGLES
- 5 VINYL SIDING
- 6 VINYL WINDOWS
- 7 WOOD POST
- 8 METAL FLASHING
- 9 ALUMINUM GUTTERS
- 10 ALUMINUM DOWNSPOUTS
- 11 SLOP DASH STUCCO
- 12 WOOD RAILS & PICKETS
- 13 CONCRETE BASE

NOTE:
1.56M HIGHEST ROAD
CENTERLINE ELEVATION
1.86M FLOOD PLAIN LEVEL

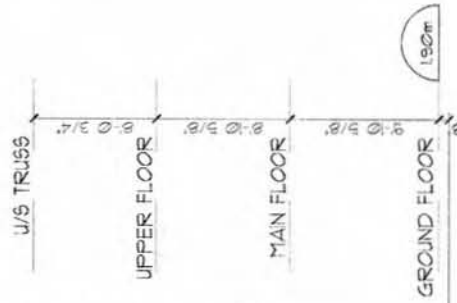
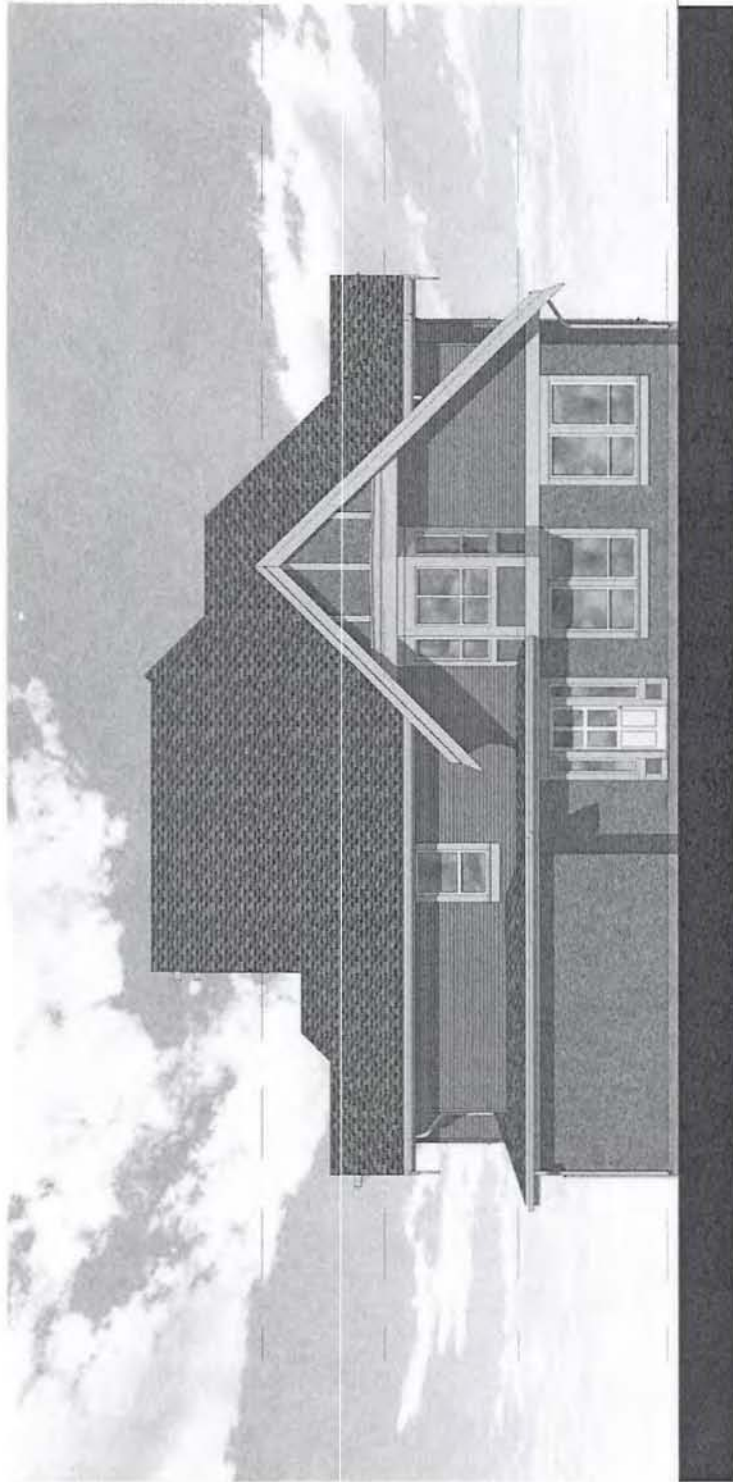
SIDE ELEVATION (BOWCOCK ROAD) BUILDING 2

SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD



JUNE 24, 2011

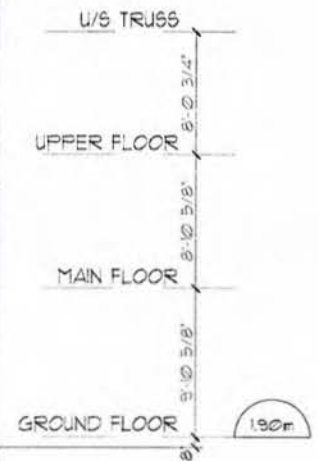


PLN - 90

SIDE ELEVATION (SOUTH) BUILDING 2

SCALE 1/8" = 1'-0"

PLN - 91



FRONT ELEVATION (EAST) BUILDING 2

SCALE 1/8" = 1'-0"

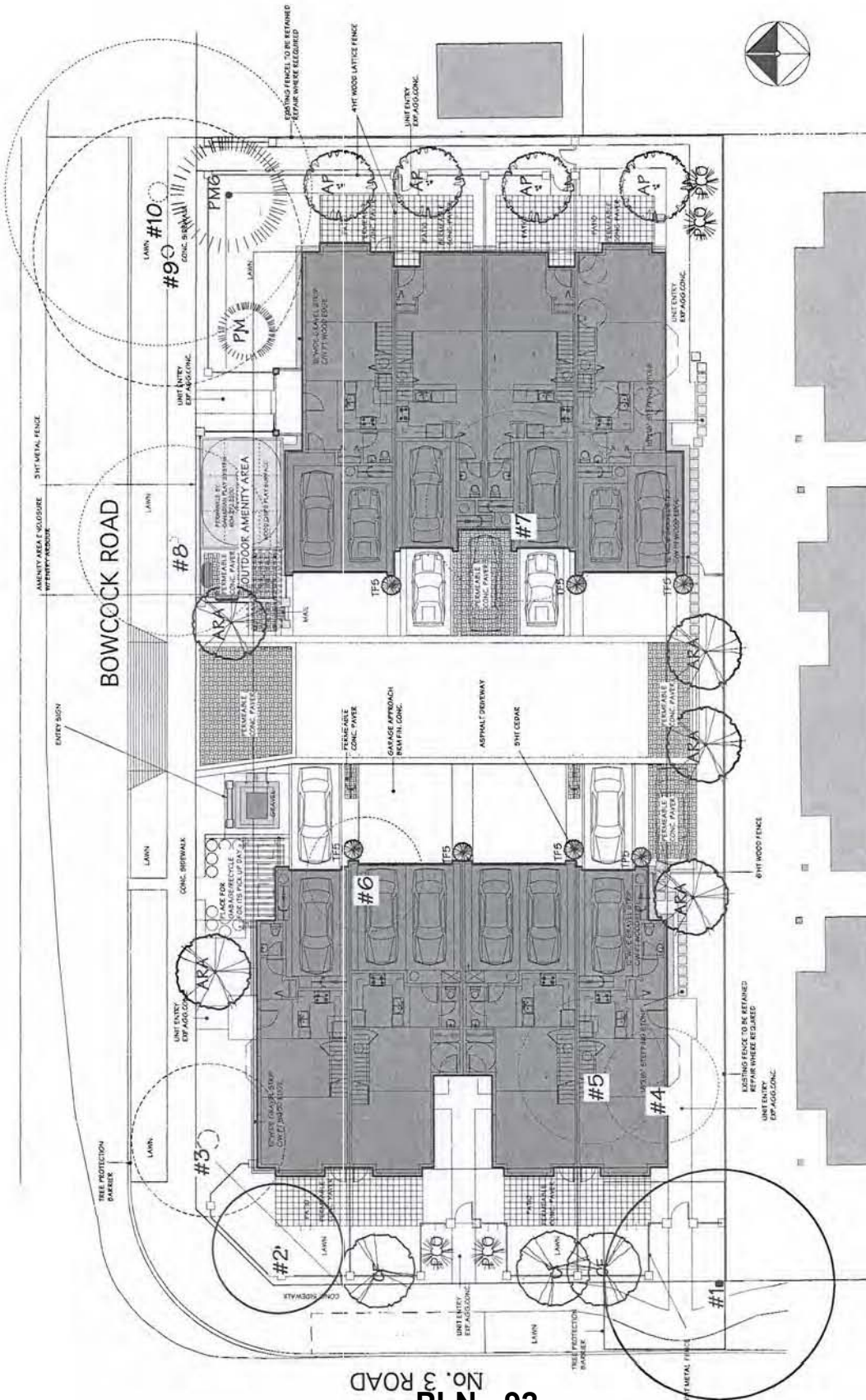
CAVATINA
FOR
WESTERN DAYTON HOMES LTD

JUNE 24, 2011

**FOUGERE
ARCHITECTURE
INC.**

MEMBER OF THE ASSOCIATION OF ARCHITECTS OF BRITISH COLUMBIA

201 - 228 WEST BROADWAY VANCOUVER
BRITISH COLUMBIA V6Y 0P7 (604) 673-2007



JUN 21, 2017:
Issued for 40 (2016)
AUG 2, 2018:
Issued for 40 (2016)
JAN 11, 2019:
Issued for 40 (2016)

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www.itoandassociates.com

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CAVATINA
RICHMOND B.C.

Drawn By:
PRELIMINARY
LANDSCAPE PLAN

Scale	1/8" = 1'-0"
Date	06/21/17
Drawn	MI
Checked	SI
Drawn	MI
Scale	1/8" = 1'-0"
Date	06/21/17
Drawn	MI
Checked	SI

PLANT LIST

PROJECT ADDRESS CAVATINA RICHMOND B.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	4	ACER PALMATUM	JAPANESE MAPLE	10.0 cm Cal B&B
ARA	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	11.0cm CAL. B&B 1.8m STD.
CF	3	CORNUS FLORIDA 'RUBRA'	PINK DOGWOOD	9.0cm CAL. B&B
PCO	4	PICEA OMORIKA	SERBIAN SPRUCE	4.0m HT. B&B
PM	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4.0m HT. B&B
PM	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6.0m HT. B&B
TF5	7	THUJA OCCIDENTALIS 'FASTIGATA'	PYRAMIDAL CEDAR	1.50m HT.
TS4	12	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	1.25m HT.

PLAN - 93

REPLACEMENT TREE PLAN

CAVATINA RICHMOND B.C.

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	-	Ø6CM CAL./3.5m HT.	-	-	-
Ø30-40CM	2	Ø8CM CAL./4.0m HT.	4	(C)5	1
Ø40-50CM	1	Ø9CM CAL./5.0m HT.	2	3	1
Ø50-60CM	1	Ø10CM CAL./5.5m HT.	2	4	2
Ø60-OVER	3	Ø11CM CAL./6.0m HT.	6	6/(D)5(C)1	0

JUN 29, 2011
Issued for 12/20/10/11

AUG 5, 2010:
Big differences made
Big and adjusted
Issued for DP

JUNE 13, 2010:
Issued for DP

REVISED ISSUES

ITO
& ASSOCIATES
Landscape Architects
1942 E 5th Ave.
Vancouver, BC V5M 1M2
T/F: (604) 255 5009
Email: kolan@itmac.com

Project

CAVATINA
RICHMOND B.C.

Drawing Title

PRELIMINARY
LANDSCAPE PLAN
PLANT LIST

1. PREPARED BY: [Name]
2. CHECKED BY: [Name]
3. APPROVED BY: [Name]

DATE: 10/1/10
DRAWN: [Name]
CHECKED: [Name]
DATE: JUNE 13, 2010
JOB: 10/1/10
SHEET



City of Richmond

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

Development Application Data Sheet

RZ 09-499249

Attachment 3

Address: 8540 No. 3 Road

Applicant: Western Dayton Homes Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Western Dayton Homes Ltd.	No Change
Site Size (m²):	1,652 m ² (17,782 ft ²)	1644 m ² (17,696 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM2)
Number of Units:	2 non-conforming duplex units	8 townhouse units
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (No. 3 Road) (m):	Min. 6 m	6.0 m	none
Setback – Exterior Side Yard (Bowcock Road) (m):	Min. 6 m	3.2 m	variance requested
Setback – Side Yard (South) (m):	Min. 3 m	2.09 m	variance requested
Setback – Rear Yard (m):	Min. 3 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

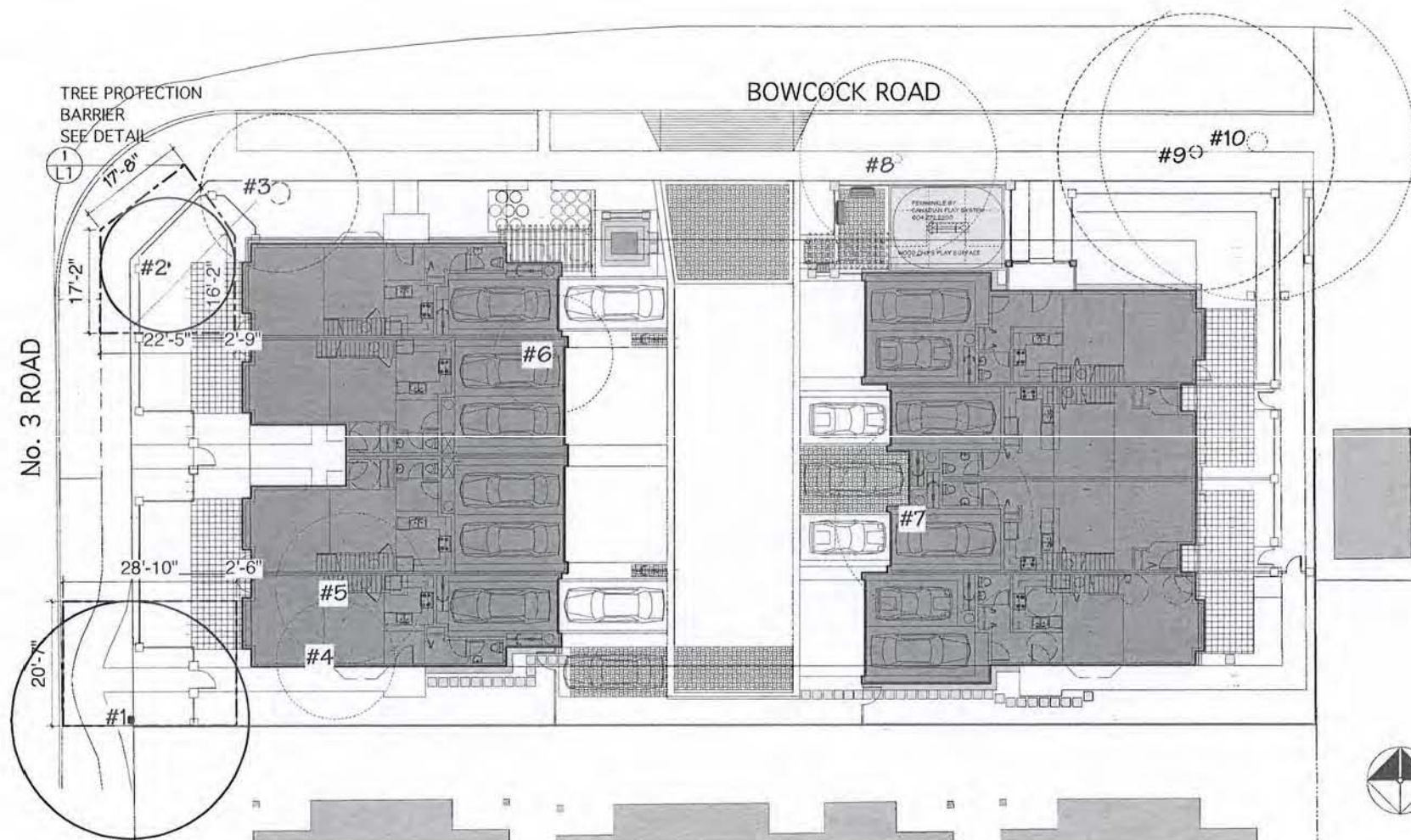
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 30 m wide x 35 m deep	Approx. 27.58 m wide x 60.05 m deep	variance requested
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	not permitted	4	variance requested
Small Car Parking Spaces:	not permitted	4	variance requested
Handicap Parking Spaces:	0	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x eight (8) units = 48 m ²	48 m ² min.	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

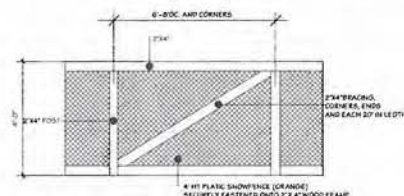
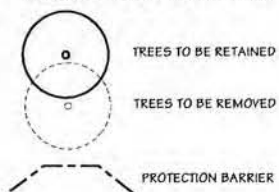
96 - N7D

No. 3 ROAD

BOWCOCK ROAD



LEGEND FOR EXISTING TREES



1
L1
PROTECTION BARRIER
SCALE 1/2" = 1'-0"

JUN 23, 2011:
Issued for REZONING

AUG 5, 2010:
May Arsitektur landscape modified
Fig are adjusted
Issued for DP

JUNE 13, 2010:
Issued for DP

REVISIONS / ISSUES

ITO
& ASSOCIATES
Landscape Architects
1042 E 5th Ave.
Vancouver, BC V5N 1M2
T: (604) 255 5008
Email: tovan@mac.com

Project

CAVATINA
RICHMOND B.C.

Drawing Title:

EXISTING TREE
PRESERVATION PLAN

Scale: 1/8" = 1'-0"

Drawn: ME

Checked: SI

Date: JUNE 15, 2010

JOB: 10610

Sheet:

L1
of 3

Rezoning Considerations

8540 No. 3 Road

RZ 09-499249

Prior to final adoption of Zoning Amendment Bylaw 8785, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at Bowcock Road and No. 3 Road.
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$23,005) to the City's Affordable Housing Reserve Fund.
4. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$8,000.
5. Submission of a Tree Survival Security to the City in the amount of \$6,000 for the protected bylaw-sized trees (one (1) tree on-site and one (1) street tree located at the southwest corner of the site). 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 8540 No. 3 Road). The remaining 50% of the security will be release two (2) year after final inspection of the completed landscaping in order to ensure that the trees have survived.
6. Issuance of a separate Tree Cutting Permit for the removal of three (3) street trees along the Bowcock Road frontage. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$3,000 is required.
7. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. upgrade the existing 600mm diameter storm sewer between manhole STMH 9493 to manhole STMH 6562 to 900mm diameter storm sewer and upgrade the ditch frontage to 900mm diameter storm sewer from a proposed manhole located at the east property line of the development site to existing manhole STMH 9493 complete with removal of manhole STMH 9493.
 - b. upgrade the existing 150mm diameter sanitary system along Bowcock Road frontage (from manhole SMH 2208 to manhole SMH 2207) to a minimum 200 mm diameter per the City of Richmond Engineering Design Specifications.
 - c. upgrade the existing 100 mm diameter watermain along Bowcock Road frontage to a minimum 150 mm diameter per the City of Richmond Engineering Design Specifications.
 - d. frontage improvement works:
 - i. No. 3 Road - The existing road curb to be maintained. 1.5 m wide concrete sidewalk to be provided next to the entire west property line and tied-in

with the existing sidewalk in the south of the development site. The remaining area between the west edge of sidewalk and the existing road curb should be grassed/treed boulevard. A handicapped accessible concrete bus pad (9 m long and 3 m wide) is to be provided on No. 3 Road and located at 6 m from the south of north property line of the development site. Existing street trees near the property line need to be saved.

- ii. Bowcock Road - For the entire north property line of the development site (from south to north): 1.5 m concrete sidewalk, 1.9 m grassed/treed boulevard and 5.6 m road pavement to be provided. Note that streetlights and street trees are required in the new boulevard; Benkelman beam test required.

8. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-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.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on-site and on adjacent properties to the north and east prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$10,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8785 (RZ 09-499249)
8540 NO. 3 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 **MEDIUM DENSITY TOWNHOUSES (RTM2)**.

P.I.D. 003-510-417

Lot 45 Except the South 66 Feet Section 21 Block 4 North Range 6 West New Westminster District Plan 14746

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8785"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: June 21, 2011
File: RZ 11-576126
Re: Application by Tien Sher Ari Investment Group Ltd. for Rezoning at
11180/11200 Kingsgrove Avenue from Single Detached (RS1/E) to Single
Detached (RS2/B)

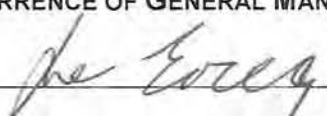
Staff Recommendation

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

There are requirements to be dealt with prior to final adoption:

- Registration of a flood indemnity covenant on title.
- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 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 zones on site for all trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$14,000 for seven (7) protected trees onsite. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.
- Submission of a Landscaping Letter of Credit in the amount of \$2,000.00 for the planting of four (4) replacement trees on-site.

[Signed Original on File]

Agreement by Applicant Tien Sher Ari Investment Group Ltd.

Item	Details
Application	RZ 11-576126
Location	11180/11200 Kingsgrove Avenue (Attachment 1)
Owner	Tien Sher Alberta Road Properties Inc.
Applicant	Tien Sher Ari Investment Group Ltd.

Date Received	April 26, 2011
Acknowledgement Letter	May 20, 2011
Fast Track Compliance	June 9, 2011
Staff Report	June 21, 2011
Planning Committee	July 19, 2011

926	926 m ² (9,968 ft ²)
Land Uses	Existing – non-conforming two-family residential dwelling
	Proposed - two (2) single-family residential lots (approximately 463 m ² or 4,984 ft ² each)
Zoning	Existing – Single Detached (RS1/E)
	Proposed - Single Detached (RS2/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Lot Size Policy 5409 – Permits duplexes to split into two (2) lots (Attachment 2) <i>Proposal complies with designations and policy.</i>
Surrounding Development	Predominately older single-family dwellings and some duplexes on large single-family lots zoned RS1/E. An older townhouse complex on Land Use Contact (LUC016) is situated to the west.
Staff Comments	<u>Background</u> <ul style="list-style-type: none"> A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <u>Related Policies</u> <ul style="list-style-type: none"> In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Staff Comments (Cont.)	<p><u>Related Policies (cont.)</u></p> <ul style="list-style-type: none"> • In accordance with the Richmond Affordable Housing Strategy, the applicant has agreed to provide a legal secondary suite on at least one (1) of the two (2) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the lot without the secondary suites at the initiation of the applicant, after the requirements are satisfied. • Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$5,482). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of eleven (11) trees: <ul style="list-style-type: none"> ○ nine (9) bylaw-sized trees are located on the subject site; ○ two (2) trees are located on the adjacent properties to the east and west. • Based on the comments of the Arborist Report, staff support the removal of two (2) bylaw-sized trees on site due to poor health condition. • The applicant has agreed to retain seven (7) bylaw-sized trees on site. A Tree Protection Plan is attached (Attachment 4). • Two (2) Cypress trees located within the permitted building envelopes of the future lots are in good condition with no apparent defects. The future house designs must accommodate the retention of these trees; protection should be specified at 4 m from the base of the tree. • As a condition of rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to supervise on-site works conducted adjacent to all protected trees on site and on adjacent properties.
------------------------	---

Staff Comments (Cont.)	<p><u>Trees & Landscaping (cont.)</u></p> <ul style="list-style-type: none"> • In order to ensure that the seven (7) protected trees onsite will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$14,000 tree survival security. 50% of the security will be released at Final Inspection of the Building Permits and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived. • Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees at a minimum calliper size of 6 cm or height of 3.5 m, in a mix of coniferous and deciduous, are required. • In order to ensure that the required replacement trees will be planted on site, a Landscaping Security in the amount of \$2,000 is required prior to final adoption of the rezoning bylaw. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • No Servicing concerns or charges with Rezoning. • Prior to approval of the Subdivision the developer will be required to pay DCC's (City & GVS\$DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
Analysis	<ul style="list-style-type: none"> • The applicant is proposing to rezone 11180/11200 Kingsgrove Avenue to facilitate a two-lot subdivision under Single Detached (RS2/B). • The proposal is consistent with all applicable land use designation and policies guiding development in this block.
Attachments	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5409; Attachment 3 – Development Application Data Sheet; and Attachment 4 – Tree Protection Plan.</p>
Recommendation	<p>The rezoning application complies with Lot Size Policy 5409 and the applicable OCP Land Use designations. On this basis, staff support the application.</p>



Edwin Lee
Planning Technician - Design
(Local 4121)

EL:rg



City of Richmond

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

Development Application Data Sheet

RZ 11-576126

Attachment 3

Address: 11180/11200 Kingsgrove Avenue

Applicant: Tien Sher Ari Investment Group Ltd.

Planning Area(s): Shellmount

	Existing	Proposed
Owner:	Tien Sher Alberta Road Properties Inc.	No Change
Site Size (m²):	926 m ² (9,968 ft ²)	(approximately 463 m ² or 4,984 ft ² each)
Land Uses:	One (1) non-conforming two-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	Lot Size Policy 5409 – Permits duplexes to split into two (2) lots	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	463 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



City of Richmond

PLN - 106



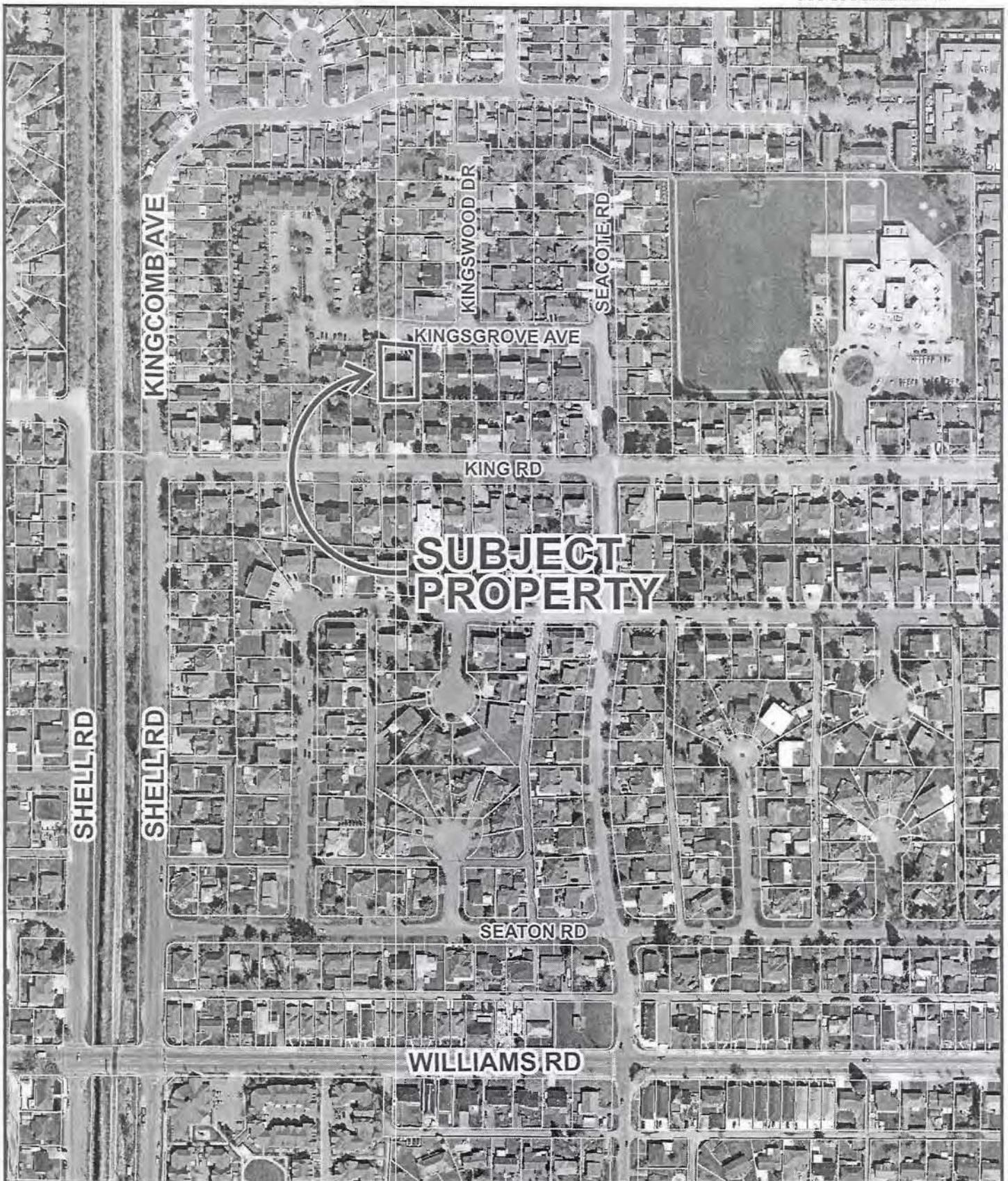
RZ 11-576126

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 11-576126

PLN - 107

Original Date: 05/05/11

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
Amended by Council: October 16, 1995
Amended by Council: July 16, 2001*

POLICY 5409

File Ref: 4045-00

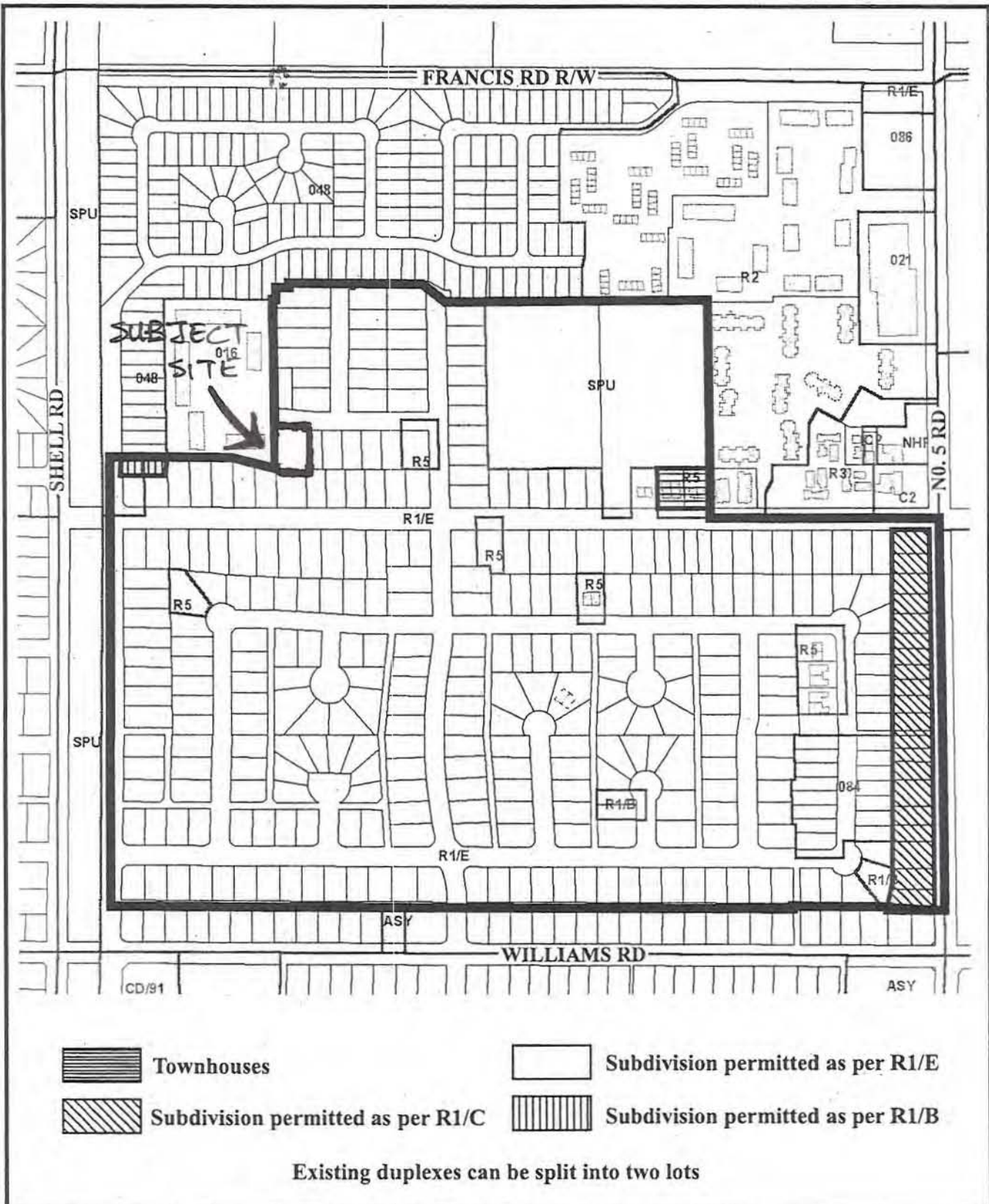
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
 - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
 - (c) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
 - (d) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date in Effect



Policy 5409 **Section 25,4-6**

PLN - 109

Adopted Date: 04/10/89

Amended Date: 07/16/01



City of Richmond

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

Development Application Data Sheet

RZ 11-576126

Attachment 3

Address: 11180/11200 Kingsgrove Avenue

Applicant: Tien Sher Ari Investment Group Ltd.

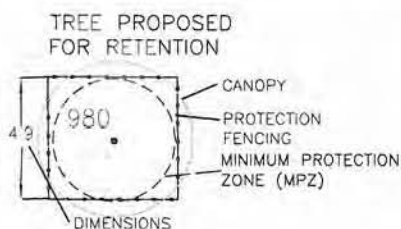
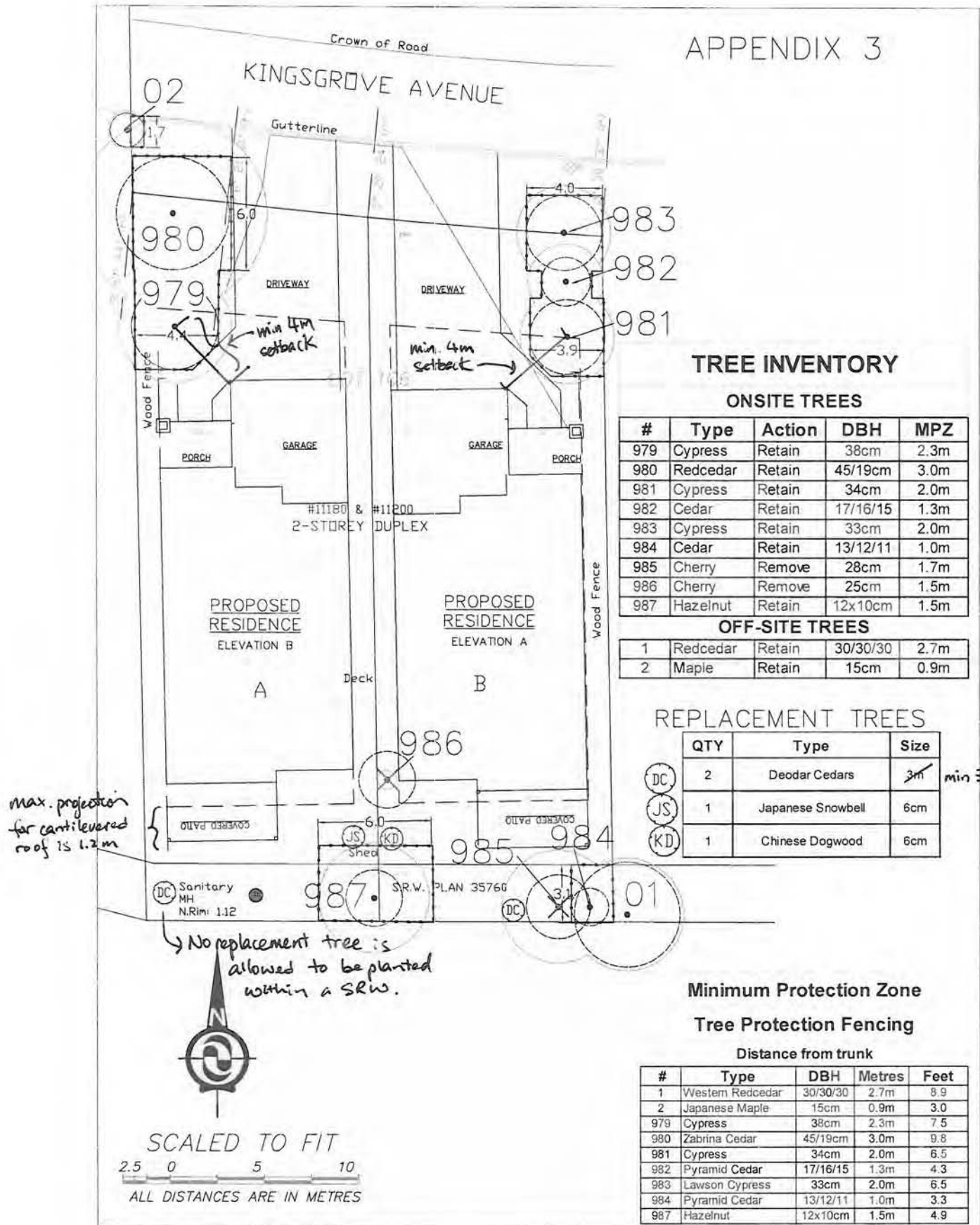
Planning Area(s): Shellmount

	Existing	Proposed
Owner:	Tien Sher Alberta Road Properties Inc.	No Change
Site Size (m²):	926 m ² (9,968 ft ²)	(approximately 463 m ² or 4,984 ft ² each)
Land Uses:	One (1) non-conforming two-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	Lot Size Policy 5409 – Permits duplexes to split into two (2) lots	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	463 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

APPENDIX 3



TREE PROPOSED FOR REMOVAL



PLN - 111

PAGE 8

Froggers Creek Tree Consultants Ltd	
7763 McGregor Avenue Burnaby BC V5J 4H4	
Telephone: 604-721-6002 Fax: 604-637-0970	
1180/200 KINGSGROVE AVE, RICHMOND BC JUNE 24, 2011	
TREE PROTECTION DRAWING	
THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR MINIMUM PROTECTION ZONES (MPZ), PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT	



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8786 (RZ 11-576126)
11180/11200 KINGSGROVE AVENUE**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 007-178-956

Lot 106 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8786"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, M. Arch, MCIP
Director of Development
Date: June 21, 2011
File: RZ 07-394758
Re: **Application by Westmark Developments Ltd. for Rezoning at 9691, 9711 and 9731 Blundell Road from Single Detached (RS1/F) to Town Housing (ZT60) - North McLennan (City Centre)**

Staff Recommendation

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) - North McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, M. Arch, MCIP
Director of Development

BJJ:sb
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 9691, 9711 and 9731 Blundell Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT60) - North McLennan (City Centre) in order to construct a 25-unit townhouse development. The predominantly three-storey preliminary concept includes 8 two-storey townhouses located throughout the site to provide height transition at the:

- end units of the streetscape buildings along Blundell Road,
- north edge of the amenity area,
- north drive aisle connection to the neighbouring townhouse development, and
- east drive aisle connection to future potential townhouse development.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of frontage improvements along Blundell Road, and a storm sewer upgrade.

Findings of Fact

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

Surrounding Development

Development surrounding the City Centre McLennan South Sub-Area site in the 'C2' character area includes a mix of older and newer homes and new townhouse developments, specifically:

- To the North is a new townhouse development fronting onto Keefer Avenue, zoned Low Density Townhouses (RTL3);
- To the East are existing single-family lots fronting onto Blundell Road and No. 4 Road, zoned Single Detached (RS1/F);
- To the West are existing single-family lots fronting onto Blundell Road, zoned Single Detached (RS1/F) and a townhouse development fronting onto Bridge Street and Keefer Avenue, zoned Town Housing (ZT50) - South McLennan (City Centre); and
- To the South, across Blundell Road and outside of the City Centre planning area, are townhouse developments, zoned Low Density Townhouses (RTL1).

Related Policies & Studies

Official Community Plan

The proposed development is located within the Richmond Official Community Plan (OCP), City Centre Area Plan, McLennan South Sub-Area Plan. The subject site is located along the northern side of Blundell Road in the least dense multiple-family area designed under the McLennan South Sub-Area Plan. The proposed land use complies with the designated "Residential, 2 ½ storeys typical (3-storey maximum)" land use on the McLennan South Land Use Map (**Attachment 3**).

Development Permit Guidelines: 'C2' Character Area (McLennan South Sub-Area Plan)

A village character is sought to achieve an adapted version of the "country-estate" for a neighbourly transition between single-family and more intense neighbourhood, meeting the special challenge of the shallow lot depths generally along Blundell Road. This is achieved through building form and character, placement of buildings, and landscape for screening and to maximize a sense of openness.

Public Input

A development sign has been posted on-site as public notification of the intent to rezone this site. No concerns have been received regarding the rezoning.

Staff Comments

Preliminary site plan, unit plans, streetscape elevations and landscape plan are enclosed for reference (**Attachments 4 & 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a 25-unit townhouse development with access to Keefer Avenue through the adjacent townhouse development to the North. The existing site would provide road dedication along Blundell Road and a new drive aisle constructed in a public rights-of-passage (PROP) right-of-way (ROW), providing shared access with the townhouse development to the North, and single-family lots to the East.

Land Use

The proposed development complies with the intent of the Richmond OCP McLennan South Sub-Area Plan – Neighbourhood C2 Character Area and generally follows the development pattern of this neighbourhood and cross-access pattern established through the adjacent townhouse development to the North. The residential Character Area C2 includes a 2-½ storey typical building height (3-storeys maximum).

Density and Form

- The proposed floor area ratio (FAR) of 0.65 under Town Housing (ZT60) - North McLennan (City Centre) is appropriate. The 0.1 FAR increase above the Sub-Area Plan designated base density of 0.55 FAR fits within the range of surrounding development approvals in the Neighbourhood C2 Character Area of 0.6 to 0.8 FAR. The increased density is accompanied by the provision of an extension to the shared cross-access drive aisle network, participation in the City's Public Art Program, and contributions for Parks development and affordable housing.
- The proposed development achieves a scale, massing, and pedestrian-oriented townhouse streetscapes, which is consistent with developments in the neighbourhood.

Tree Management and Site Vegetation

	Existing	To be Retained	Compensation
On-site trees	70	9	2:1 replacement ratio, planting of larger specimen trees, \$500 for each replacement tree not planted, or an appropriate combination.
On-site trees and hedges in City road dedication area	3 trees 2 significant hedges	0 0	Appropriate replacement and compensation to be further investigated through future Development Permit application and new street tree design through future Servicing Agreement
Off-site trees in neighbouring properties	3	3	To be protected with tree protection barriers through construction

- The City has received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The table above includes the findings of the arborist report and compensation sought by staff.
- The City's Tree preservation staff have visited the site and agree with the consulting registered arborist regarding which trees are viable for retention given the deep peat soil conditions and health of the existing trees.
- There are 3 existing trees and 3 existing hedges in the road dedication area, which will become City boulevard as part of the rezoning. City Park staff have visited the site and agree with their removal due to the relatively poor condition of the previously topped trees and the conflict with new sidewalk location for pedestrian safety. Appropriate replacement and compensation will be determined through the future Development Permit and Servicing Agreement. One of the hedges is smaller, in poor health and not considered significant.
- A Preliminary Landscape Plan (**Attachment 5**) proposes to plant approximately 44 new replacement trees on-site. The number, location and size of trees will be reviewed through the future Development Permit.
- The applicant has agreed to plant new street trees along their Blundell Road frontage through a separate required Servicing Agreement.
- The applicant is required to protect the trees on the neighbouring properties with tree protection barriers before construction activities commence, the rezoning is approved, or a Demolition Permit is issued.

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space for the 25 townhouse units in the amount of \$31,000 as per the Official Community Plan (OCP) and Council Policy.

- Outdoor amenity space is proposed on-site at a central location and exceeds the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the separate Development Permit application.
- Additionally, the applicant has agreed to a voluntary contribution in the amount of \$25,000 to the City Parks Development Fund as a requirement of rezoning.

Affordable Housing

The applicant has agreed to a voluntary contribution of \$2.00 per buildable ft² (e.g., \$59,940) towards affordable housing as a requirement of rezoning. This complies with the Richmond Affordable Housing Strategy.

Public Art

The applicant has agreed to a voluntary contribution of \$0.75 per buildable ft² (e.g., \$22,480) to the City's Public Art fund, or participation in the City's Public Art Program as a requirement of rezoning.

Accessible Housing

The applicant will provide one (1) three-storey unit that is designed with conversion for universal accessibility in mind. Conversion would require installation of an elevating device. This unit includes an adaptable bathroom on the third floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Permit Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm drainage capacity analysis and upgrades have been identified. Through the required Servicing Agreement, the developer is required to design and construct an upgrade from 200 mm and 300 mm diameter to 600 mm diameter (approximately 91 m between manholes STMH 1302 and a new proposed manhole aligned approximately with west property line).
- Sanitary Sewer: The City has reviewed the developer's sanitary capacity analysis and upgrades have not been identified. Results to be included in the required Servicing Agreement.
- Water service: Using the OCP 2021 Maximum Day Model, there is 720 L/s available at 20 psi residual. A minimum of 200 L/s is required for the proposed development. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing water service across the Blundell Road frontage meets the minimum 150 mm diameter City requirement. At the future Building Permit stage, developer to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.

Flood Plain Management

- The Flood Plain Designation and Protection Bylaw No. 8204 identifies that the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant is required as a condition of rezoning.
- The ground floor elevation for the townhouses and landscape design details will be refined as a part of the separate Development Permit application.

Design Review and Future Development Permit Application Considerations

The applicant has developed a preliminary design for this site (**Attachment 4**). A Development Permit Application for the proposed townhouse development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process.

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character and their compliance with the OCP McLennan South Sub-Area Design Guidelines;
- Requested variances to permit tandem parking for 15 of the 25 townhouse units, and to decrease the minimum front yard setback from 6 m to a range of 4.5 m to 5.6 m. The variance to the front yard setback can be considered on the basis of it being a direct result of required road dedication and consistency with setbacks of other developments along Blundell Road within the McLennan South neighbourhood.
- Review of a sustainability strategy for the development proposal;
- Review of the one (1) unit providing opportunity for conversion for accessibility and review of opportunity to provide aging in place features in all units (including providing blocking in bathroom walls for future installation of grab rails);
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the Richmond Zoning Bylaw;
- Detailed landscaping design; and
- Comprehensive tree preservation plan for onsite and neighbouring existing trees;

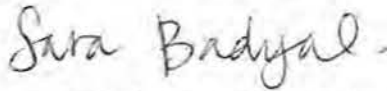
Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

Financial Impact

None.

Conclusion

The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Town Housing (ZT60) – North McLennan (City Centre) is consistent with the McLennan South Sub-Area Plan. Overall, the project will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)

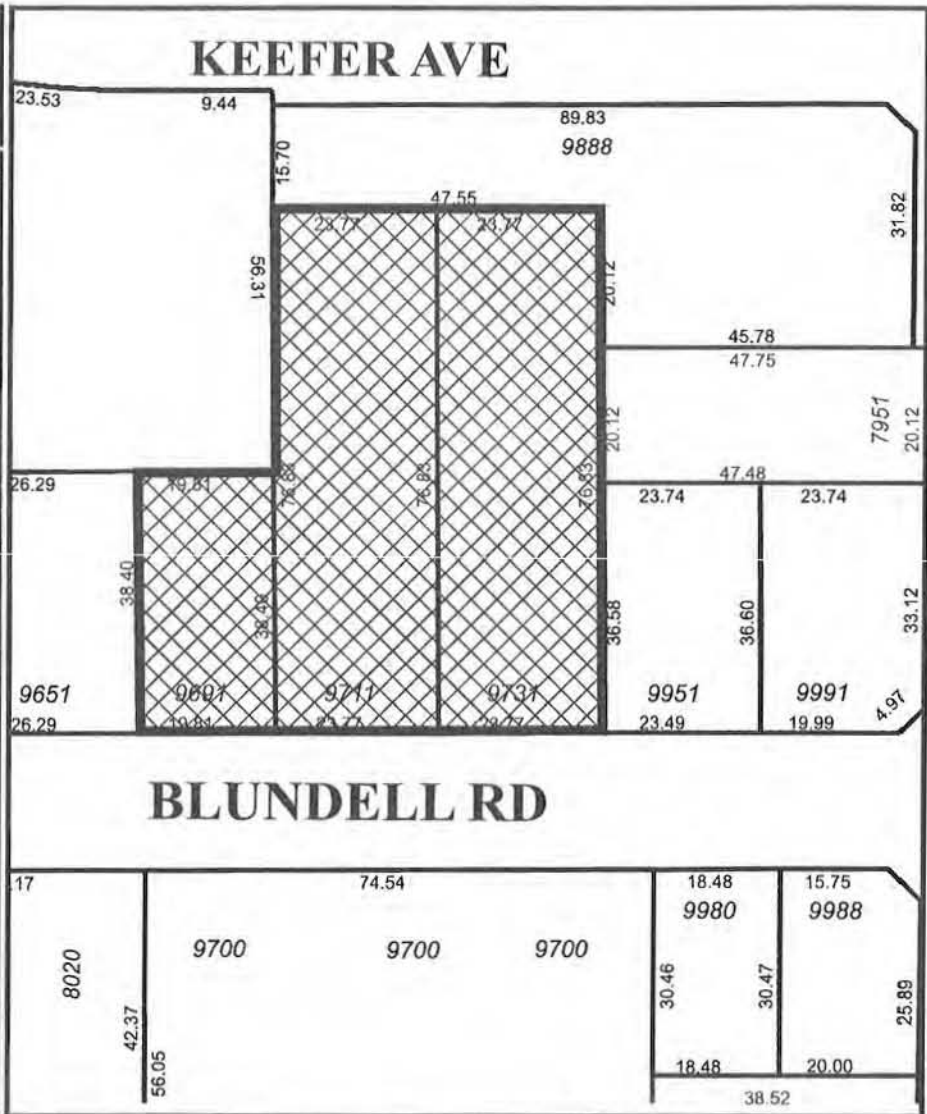
SB:rg

- Attachment 1: Location Map and Site Context – GIS 2007 aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Site Context
- Attachment 4: Preliminary Architectural Drawings
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Rezoning Considerations



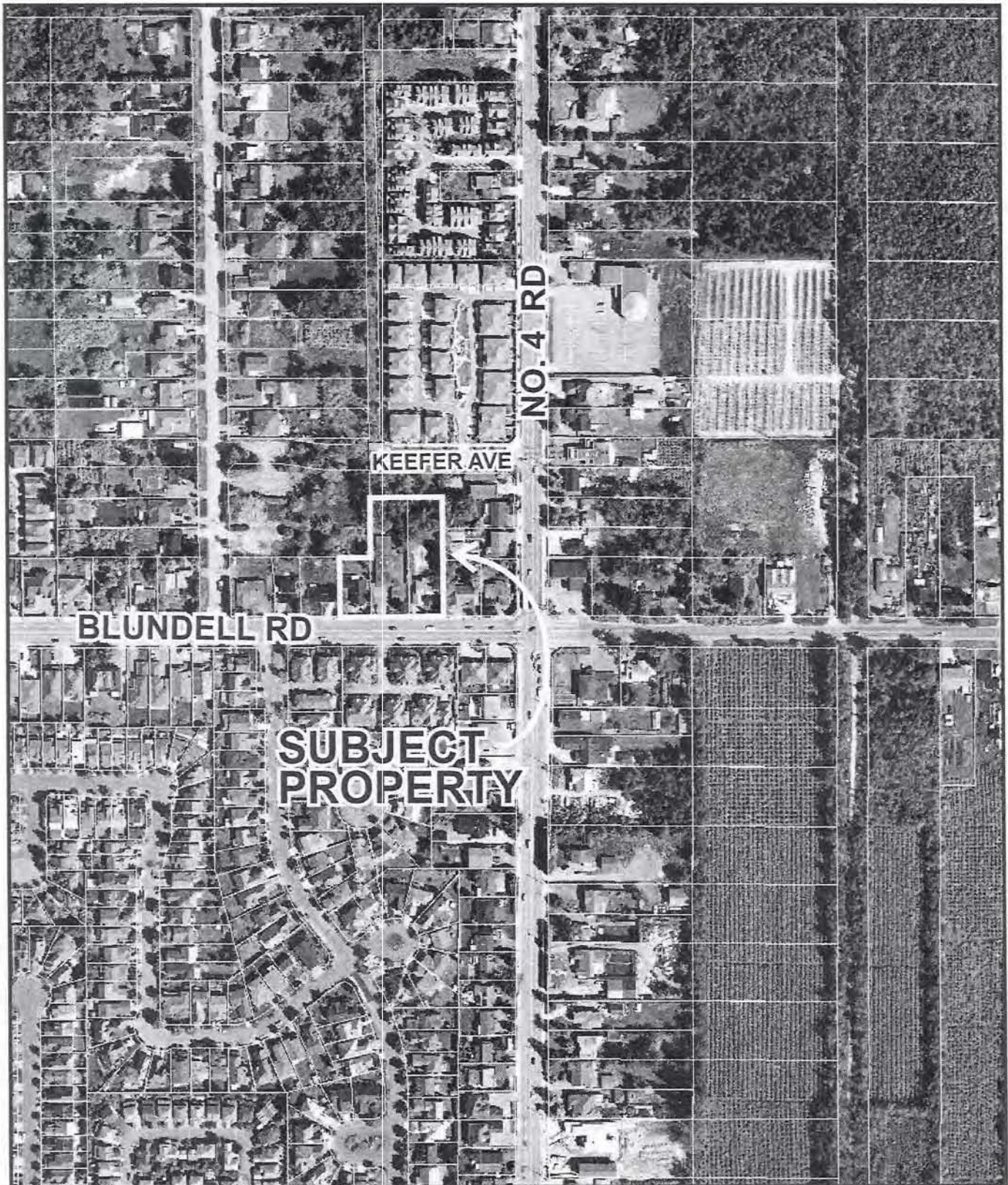
City of Richmond

PLN - 120



RZ 07-394758

Original Date: 12/17/07
Revision Date: 06/22/11
Note: Dimensions are in METRES



RZ 07-394758

Original Date: 12/17/07

Amended Date: 06/22/11

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 07-394758

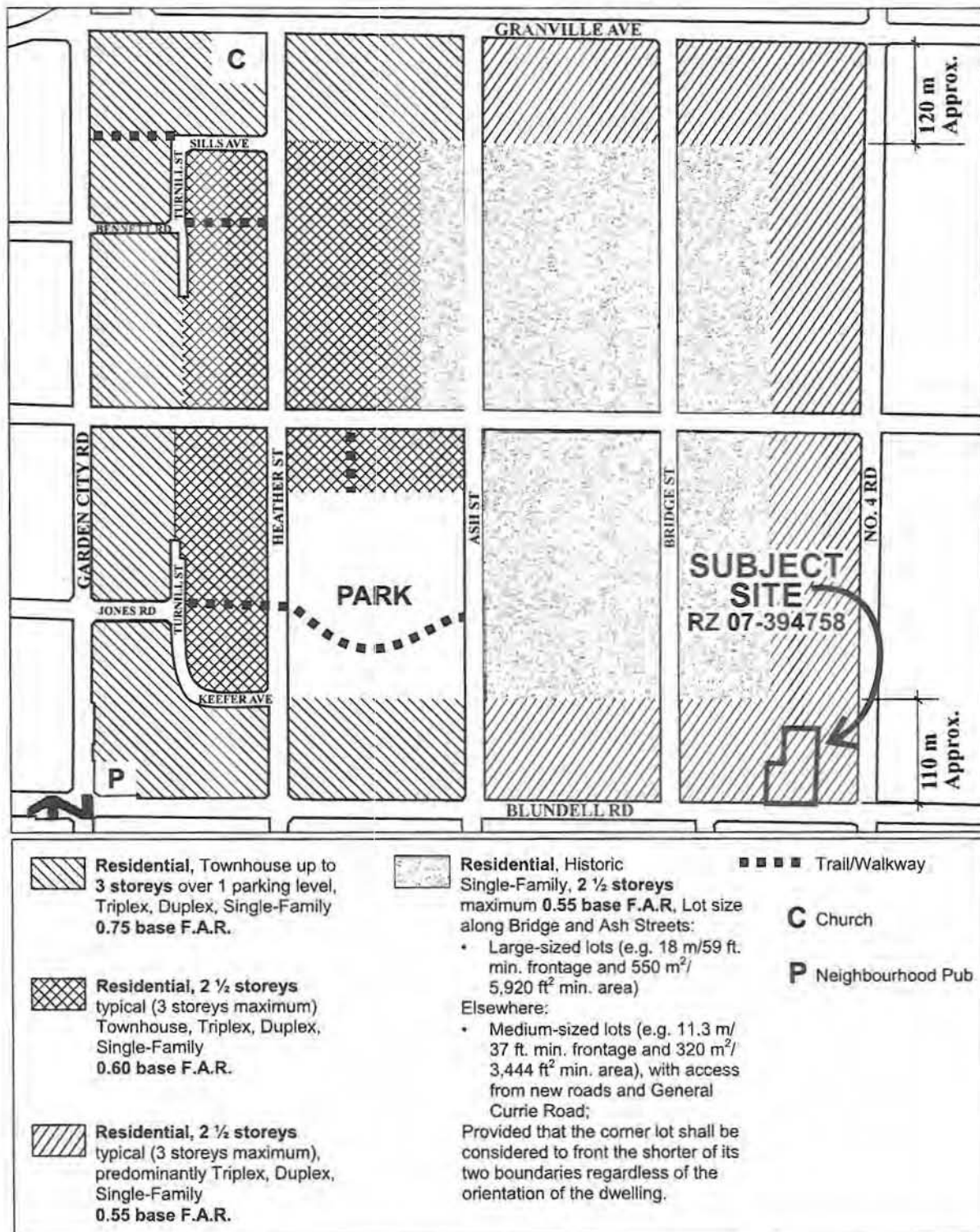
Attachment 2

Address: 9691, 9711 and 9731 Blundell Road

Applicant: Westmark Developments Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

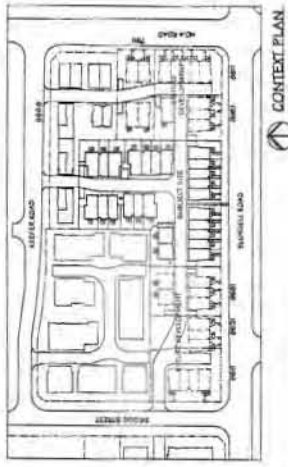
		Existing	Proposed	
Owner:	Steven Shu Wei Wu & Helena Po Lan Wong; A.H.B. Construction Ltd. Inc. No. 0444341; and Westmark Developents (Solaris) Ltd. Inc. No. BC0874431		To be determined	
Site Size (m ²):	4,418 m ²		4,301 m ²	
Land Uses:	Single Family Residential		Multi Family Residential	
OCP Designation:	Residential		Complies	
Area Plan Designation:	Residential, 2 ½ storeys typical (3-storeys maximum) with 0.55 base FAR		Complies	
Zoning:	Singe Detached (RS1/F)		Town Housing (ZT60) – North McLennan (City Centre)	
Number of Units:	3		25	
Flood Construction Level:	Min. 0.3 m above crown of road		Complies	
		Bylaw Requirement	Proposed	Variance
Floor Area Ratio:		Max. 0.65	0.65	None permitted
Lot Coverage – Building:		Max. 40%	39.2%	None
Lot Size:		Min. 1,010 m ²	4,301 m ²	None
Setback – Front Yard:		Min. 6 m	4.5 m to 5.6 m	1.5 m to 0.4 m reduction
Setback – Side & Rear Yards:		Min. 3 m	Min. 3.3 m to 6.5 m	None
Height:		12 m & 3 storeys	11.3 m & 2 to 3 storeys	None
Off-street Parking Spaces – Resident Visitor Accessible Total		35 5 (1) 40	50 5 (1) 55	None
Tandem Parking Spaces:		Not permitted	30 spaces in 15 units	30 spaces
Amenity Space – Indoor:		Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:		Min. 150 m ²	159 m ²	None



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnmill Street are commonly referred to as the "ring road".

Yamamoto
Architecture Inc.

DATE: 10/10/2017	BY: YAMAMOTO ARCHITECTURE INC.
PROJECT: 1000 BLUNDELL ROAD, RICHMOND B.C.	
SITE PLAN	
STATISTICS	
SCALE: 1/8" = 1'-0"	
DATE: JAN 10, 2017	
DESIGNER: YAMAMOTO ARCHITECTURE INC.	
CLIENT: YAMAMOTO ARCHITECTURE INC.	



CONTEXT PLAN

1000 BLUNDELL ROAD, RICHMOND B.C.
1000 BLUNDELL ROAD, RICHMOND B.C.
1000 BLUNDELL ROAD, RICHMOND B.C.

STATISTICS:

OVERALL AREA:
TOTAL AREA:

PROPOSED ZONING:

USE:

MAX. HEIGHT:

MAX. FLOOR AREA:

MAX. LOT AREA:

MAX. LOT COVERAGE:

MAX. LOT AREA:

MAX. LOT COVERAGE:

MAX. LOT AREA:

MAX. LOT COVERAGE:

MAX. LOT AREA:

MAX. LOT COVERAGE:

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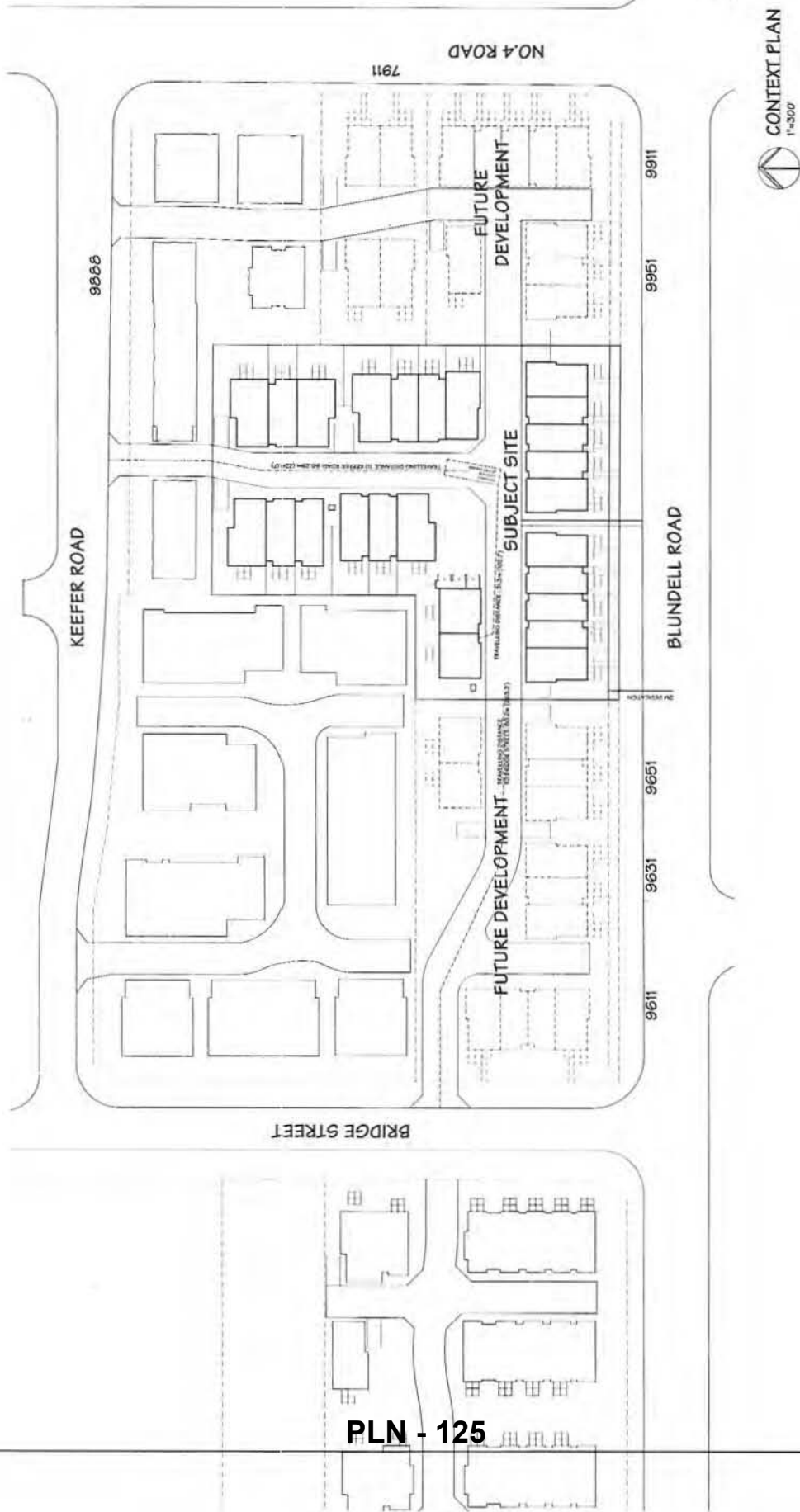
MAX. LOT COVERAGE:

MAX. LOT AREA:

MAX. LOT COVERAGE:

MAX. LOT AREA:

MAX. LOT COVERAGE:



CONTEXT PLAN
1"=300'

NO.	DATE	REVISION
1	03/11/17	CONCEPT PLAN

PROJECT: TOWNHOUSE DEVELOPMENT
888 6711 3751
BLUNDELL ROAD, RICHMOND

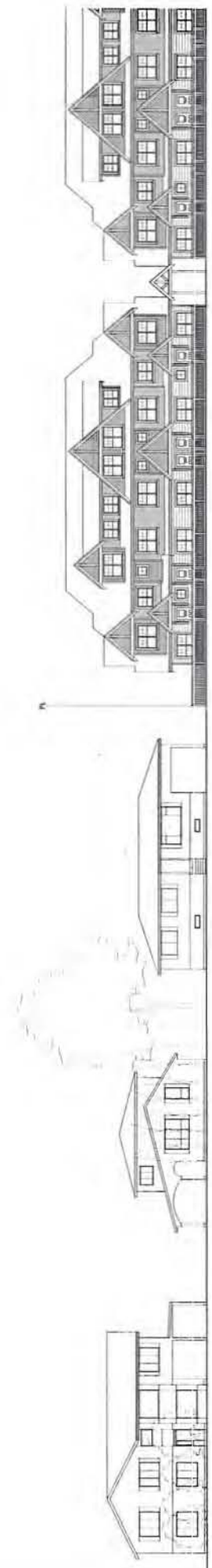
Yamamoto
Architecture Inc.

2004 400 1000, WILMINGTON, DE
VIRG 401, 100 004-1011177, 100 004-1011127
DRAWING TITLE

CONTEXT PLAN

SCALE	1" = 100'
DATE	MAR 8 2017
DESIGN	
DRAWN	
CHECKED	
PROJECT NO.	924

A1.1



SOUTH ELEVATION - BLUNDELL ROAD

PLN - 126

NO.	DATE	REVISION	
1	02/04/2017		

YAMAMOTO ARCHITECTURE INC.
1000 W. 10th Ave., Suite 100
Vancouver, BC V6H 2Y1
TEL: 604.271.1237 FAX: 604.271.1238
WWW.YAMAMOTOARCHITECTURE.COM

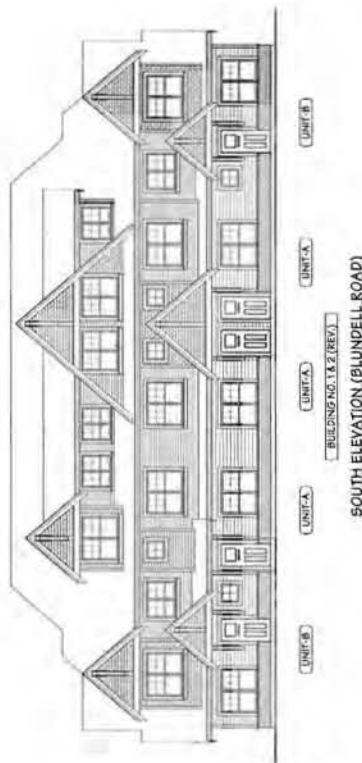
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TOWNHOUSE DEVELOPMENT

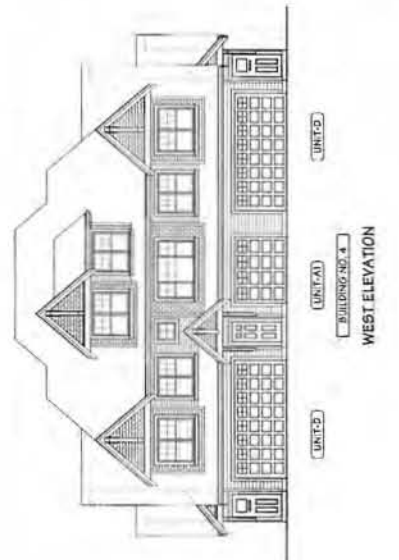
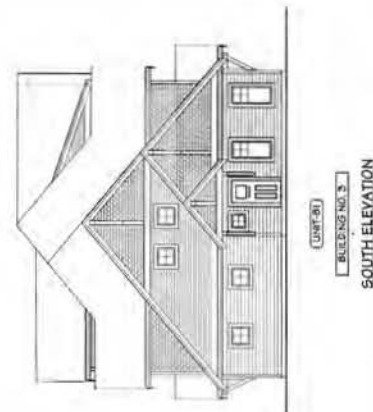
NO. PLN-126
BLUNDELL ROAD, VANCOUVER
Yamamoto Architecture Inc.

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CHECKED BY: [Signature]

STREETSCAPE

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CHECKED BY	[Signature]	DATE	





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ENCLAVED		PROJECT NO.	8279

TOP EDGE
E. YAKES TO MAX 127'4" (4.81)

1ST FLOOR
E. YAKES TO MAX 127'4" (4.81)

2ND FLOOR
E. YAKES TO MAX 127'4" (4.81)

3RD FLOOR
E. YAKES TO MAX 127'4" (4.81)

4TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

5TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

TOP EDGE
E. YAKES TO MAX 127'4" (4.81)

1ST FLOOR
E. YAKES TO MAX 127'4" (4.81)

2ND FLOOR
E. YAKES TO MAX 127'4" (4.81)

3RD FLOOR
E. YAKES TO MAX 127'4" (4.81)

4TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

5TH FLOOR
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TOP EDGE
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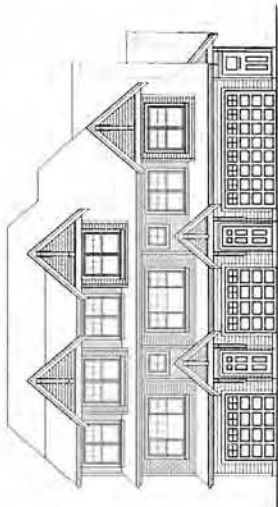
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2ND FLOOR
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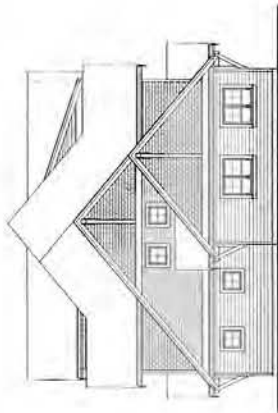
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4TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

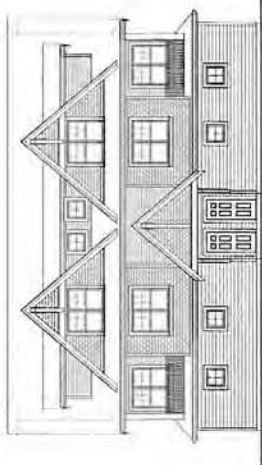
5TH FLOOR
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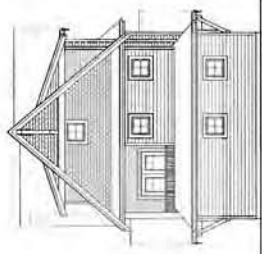
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UNIT 3
UNIT 4
BUILDING NO. 5 & 6 (REV.)
EAST ELEVATION



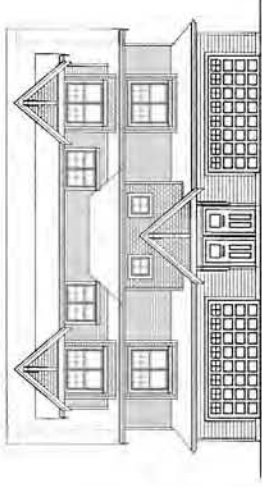
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BUILDING NO. 5 & 6 (REV.)
NORTH ELEVATION



UNIT 6
UNIT 7
BUILDING NO. 7
NORTH ELEVATION



UNIT 6
BUILDING NO. 7
WEST ELEVATION
EAST ELEVATION



UNIT 6
UNIT 7
BUILDING NO. 7
SOUTH ELEVATION

NO.	DATE	REVISION

PROJECT
TOWNHOUSE
DEVELOPMENT

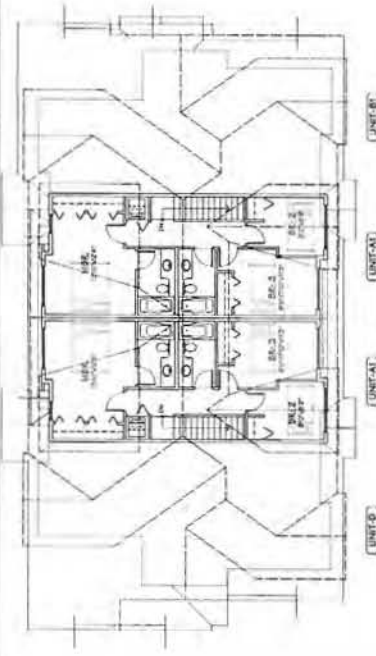
1000 W. 10TH ST.
MINNEAPOLIS, MN 55408

Yamamoto
Architecture Inc.

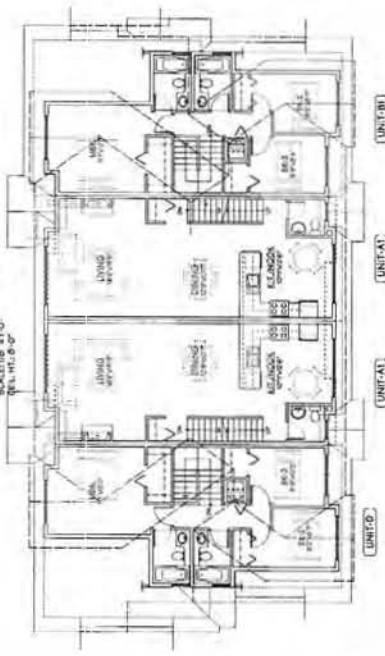
1000 W. 10TH ST.
MINNEAPOLIS, MN 55408

ELEVATIONS

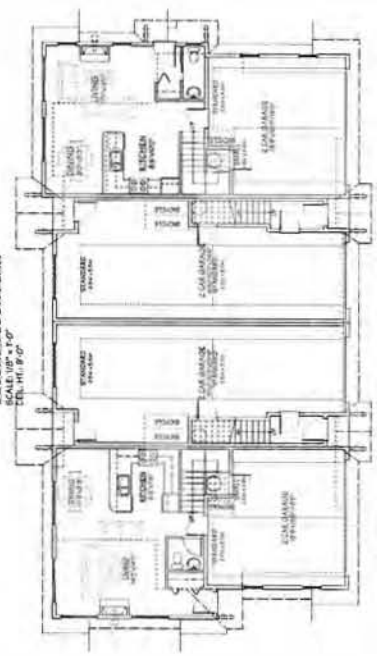
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DATE	MAY 1, 2011	DRAWN BY	
CHECKED			



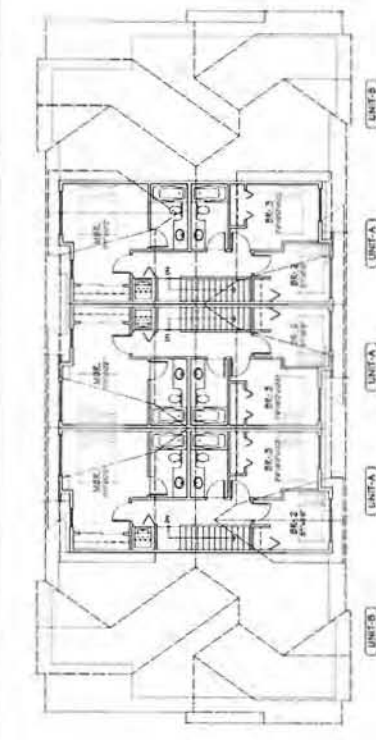
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BUILDING NO. 3
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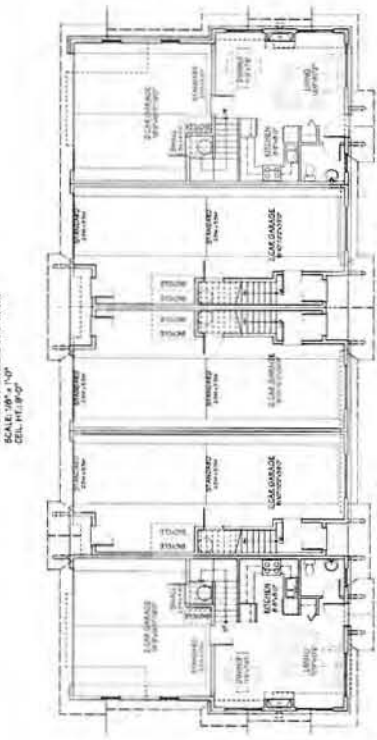
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GROUND FLOOR PLAN
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BUILDING NO. 3
THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL: H1, B-0'



BUILDING NO. 3
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL: H1, B-0'



BUILDING NO. 3
GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL: H1, B-0'

NO.	SHEET	REVISIONS
1	1	ISSUED FOR PERMIT

PROJECT: TOWNHOUSE DEVELOPMENT
 LOCATION: 1000 W. 10th St., Suite 100, Oklahoma City, OK 73107
 DATE: 08/11/2011

DESIGNED BY: YAMAMOTO ARCHITECTURE INC.
 DRAWN BY: J. YAMAMOTO

SCALE: 1/8" = 1'-0"
 SHEET: 130 OF 130

Yamamoto
 Architecture Inc.

1000 W. 10th St., Suite 100
 Oklahoma City, OK 73107
 (405) 555-1111
 www.yamamotoarch.com

SCALE	1/8" = 1'-0"
DATE	08/11/2011
DESIGNED BY	YAMAMOTO
DRAWN BY	J. YAMAMOTO

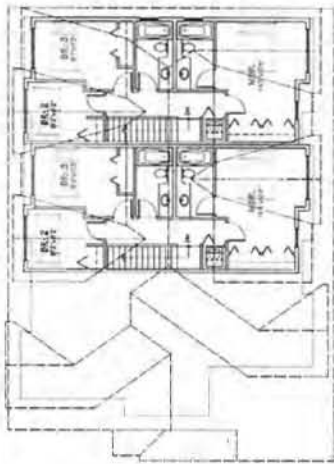
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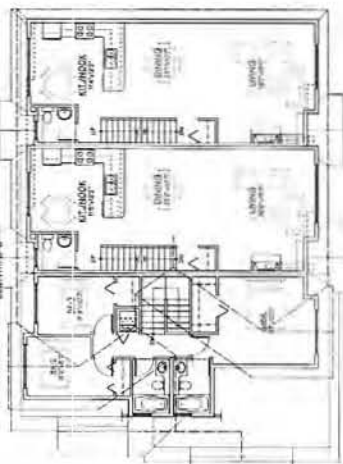
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UNIT 4B
UNIT 4C
UNIT 4D
BUILDING NO. 4
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



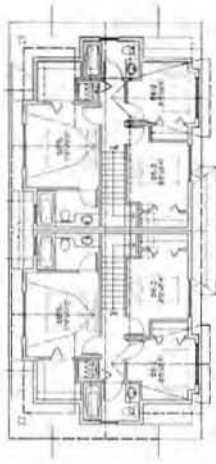
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UNIT 5B
UNIT 5C
UNIT 5D
BUILDING NO. 5
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



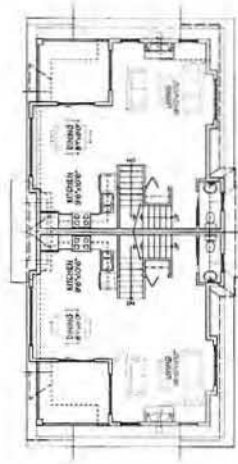
UNIT 6A
UNIT 6B
UNIT 6C
UNIT 6D
BUILDING NO. 6
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



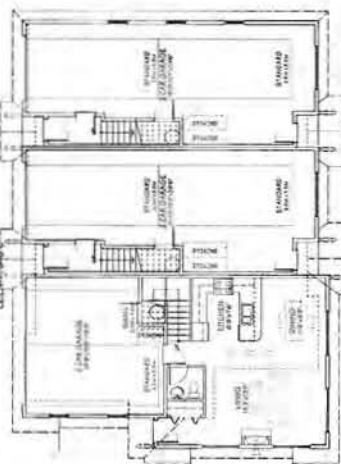
UNIT 7A
UNIT 7B
UNIT 7C
UNIT 7D
BUILDING NO. 7
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



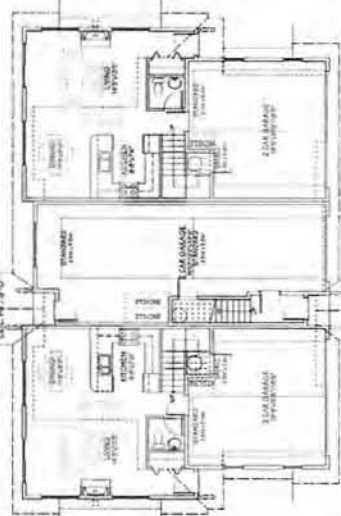
UNIT 8A
UNIT 8B
UNIT 8C
UNIT 8D
BUILDING NO. 8
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



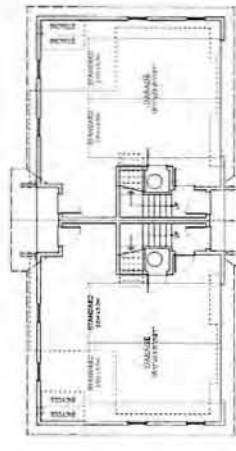
UNIT 7A
UNIT 7B
UNIT 7C
UNIT 7D
BUILDING NO. 7
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



UNIT 8A
UNIT 8B
UNIT 8C
UNIT 8D
BUILDING NO. 8
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



UNIT 9A
UNIT 9B
UNIT 9C
UNIT 9D
BUILDING NO. 9
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



UNIT 7A
UNIT 7B
UNIT 7C
UNIT 7D
BUILDING NO. 7
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CEL. HT. 8'-0"



NO.	DATE	REVISION
1	01/11/2011	ISSUED FOR PERMIT

PROJECT: TOWNHOUSE DEVELOPMENT
SHEET NO. 131 OF 131
DATE: 01/11/2011
BY: [Signature]

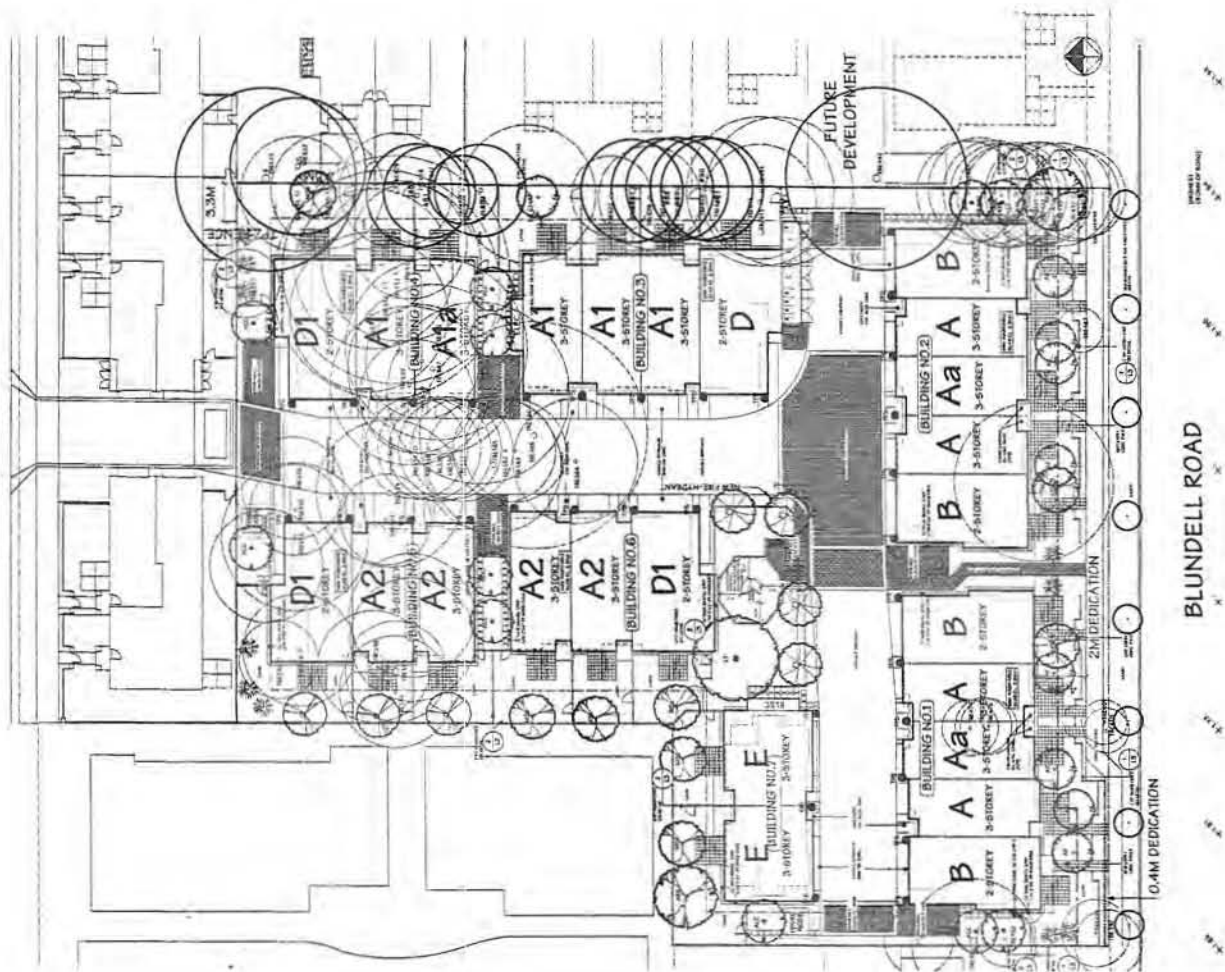
YAMAMOTO ARCHITECTURE INC.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T7
TEL: 604-271-1237
WWW.YAMAMOTOARCHITECTURE.COM

Yamamoto
Architecture Inc.

FLOOR PLANS
SCALE: 1/8" = 1'-0"
DATE: 01/11/2011
BY: [Signature]

SCALE	1/8" = 1'-0"	SHEET NO.	A5.2
DATE	01/11/2011	DRAWN BY	YH
CHECKED BY	YH	PROJECT NO.	131

KEEFER AVENUE



BLUNDELL ROAD

0.4M DEDICATION

June 16, 2011
 ITO & Associates
 1942 E 5th Ave
 Vancouver, BC V6L 5K6
 Tel: (604) 253-5500
 Fax: (604) 253-5501
 Email: info@ito.ca
 Website: www.ito.ca

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS

1942 E 5th Ave
 Vancouver, BC V6L 5K6
 Tel: (604) 253-5500
 Fax: (604) 253-5501
 Email: info@ito.ca
 Website: www.ito.ca

Project:

PROPOSED
 20 UNITS
 TOWNHOMES

9611, 9711, 9721
 BLUNDELL RD
 RICHMOND B.C.

Design: Lm

PRELIMINARY
 LANDSCAPE PLAN

Scale: 1/8" = 1'-0"
 Date: 10/17/2011
 Drawn: JH
 Checked: JH
 Title: L1
 Sheet: 1 of 1

L1
 of 2

Rezoning Considerations

9691, 9711 and 9731 Blundell Road

RZ 07-394758

Prior to final adoption of Zoning Amendment Bylaw 8787, the developer is required to complete:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Road dedication 2 m wide along the Blundell Road frontage within 100 m of the Blundell Road and No. 4 Road intersection. Road dedication approximately 0.39 m wide for the remainder of the Blundell Road frontage to the west property line to accommodate frontage improvements (exact width to be confirmed as part of required Servicing Agreement to provide 3 m city boulevard width. NOTE 0.39 m is based on As Built design of Oc429 that indicates 2.61 m from the back of curb to the North PL. Field pick up is required by the clients engineering consultant to confirm dedication width).
3. Registration on title of a statutory public-rights-of-passage right-of-way (PROP ROW) along the internal drive aisles connecting to a cross access easement over 9888 Keefer Avenue for access to/from neighbouring development to the north and east. Owner responsible for maintenance and liability. This PROP is for the purpose of providing a portion of a shared horseshoe shaped vehicle access with two driveways to Keefer Avenue for the use of existing and future development on properties north to Keefer Avenue and east to No. 4 Road.
4. Amendment or replacement of the cross-access easement registered on title to the adjacent lands to the north at 9888 Keefer Avenue to also provide access to/from Keefer Avenue for 9691 Blundell Road, or an alternate access arrangement to the satisfaction of the Director of Transportation. The existing easement provides access for 9711 and 9731 Blundell Road.
5. Registration on title of a flood indemnity covenant.
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. Contribution of cash in-lieu of on-site indoor amenity space (e.g. \$31,000 for 25 units).
8. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$22,480) to the City's public art fund, or participation in the City's Public Art Program.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$59,940) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$15,300 towards traffic signal accessible pedestrian enhancements at Blundell and No. 4 Roads.
11. City acceptance of the developer's offer to voluntarily contribute \$25,000 to the City's Parks Development Fund.
12. City acceptance of the developer's offer to voluntarily contribute \$1000 for each tree removed from the site to the City's Tree Compensation Fund, or the planting of new trees onsite (standard or larger specimen sized), or a combination to achieve an equivalent to a 2:1 replacement ratio, to the satisfaction of the Director of Development. Offsite trees in City boulevard will be dealt with separately through required Development Permit and/or Servicing Agreement.

13. Submission of a Contract between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zones for the protection of neighbouring trees and on-site retention trees. Terms to include: proposed number of site monitoring inspections, and submission of a post-construction assessment report to the City for review.
14. Installation of appropriate tree protection fencing around all trees to be retained/protected prior to any construction activities, including building demolition, occurring on-site.
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
16. Enter into a Servicing Agreement* for the design and construction of off-site works including, but not limited to:
 - a. Blundell Road frontage improvements including 1.5 m sidewalk at new property line, Min. 1.5 m wide grass boulevard with street trees behind existing curb and gutter; and
 - b. Storm Sewer upgrade to 600 mm diameter from a proposed manhole at the west property line, east to an existing manhole at the east property line of 9951 Blundell Road.

All works are at the clients sole cost (i.e. no credits)

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

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan to the satisfaction of the Director of Transportation.
- Obtain a Building Permit* 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*.

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.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8787 (RZ 07-394758)
9691, 9711 AND 9731 BLUNDELL ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)**.

P.I.D. 004-335-350

Lot 48 Section 15 Block 4 North Range 6 West New Westminster District Plan 36473

P.I.D. 004-098-285

Lot 39 Section 15 Block 4 North Range 6 West New Westminster District Plan 35185

P.I.D. 007-170-921

Lot 40 Section 15 Block 4 North Range 6 West New Westminster District Plan 35185

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8787”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by S.B.
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 23, 2011
From: Brian J. Jackson **File:** RZ 10-545531
Director of Development
Re: **Application by Westmark Developments Ltd. for Rezoning at 4151, 4171 and 4191 No. 4 Road from Single Detached (RS1/F) to Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)**

Staff Recommendation

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 4151, 4171 and 4191 No. 4 Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie), in order to permit the development of 25 three-storey townhouse units. A preliminary site plan, building elevations, and landscape scheme are contained in **Attachment 2**.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

To the North: A recently approved multiple-family development (3-storey townhouses, under construction), zoned Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie);

To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood, zoned Single Detached (RS1/B);

To the South: Existing single-family homes fronting No. 4 Road in an area designated for Townhouses; and

To the West: Tomsett Elementary School.

Related Policies & Studies

West Cambie Area Plan – Alexandra Neighbourhood

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The site is within “Character Area 5 – Low Density Housing” of the Alexandra Neighbourhood and is designated as Residential Area 2 for Townhouse use (**Attachment 4**). This area is designated for development of two-storey and three-storey townhouses at a base density of 0.65 floor area ratio (FAR) to a maximum 0.75 FAR with density bonusing for affordable housing. The intention of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 1/3 of the bonus density provided) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing. The density being proposed for this development is at 0.65 FAR; no affordable housing unit is being proposed, the applicant will be making an affordable housing contribution in keeping with the West Cambie Amenity Policy.

The preliminary design of the proposal complies with the Sub-Area Plan in terms of land use, density, and overall neighbourhood character. However, the subject development site does not meet the Development Permit Guidelines related to minimum lot area. This issue will be discussed under “Analysis”. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption. The minimum flood construction level for this site is 2.9 m.

Aircraft Noise Sensitive Land Use Policy

Developers of all new residential buildings in the Alexandra Neighbourhood are required to:

- Sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
- Retain a registered professional qualified in acoustics to prepare a report on recommended acoustic sound insulation measures, before obtaining the Development Permit;
- Agree to incorporate central air conditioning, or an acceptable alternative as determined by a registered professional, in the construction of the building; and
- Retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 54 trees were identified on the Tree Survey and reviewed by the Arborist:

- 41 bylaw-sized trees are located on the subject development site;
- Eleven (11) trees are located within the required road dedication area along No. 4 Road; and
- two (2) trees that are located on the adjacent properties at 4211 No. 4 Road and 9671 Odlin Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees located onsite and within the required road dedication area (see Tree Inventory List below).

Tree Inventory List

Tree Condition	No. of Trees	No. of Trees to be Retained	No. of Trees to be Removed	Comments
Viable	6	0	6	<ul style="list-style-type: none"> 4 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. 1 Douglas Fir tree is located 1 m below the proposed sidewalk elevation and will result in a potential root loss/damage of approximately 50% (with the best protection option explored). This loss will result in instability and a significant decline in tree health. 1 Western Red Cedar tree located in the middle of the proposed building #3; retention would require the elimination of 2 street fronting units.
Marginal	16	0	16	<ul style="list-style-type: none"> 2 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. 14 trees comprising a hedge row along the north property line; removal of 4 trees is required to accommodate the driveway connection to adjacent development; 10 trees are in conflict with the proposed raise in site grading.
Non-Viable	26	0	26	<ul style="list-style-type: none"> 5 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. 21 trees are in poor condition due to structural defects/disease infections, and are in conflict with the proposed building footprint.
High Risk	4	0	4	<ul style="list-style-type: none"> 2 trees located along the north property line were identified for retention as part of the Development Permit for the adjacent development to the north. The storm pipe and driveway installation on the adjacent development caused root loss within 1.5 m from the base of the trees and destabilized them. These trees are now high risk to topple in windy conditions. A fine to the developer of the adjacent site have been issued. no replacement tree is required for the removal of hazardous trees.
Total	52	0	52	

Vehicle Access

Sole vehicular access to this new townhouse project is to be from No. 4 Road through the existing Public Rights of Passage (PROP) right-of-way (ROW) (BCP 45651) on the adjacent property (4099 No. 4 Road) only. No direct vehicular access is permitted to No. 4 Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 4099 No. 4 Road were approved by Council. Registration of a legal agreement on title ensuring vehicle access is from the PROP on 4099 No. 4 Road will be required prior to final adoption of the rezoning bylaw.

As a condition to Rezoning, a Public Rights-of-Passage (PROP) ROW on the main north-south internal drive aisle is required to provide cross access to the existing townhouse development to the north and the future townhouse developments to the south.

Ministry of Transportation & Infrastructure (MOTI) Approval

MOTI approval is a condition of final approval for this site. Preliminary Approval has been granted by MOTI for one (1) year.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$31,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Local Area Development Cost Charge (Alexandra DCC)

In addition to City-wide Development Cost Charges (DCCs), the applicant is required to pay a Supplementary Local Area DCC for the Alexandra Neighbourhood, to fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard, and the acquisition and development of lands for the Alexandra Neighbourhood Park.

Alexandra Neighbourhood Development Agreement

Council, on June 25, 2007 authorized the execution of the "Alexandra Neighbourhood Development Agreement" for the provision of required off-site sanitary and storm sewer utility works. The subject development is required to provide their proportionate share of the costs associated with the execution of the "Alexandra Neighbourhood Development Agreement" prior to connecting the utility works covered by this agreement. The required payment will be calculated and collected prior to issuance of a building permit for the subject development and will include current interest charges as defined by the agreement.

Affordable Housing

The West Cambie Area Plan includes specific provisions that establish a density bonus opportunity in exchange for the provision of on-site affordable housing. Developers may increase the permitted density by 0.1 Floor Area Ratio (FAR) in "Residential Area 2", which in this case would result in an increase from 0.65 to 0.75 FAR by allocating 1/3 of the density bonus area as affordable housing, the remaining 2/3 is intended to finance the provision of affordable housing. Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund (\$5.10 per sq.ft.) will be accepted (and no bonus density will be granted). The applicant has elected to provide a cash contribution (e.g., approximately \$136,882) to the West Cambie Affordable Housing Reserve Fund.

Community and Engineering Planning Costs

The applicant has volunteered a cash contribution to the West Cambie Community and Engineering Planning Reserve Fund of \$0.07 per buildable ft² (e.g., \$1,879).

Child Care

Childcare facilities have not been included with this proposed development. The applicant has volunteered a cash contribution to the West Cambie Child Care Reserve Fund of \$0.60 per buildable ft² (e.g., \$16,104).

City Beautification

The proposed site is not adjacent to the special public realm beautification areas in Alexandra Neighbourhood (High Street, Alexandra Way), and, as such, will not be constructing these works with the development. The applicant has volunteered a cash contribution to the Public Realm Beautification Reserve Fund of \$0.60 per buildable ft² (e.g., \$16,104).

Additionally, the development will be providing frontage improvements to No. 4 Road, including sidewalks and grass and treed boulevards, through a Service Agreement.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,104.

Analysis

Minimum Lot Area

The West Cambie Area Plan contains a set of Development Permit Guidelines specific to parcel size for Character Area 5 within the Alexandra Neighbourhood. For the townhouse area north of Odlin Road, the minimum lot area shall be 0.5 hectares (1.24 acres) with no creation of orphan properties of 0.5 hectares (1.24 acres) or less in order to facilitate development as anticipated in the Area Plan. The applicant has been advised of the development guidelines and has been requested to acquire the properties to the south (4211 No. 4 Road and 9791 & 9811 Odlin Road)

to create a larger land assembly that meets the guidelines related to minimum parcel size and orphan properties. The applicant has made attempts to acquire the rest of the block to the south but was unable to come to an agreement with the current owners. In order to proceed with the subject development proposal, a development concept plan for 4211 No. 4 Road and 9791 & 9811 Odlin Road has been prepared and is on file.

Although the proposed parcel size does not meet the minimum requirement as prescribed in the Development Permit Guidelines for Character Area 5 of the Alexandra Neighbourhood, the applicant has demonstrated that this block could be developed in a unified approach. The proposed development can be considered as an extension of the adjacent townhouse development to the north since the site layouts and building designs of the two (2) projects are very similar. The proposed development will not restrict development of lands to the south as a similar development pattern could be extended to the end of the block with a separate vehicle access from Odlin Road.

Variance Requested

Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.45 ha. (1.11 ac.) to allow development of 25 townhouses on the subject site.
2. Reduce the minimum north side yard setback from 3.0 m to 1.29 m to for a single-storey garbage and recycling enclosure attached to a street fronting building located adjacent to the entry driveway of the development to the north.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage. Staff will work with the architect to explore relocation opportunities for the garbage and recycling enclosure.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.11A - West Cambie Area Plan (Section 8.2.5). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character including opportunities to vary the building designs;
- Provision of a walkway with gate to the adjacent school site;
- Provision of larger conifer trees (at a minimum of 8 m high) along the No. 4 Road frontage;
- Landscaping design, including the interface with Tomsett Elementary School; and
- Ensure that provision is made to prohibit conversion of tandem parking area into habitable area.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan in terms of land use, character, density, road network, and provision of amenities. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved



Edwin Lee
Planning Technician - Design

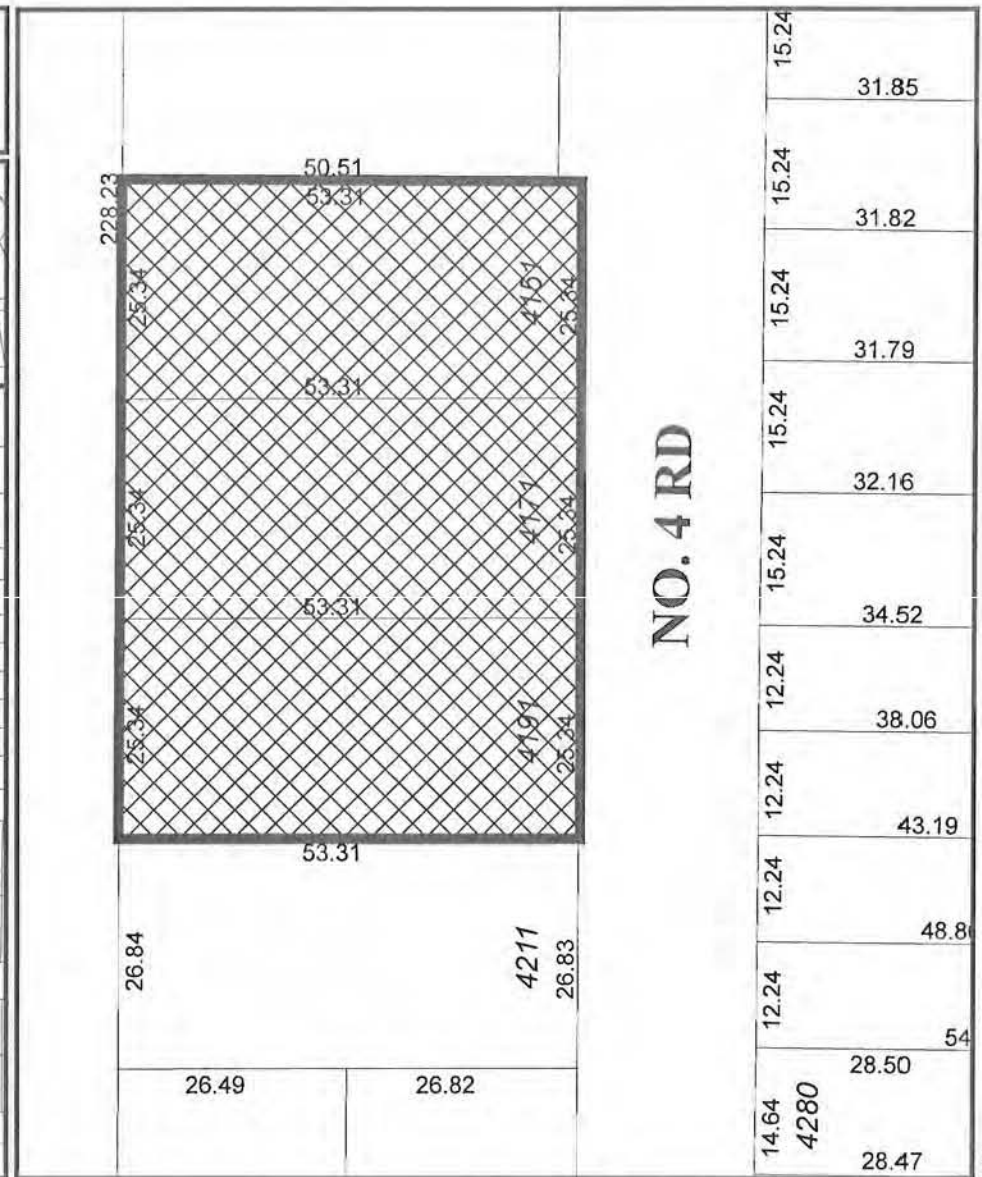
EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Land Use Map
- Attachment 5: Tree Preservation Plan
- Attachment 6: Rezoning Considerations Concurrence



City of Richmond

PLN-145



NO. 4 RD



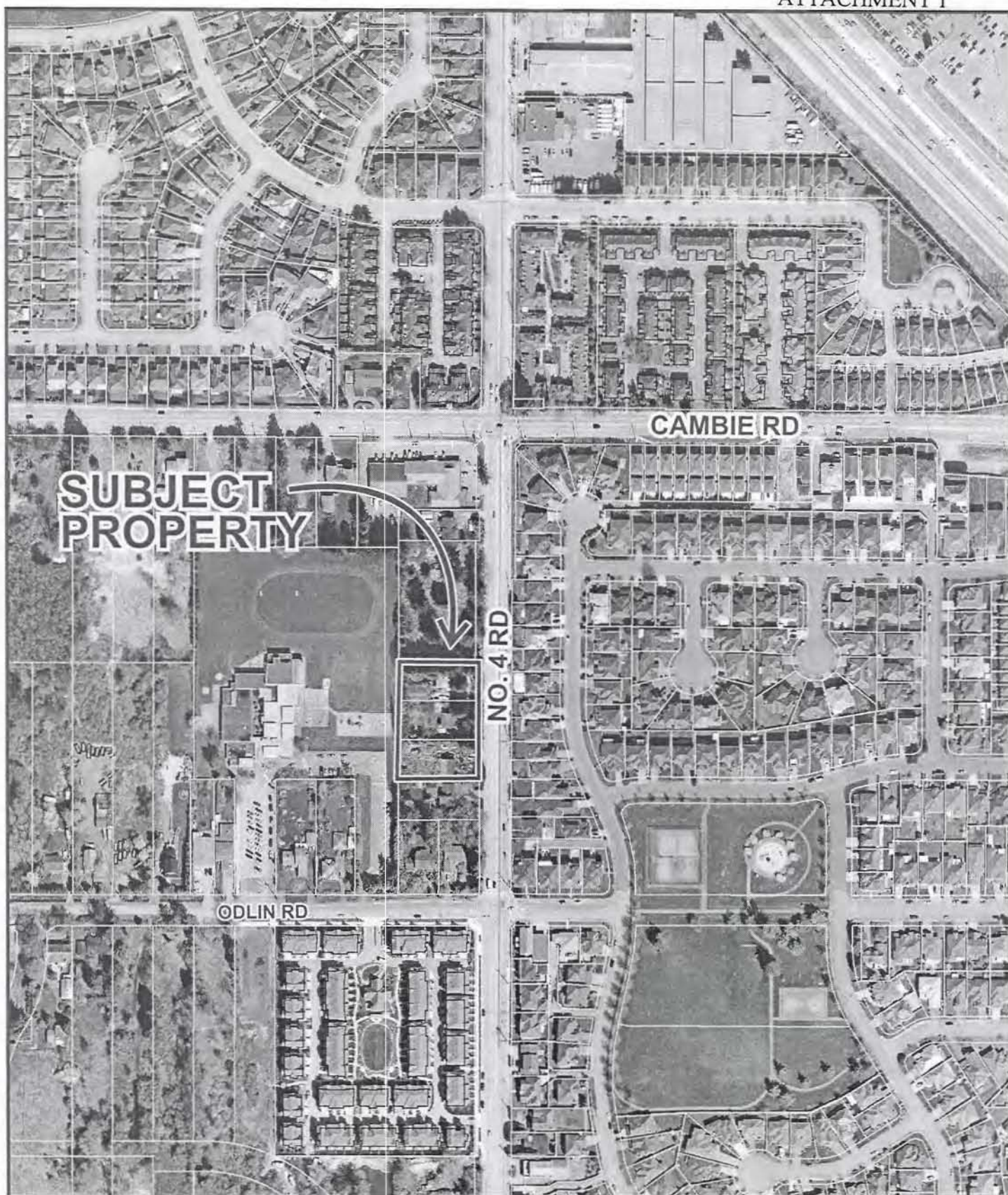
RZ 10-545531

Original Date: 09/23/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



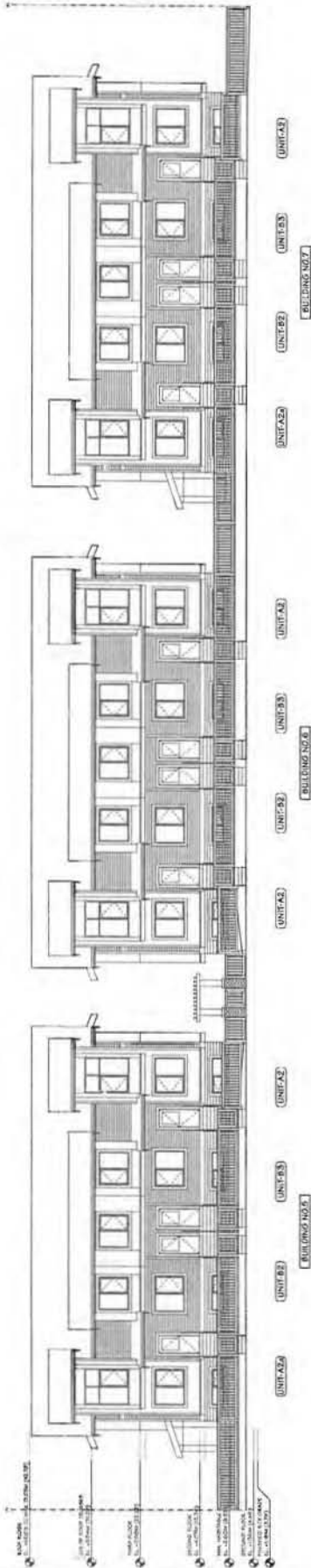
RZ 10-545531

PLN - 146

Original Date: 09/23/10

Amended Date:

Note: Dimensions are in METRES



STREET ELEVATION - NO. 4 ROAD

PLN - 148

NO.	DATE	REVISION
1	01/11/2017	CONCEPT

PROJECT
32 UNIT TOWNHOUSE DEVELOPMENT

DESIGN
YAMAMOTO ARCHITECTURE INC.

Yamamoto
Architecture Inc.

DESIGN
YAMAMOTO ARCHITECTURE INC.

NO.	DATE	REVISION
1	01/11/2017	CONCEPT

PLAN #4

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NO.	DATE	REVISION DESCRIPTION	BY	CHK
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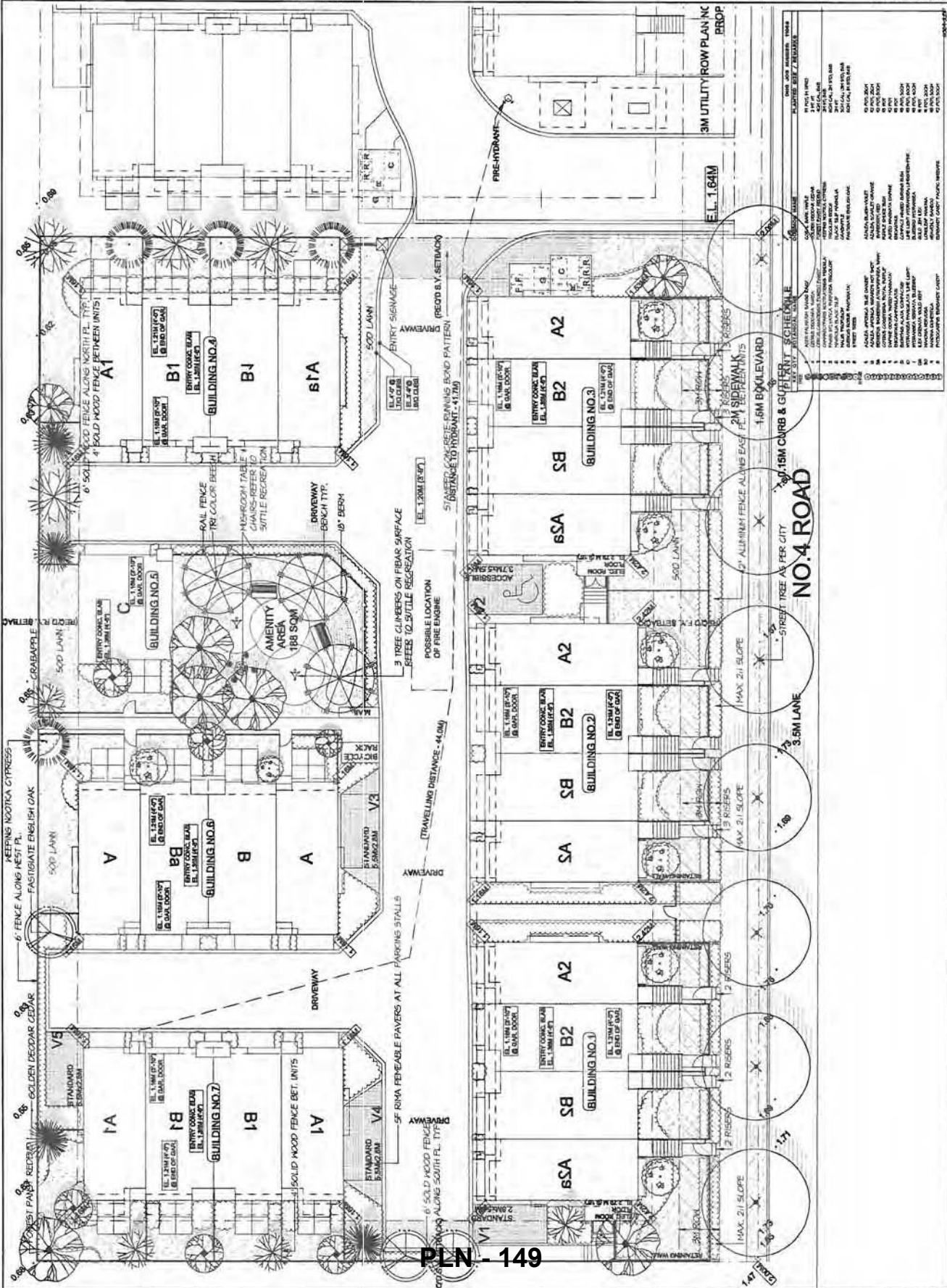
DMG
landscape architects
2101 14th Avenue S.W.
Richmond, B.C. V6V 1A4
Tel: 604.273.1234
Fax: 604.273.1235
www.dmg.ca

PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
4151, 4171, 4191 NO. 4 ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE
PLAN

DATE:	2024.01.10
BY:	DMG
SCALE:	1" = 10'-0"
PROJECT NO.:	L1
OF:	3

DMG PROJECT NUMBER: 11-009



PLN - 149

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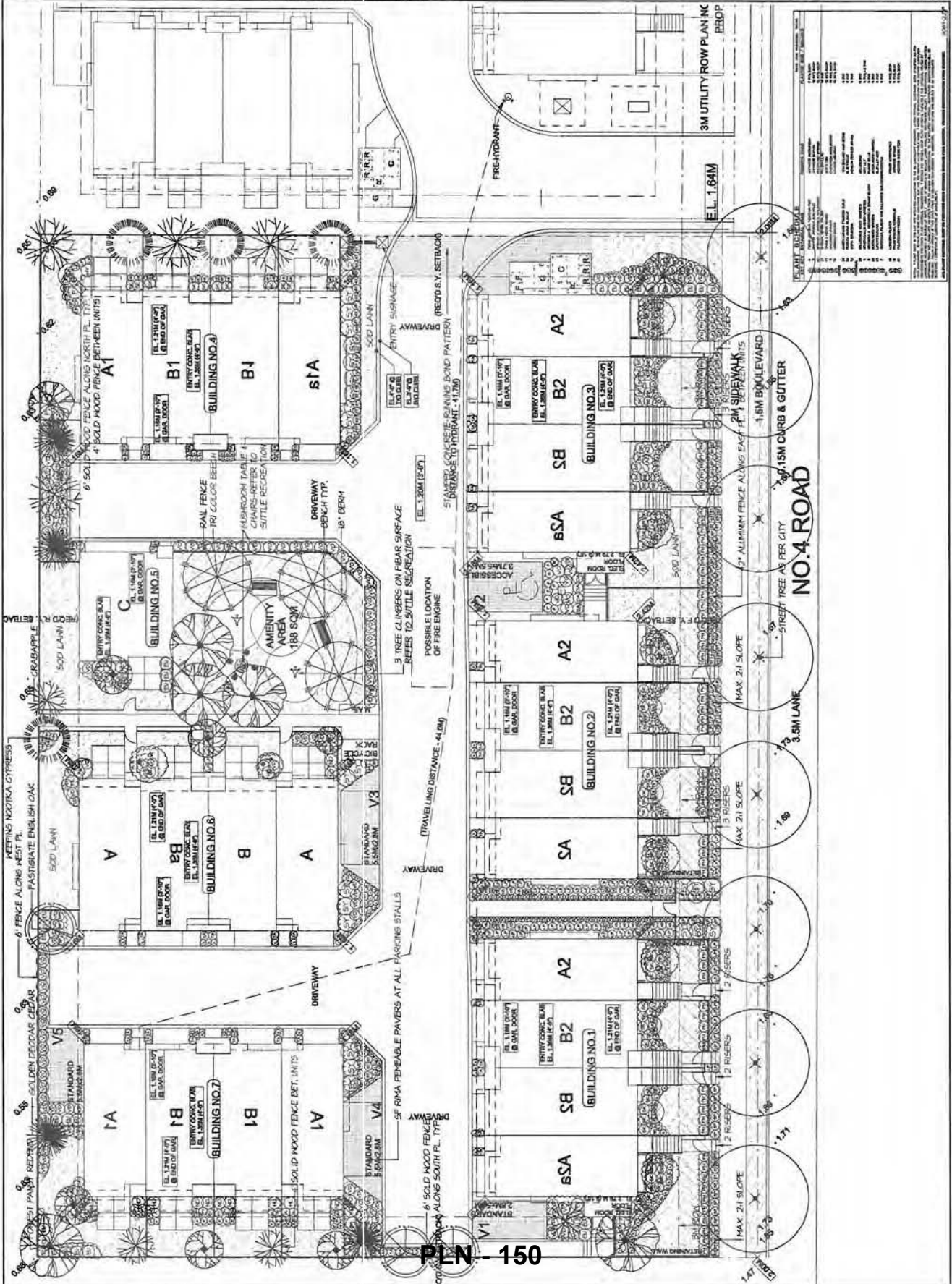
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21	10/20/17	DMG	10/20/17	21
22	10/20/17	DMG	10/20/17	22
23	10/20/17	DMG	10/20/17	23
24	10/20/17	DMG	10/20/17	24
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99	10/20/17	DMG	10/20/17	99
100	10/20/17	DMG	10/20/17	100



PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
4151, 4171, 4191 NO. 4 ROAD
RICHMOND, B.C.

SHRUB
PLAN

DATE: 10/20/17	DESIGNED BY: DMG
SCALE: 1"=10'-0"	CHECKED BY: DMG
DRAWN BY: DMG	DATE: 10/20/17
NO. 150	OF 3
PROJECT NUMBER: 11-008	



PLAN - 150



City of Richmond

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

Development Application Data Sheet

RZ 10-545531

Attachment 3

Address: 4151, 4171 and 4191 No. 4 Road

Applicant: Westmark Developments Ltd.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A)

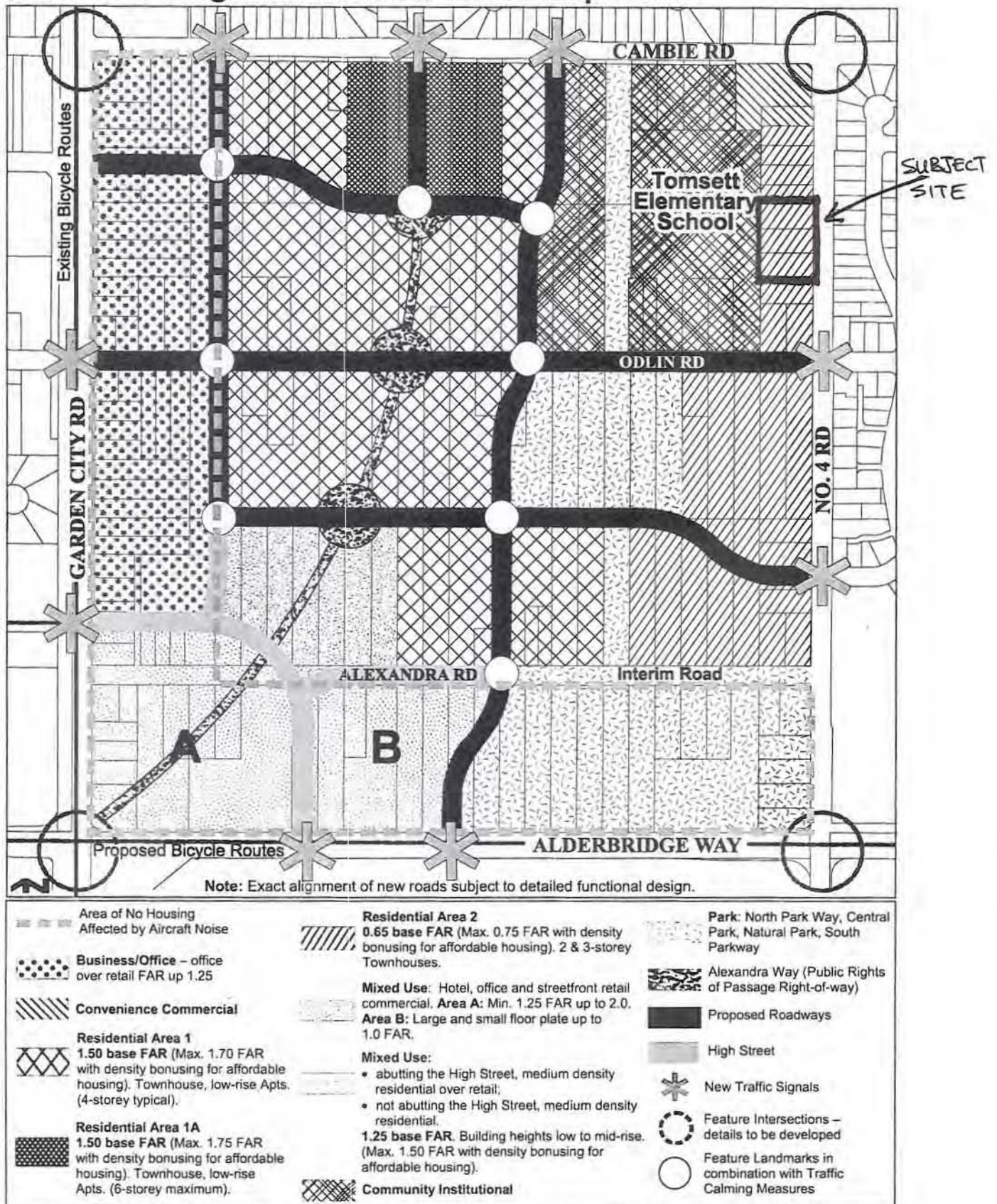
	Existing	Proposed
Owner:	Westmark Developments (West Cambie) Ltd.	No change
Site Size (m²):	4,051.2 m ² (43,606.7 ft ²)	3,836.1 m ² (41,29.8 ft ²)
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Area Plan Designation:	Residential Area 2 - 0.65 base FAR (maximum 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses	No change
702 Policy Designation:	n/a	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)
Number of Units:	3 single-family dwellings	25 townhouse units
Other Designations:	n/a	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	26.4 upa	n/a
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35%	none
Lot Size:	5,000 m ²	3,836 m ²	Variance Requested
Setback – Front Yard (m):	Min. 5.0 m	5.0 m Min.	none
Setback – North Side (m):	Min. 3.0 m	1.29 m	Variance Requested
Setback – South Side (m):	Min. 3.0 m	3.0 m Min.	none
Setback –Rear Yard (m):	Min. 3.0 m	3.0 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 12.0 m (3 storeys)	12.0 m Max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	43	55	none
Tandem Parking Spaces:	permitted	48	none
Bicycle Parking Space - Class-1	1.25 spaces x 25 units = 32 spaces	32 spaces	none
Bicycle Parking Space – Class-2	0.2 spaces x 25 units = 5 spaces	5 spaces	none
Amenity Space – Indoor:	Min 70 m ²	\$31,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² /unit = 150 m ²	188 m ²	None

Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond

Alexandra Neighbourhood Land Use MapBylaw 8715
2011/03/21

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

PLN - 153

Client:	WESTMARK HOMES
Project:	PROPOSED TOWNHOUSE DEVELOPMENT
Address:	4151, 4171, 4191 NUMBER FOUR ROAD, RICHMOND
Date:	30 JUNE 2011
Our File:	10212

PLN - 154

Muni File:	XXX
------------	-----

Scale 1:250

Rezoning Considerations

4151, 4171 and 4191 No. 4 Road

RZ 10-545531

Prior to final adoption of Zoning Amendment Bylaw 8788, the developer is required to complete the following:

1. Consolidation of all the lots (4151, 4171 and 4191 No. 4 Road) into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Approximately 2.83 m road dedication along the entire No. 4 Road frontage; the exact dedication requirement will be determined via the Engineering consultants design of the frontage improvement works.
3. The granting of a 3.0 m wide statutory right-of-way along the entire new front (east) property line for a future sanitary sewer corridor.
4. Registration of a legal agreement on title ensuring that the only means of vehicle access is from the existing Public Rights of Passage (PROP) right-of-way (ROW) (BCP 45651) on 4099 No. 4 Road and that there be no direct access to No. 4 Road.
5. Registration of a Public Rights-of-Passage (PROP) right-of-way (ROW) on the main north-south internal drive aisle to provide access to the existing townhouse development to the north at 4099 No. 4 Road and future townhouse/multiple-family developments to the south at 4211 No. 4 Road and 9791 & 9811 Odlin Road. The PROP is to be for access for vehicles and pedestrians only; it is to be designed to Building Code standard and any utilities crossing or running in it are private and to be constructed via Plumbing Code specifications;
6. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
7. Registration of an aircraft noise sensitive use covenant on title.
8. Provincial Ministry of Transportation & Infrastructure Approval.
9. City acceptance of the developer's offer to voluntarily contribute \$25,500 to the City's Tree Compensation Fund for the planting of 51 replacement trees within the City.
10. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$31,000.
11. City acceptance of a voluntary contribution of \$5.10 per buildable ft² (e.g., \$136,882) towards the West Cambie Affordable Housing Reserve Fund.
12. City acceptance of a voluntary contribution of \$0.07 per buildable ft² (e.g., \$1,879) towards the West Cambie Community and Engineering Planning Reserve Fund.
13. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the West Cambie Child Care Reserve Fund.
14. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the City's Alexandra Public Realm Beautification Fund.

15. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the City's Public Art Fund.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$48,000) to ensure the replacement planting will be provided.

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

1. 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of \$3,307.47/unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement; and
5. Payment of latecomer agreement charges for the sanitary sewer infrastructure provided along the rear of the site and along Odlin Road by the developer of 4099 No 4 Road.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

7. Enter into the City's standard Servicing Agreement to design and construct frontage improvements. This includes but not limited to the following ultimate cross section across No. 4 Road, from east to west, determined by Transportation Department:

- existing curb, gutter to remain on the east side of No. 4 Road
- 3.5 m lane - northbound
- 3.2 m lane - northbound
- 3.3 m left turn lane
- 3.2 m lane - southbound
- 3.5 m lane - southbound
- 0.15 m curb and gutter
- 1.5 m boulevard
- 2.0 m sidewalk

Note:

- DCC credits do not apply to the works being constructed.
- Service connections for the development site are to be included in the SA design drawings set.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8788 (RZ 10-545531)
4151, 4171 AND 4191 NO. 4 ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING (ZT67) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**.

P.I.D. 003-605-680

Lot "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

P.I.D. 004-342-925

Lot "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

P.I.D. 003-874-044

Lot "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8788"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: June 23, 2011
File: RZ 11-577393
Re: Application by 0868256 BC Ltd. for Rezoning at 8160/8162 Clifton Road from
Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Item	Details
Application	RZ 11-577393
Location	8160/8162 Clifton Road (Attachment 1)
Owners	Gurpreet Mann, Narinder Mann and Amanjit Mann
Applicant	0868256 BC Ltd.

Date Received	April 29, 2011
Acknowledgement Letter	May 18, 2011
Fast Track Compliance	May 26, 2011
Staff Report	June 23, 2011
Planning Committee	September 7, 2011

Site Size	988.9 m ² (10644.4 ft ²)
Land Uses	Existing – One (1) two-family dwelling
	Proposed – Two (2) single-family lots, 497.8 m ² and 491.1 m ² (5358.3 ft ² and 5286.2 ft ²)
Zoning	Existing – Single Detached (RS1/E)
	Proposed – Single Detached (RS2/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" • OCP Specific Land Use Map designation – "Low-Density Residential" • Area Plan or Sub-Area Plan – None • Lot Size Policy 5453 (adopted by Council in 1993; amended in 2001 and 2003) – permits rezoning and subdivision of properties with existing duplexes in accordance with "Single Detached (RS1/B)" (Attachment 2). <p><i>This application conforms with applicable land use designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood consisting primarily of single detached dwellings on large lots. • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the east are single detached dwellings on large lots zoned "Single Detached (RS1/E)", fronting Cathay Road; ○ To the south is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the west is a single detached dwelling zoned "Single Detached (RS1/E)", fronting Cranbrook Avenue

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses: <ul style="list-style-type: none"> ◦ Seven (7) bylaw-sized trees on adjacent properties at 8140 Clifton Avenue (Trees #1-5) and 8171 Cathay Road (Trees #6 & 7). • The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain and protect the seven (7) offsite trees. • Tree protection fencing as detailed in the Arborist report must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed. • The legal survey provided also identified a hedge located on City-owned property in the boulevard along Clifton Road. The City's Parks Department has authorized the removal of this hedge due its poor condition. <p>The final Tree Retention Plan is included in Attachment 4.</p> <ul style="list-style-type: none"> • As a condition of rezoning, the applicant is required to submit a contract with a Certified Arborist to ensure protection of retained trees on the five (5) trees located on the adjacent property to the north (8140 Clifton Road) and the two (2) trees located on the adjacent property to the east (8171 Cathay Road). The contract must include provisions to supervise any work to be conducted within the tree protection zone and to ensure that the existing lot grade is maintained within the tree protection zone. The contract must also include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, installation of perimeter drainage etc), as well as a provision for a post-construction impact assessment report to be submitted to the City for review. • Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on each new future lot (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, the applicant is required to submit a landscaping security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.
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Staff Comments (con't)	<p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications. The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied. Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$5,693). <p><u>Site Servicing & Vehicle Access</u> There are no servicing concerns with rezoning.</p> <p><u>Subdivision</u> At future Subdivision stage, the applicant will be required to pay Servicing Costs.</p> <p><u>Flood Management</u> Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.</p>
Analysis	<p>The subject property is located within an established residential neighbourhood that has seen minimal redevelopment to smaller lot sizes as a result of the Lot Size Policy, which restricts rezoning and subdivision to "Single Detached (RS1/B)" to properties with duplexes. This redevelopment proposal is consistent with the Lot Size Policy as it contains a duplex and is intended to be subdivided into two (2) lots, each approximately 12.6 m wide. Other duplexes within this neighbourhood have the potential to rezone and subdivide in accordance with the Lot Size Policy.</p>
Attachments	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5453 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Retention Plan</p>

Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable land use designations and policies contained within the OCP, and is consistent with the Lot Size Policy. The list of rezoning considerations is included below, which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommends support for the application.
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Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

Prior to final adoption of Zoning Amendment Bylaw 8790, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/ tree) to ensure that the proposed number of trees are planted and maintained.
2. 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 off-site trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,693) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

4. Registration of a flood indemnity covenant on Title.

At Demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing around all off-site trees to be protected as shown on the Tree Retention Plan as per the dimensions indicated in the Arborist Report.

Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

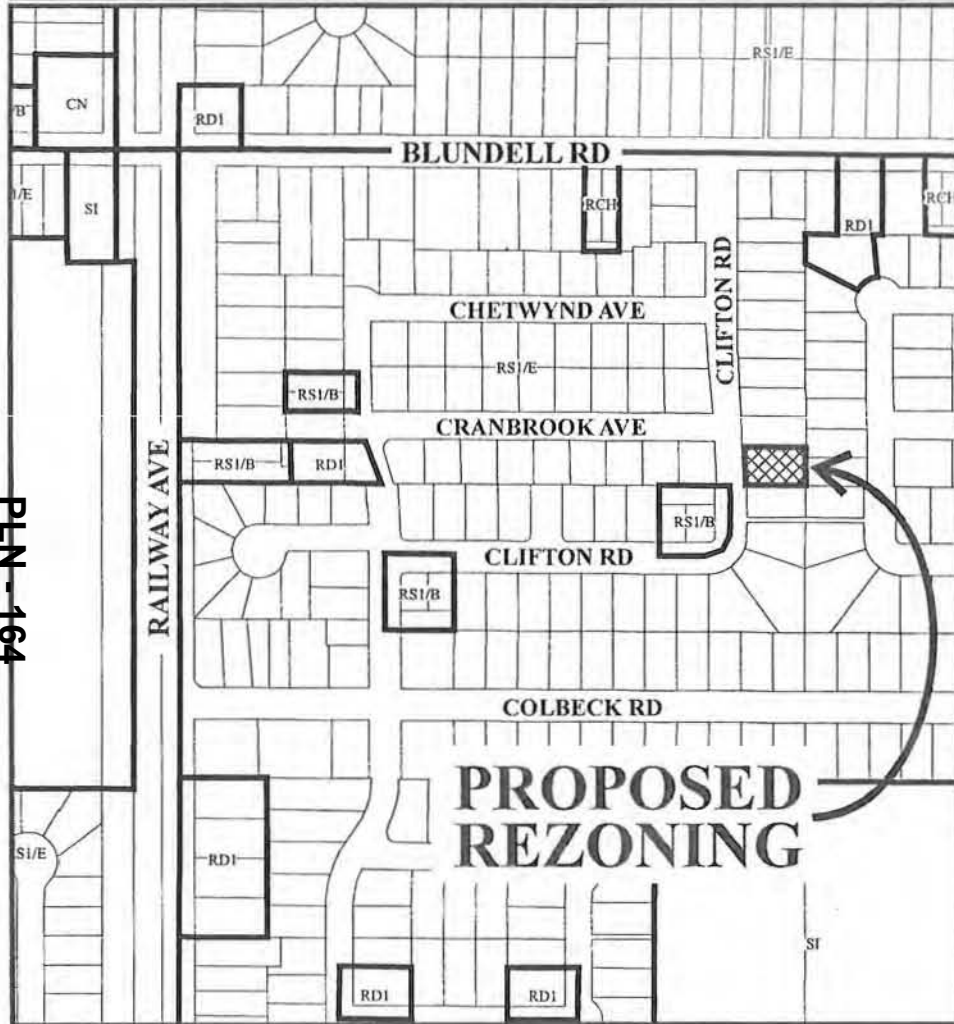
At Subdivision stage*, the applicant will be required to:

- pay service connection costs.



City of Richmond

PLAN-164

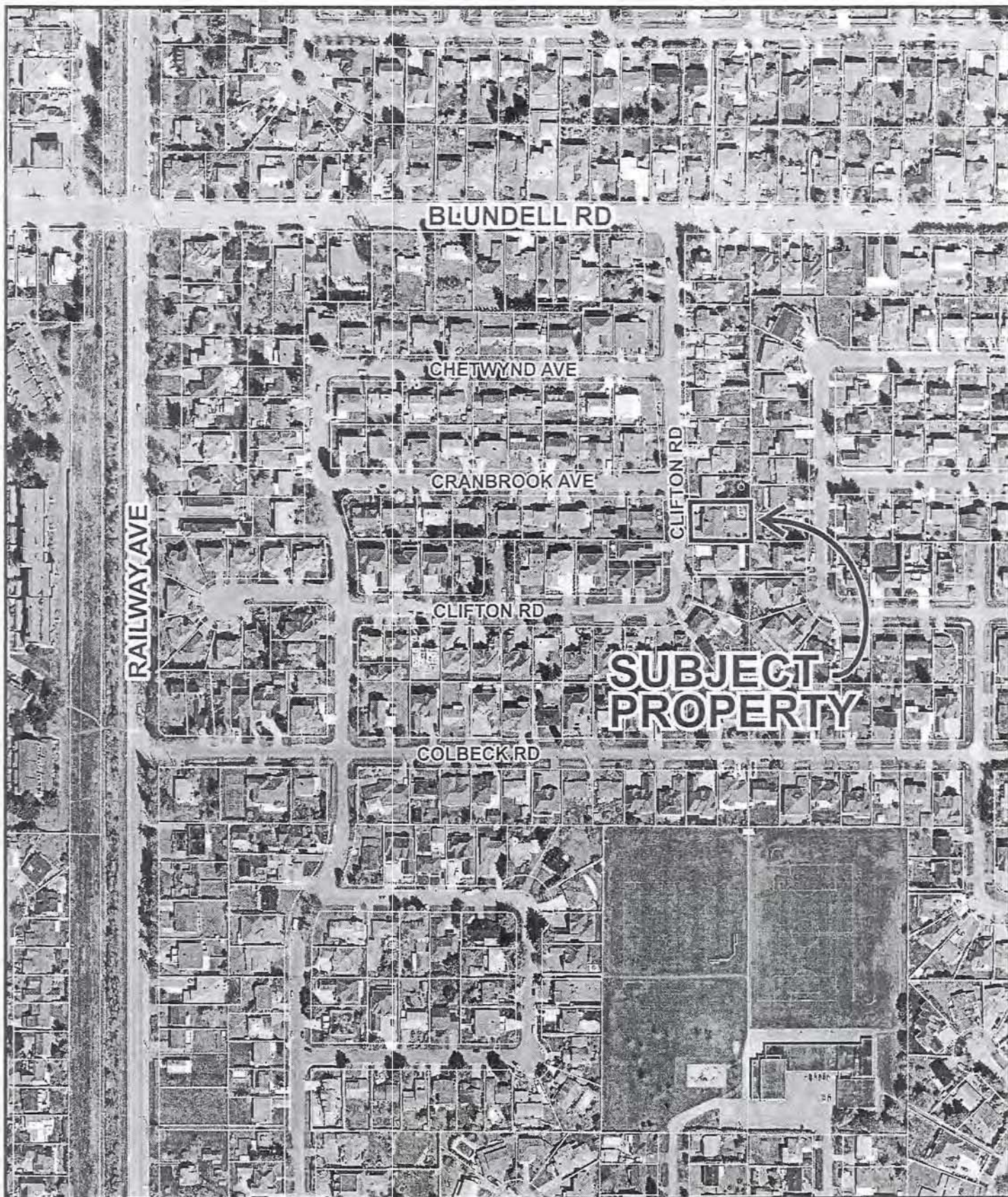


RZ 11-577393

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-577393

PLN - 165

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 15, 1993

POLICY 5453
 Amended by Council: January 15, 2001 *
 October 20th, 2003

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

1081046

SUBJECT PROPERTY



- ▨ Subdivision Permitted as Per R1/E
▩ Subdivision of Duplexes Permitted as Per R1/B



**Policy 5453
Section 24-4-7**

Adopted Date: 11/15/93
Amended Date: 10/20/03



City of Richmond

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

Development Application Data Sheet

RZ 11-577393

Attachment 3

Address: 8160/ 8162 Clifton Road

Applicant: 0868256 BC Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Gurpreet Mann, Narinder Mann and Amanjit Mann	To be determined
Site Size (m²):	988.9 m ² (12,605 ft ²)	Two (2) lots – 497.8 m ² and 491.1 m ² (5358.3 ft ² and 5286.2 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	<ul style="list-style-type: none"> Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" OCP Specific Land Use Map designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5453 permits rezoning and subdivision of properties with duplexes in accordance with "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

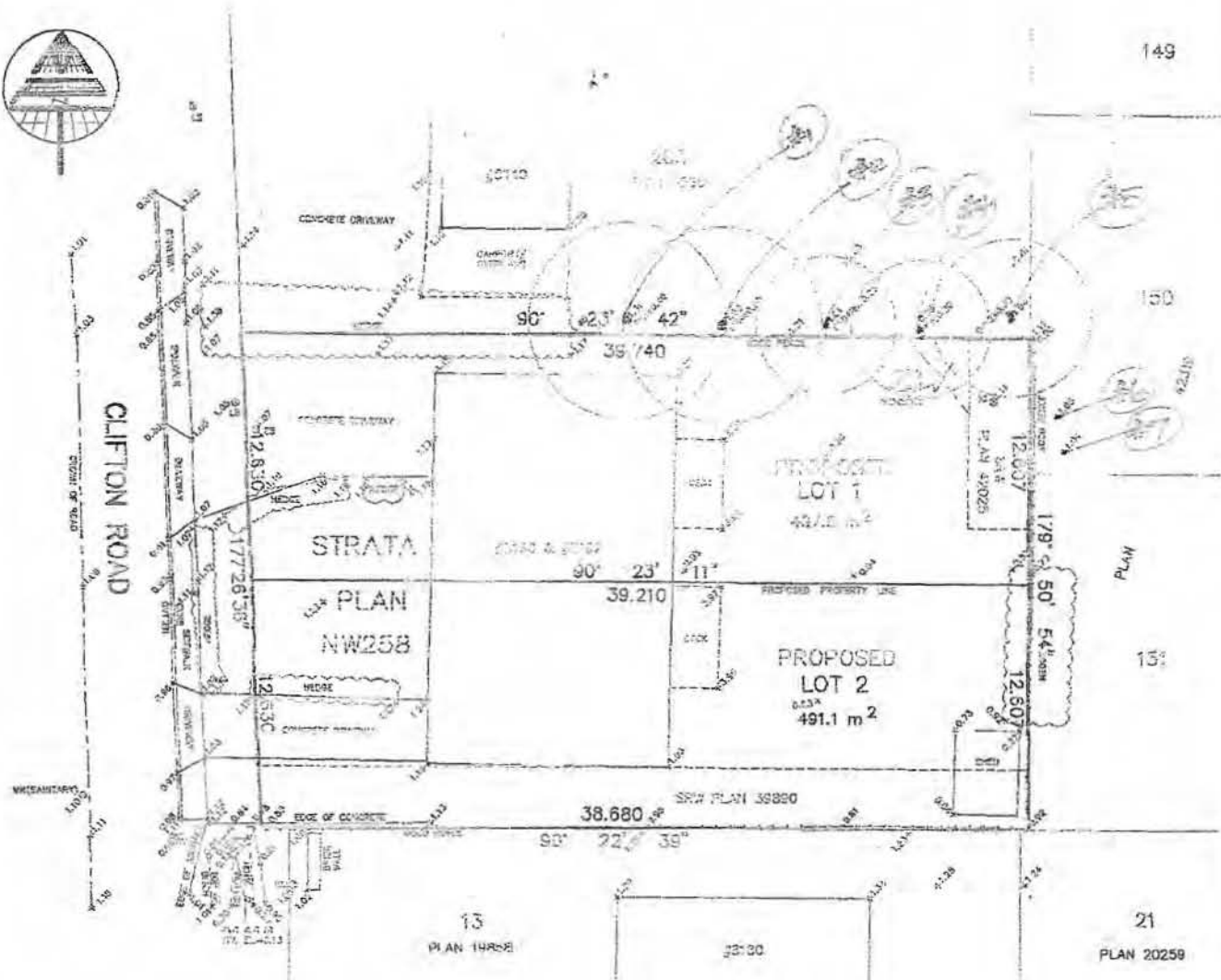
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees.

SURVEY PLAN OF STRATA PLAN NW258 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

CIVIC ADDRESSES:
8160 & 8162 CLIFTON ROAD
RICHMOND, B.C.

TREE RETENTION PLAN



TREES #1-7 TO BE RETAINED

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND 1971 ALTIMETRIC DATA (1971) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL INDICATED TREES AS NOTED BY CITY OF RICHMOND BY PLAN NO. 6057, ARE DESIGNATED HEREON.

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MATSON PECK & TOPLESS

SURVEYORS & ENGINEERS

4800 - 11120 HIGHWAY 101

RICHMOND, B.C. V7A 5H1

PH: 604-270-5131

FAX: 604-270-5137

CAD: 1-888-688-1000-100-000000

R-11-16624-TPG

CLIENT REF: AZIM BHAYANI

LEGEND

SCALE 1:150

1 2 3 4 5

ALL DIMENSIONS ARE IN METRES

1.125 INDICATES SPOT ELEVATION

1.125 INDICATES LAMP STANDARD

1.125 INDICATES LAMP STANDARD

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CERTIFIED CORRECT
THIS 28TH DAY OF APRIL, 2011

[Signature]
PLAN 8

DATE OF SURVEY: APRIL 27, 2011



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8790 (RZ 11-577393)
8160/8162 Clifton Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 001-236-733

STRATA LOT 1 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW258 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

And

P.I.D. 001-236-741

STRATA LOT 2 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW258 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8790"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



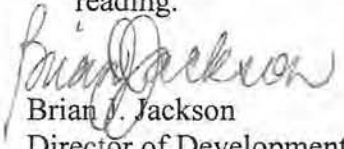
City of Richmond
Planning and Development Department

Report to Committee

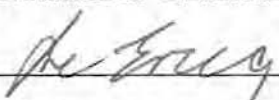
To: Planning Committee **Date:** June 30, 2011
From: Brian J. Jackson
Director of Development **File:** RZ 10-552527
Re: Application by Amin Alidina for Rezoning at 6780 No. 4 Road from Local Commercial (CL) to Congregate Housing and Child Care - McLennan (ZR8)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.
2. That Bylaw No. 8791, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.
4. That Bylaw No. 8792, to create the "Congregate Housing and Child Care – McLennan (ZR8)" zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.


Brian J. Jackson
Director of Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
Routed To: Community Social Services Policy Planning	Concurrence Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Amin Alidina has applied to the City of Richmond for permission to rezone 6780 No. 4 Road (**Attachment 1** – Location Map) from Local Commercial (CL) to a new Congregate Housing and Child Care (ZR8) zoning district in order to develop a 10 bed congregate housing care facility and 37 space child care centre.

Background and History of Development Applications

The subject site is contained in the Agricultural Land Reserve (ALR) and has existing Local Commercial (CL) zoning on the subject site that permits development of convenience store in conjunction with a residential dwelling unit.

Although the subject site is contained in the ALR, it is exempted from Agricultural Land Commission (ALC) regulations because the property is on separate certificate of title and less than 2 acres in size as of December 21, 1972. The subject property was created by the original subdivision plan for this area in 1912 and has not been subdivided further with the exception of a minor road dedication secured in 2005. The size of the site is 2,448 sq.m (0.6 acres). As the property is exempted from ALC land use regulations, no application or approval from the ALC is required.

Based on the subject site's existing Local Commercial zoning, a Development Permit application was submitted in 2004 (DP 04-280263) for a convenience store with an accessory residential unit. The Development Permit was approved by the Development Permit Panel (September 28, 2005) and issued by Council on October 11, 2005. The developer for the property did not proceed with the project and the Development Permit expired after 2 years.

After the initial Development Permit was issued in 2005, a new proposal was tabled by the owner that significantly changed the site layout and design. This new Development Permit application (DP 06-327868) was not supported by the Development Permit Panel (June 28, 2006) and was denied by Council (July 10, 2006).

With the exception of the current rezoning application for congregate housing and child care centre, no other proposals for redevelopment have been submitted for this site.

Project Description

The development proposal on the subject site involves the co-location of a congregate housing care facility (10 beds total) and 37 space child care centre in two separate buildings (refer to **Attachment 2** for a preliminary plan of development). The congregate housing care facility (contained in a portion of a 2 storey building) is 961 sq.m (10,349 sq.ft.) in area and can accommodate 10 individuals in care that reside in separate living quarters that contain a bedroom, bathroom and living area, but do not have any kitchen or cooking facilities. Uses that support the congregate housing are communal eating/cooking areas, nursing and medical support areas, common areas and administrative/reception offices. The proposal is a purpose built congregate housing facility designed to provide full-time medical care and supervision to residents.

A separate residential caretaker dwelling unit (331 sq.m or 3,565 sq.ft. in area) is contained on the remaining portion of the second floor of the congregate housing building.

A 37 space child care centre is located in a separate building to the east of the congregate housing care facility. The building is 175 sq.m (1,876 sq.ft.) in area and is designed to accommodate 25 child care spaces (Age 30 months to school age) and 12 spaces for infants less than 36 months in age. Required outdoor play space based on the proposed number and type of children in care is provided at grade adjacent to the child care building. On top of the child care building is a rooftop terrace that is proposed as an outdoor unenclosed patio for the residential caretaker. Portions of the outdoor terrace is also allocated to the child care facility should it be required for licensing purposes.

The total area of all buildings on the site is 1,467 sq.m (15,790 sq.ft.).

The main vehicle access to the development is provided on Granville Avenue (east side of subject site). A right-out only vehicle exit is provided along No. 4 Road and situated on the north portion of the site. Off-street parking areas are generally situated in the north-east quadrant of the site. A Development Application Data Sheet is contained in **Attachment 3**.

Comparison of Current Proposal with Previous Development Permit Approval

The proposed total floor area of the development that includes the congregate housing, residential caretaker suite and child care facility is 1,467 sq.m (15,790 sq.ft.). In comparison, the previously issued Development Permit (DP 04-280263) for a local convenience store with an accessory attached residential dwelling unit proposed a total floor area of 934 sq.m (10,055 sq.ft.). Therefore, the current development proposes 533 sq.m (5,737 sq.ft.) of additional area when compared to the previous Development Permit, which did not ultimately develop.

Surrounding Development

- | | |
|---------------|--|
| To the North: | An Agricultural zoned (AG1) property in the ALR containing a single-family residential dwelling. |
| To the East: | An Agricultural zoned (AG1) property in the ALR containing a single-family residential dwelling |
| To the South: | An Agricultural zoned (AG1) property in the ALR on the other side of Granville Avenue containing a single-family residential dwelling. |
| To the West: | A property zoned for a Two-Unit Dwelling (RD1) on the other side of No. 4 Road that is outside of the ALR. |

Related Policies & Studies

Official Community Plan – Existing Land Use Designations

The subject site is designated for Agriculture in the General Land Use Map of the Official Community Plan (OCP). The East Richmond McLennan Sub-Area Plan (Schedule 2.13A) also designates the subject site for “Agriculture”. The sub-area plan also contains a policy to support the establishment of child care and community services to support the growing population in the surrounding areas.

Official Community Plan – No Amendment

The OCP General Land Use Map designates the subject site for Agriculture. No amendment to this land use designation is proposed as the General Land Use Map identifies the broad City-wide vision for agriculture and supporting land uses in the ALR.

East Richmond McLennan Sub-Area Plan – Proposed Amendment

The East Richmond McLennan Sub-Area Plan Land Use Map designates the subject site for Agriculture. An amendment to change the subject site's "Agriculture" land use designation to "Agriculture, Institutional and Public" is proposed as part of this rezoning application (refer to **Attachment 4**). The proposed OCP amendment is supported on the following basis:

- The subject site has existing Local Commercial (CL) zoning that would enable the development of a small convenience store without requiring a rezoning application or OCP amendment to proceed.
- ALC approvals are not required as the site is exempted from the provisions and regulations applicable to the ALR.
- The proposal to develop congregate housing and a child care facility on the site complies with the "Agriculture, Institutional and Public" designation, which is defined as follows:
 - "Those areas of the City where the principal use is Agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures."

The approach to amending the OCP East Richmond McLennan Sub-Area Plan Land Use Map, while maintaining the existing designation in the broader OCP General Land Use Map is consistent with the previous approaches the City has taken in relation to the OCP. Retaining the existing "Agriculture" designation in the General Land Use Map of the OCP represents the broad vision for the area. An amendment to the East Richmond McLennan Sub-Area Plan land use map is proposed to accurately reflect a designation that complies with the land uses associated with the redevelopment proposal. An OCP amendment does not set an undesirable precedent as the revision is based on a site-specific application on a property with existing, historical commercial zoning, which is not reflected in the East Richmond McLennan Sub Area Plan Land Use Map (i.e., currently designated "Agriculture"). On this basis, staff support the proposed OCP amendment.

OCP – Aircraft Noise Sensitive Development Policy

According to the OCP Aircraft Noise Sensitive Development Map, the subject site is contained in Area 4 (**Attachment 5**). Based on this designation, all aircraft noise sensitive land uses can be considered.

Group Home Policy (Community Care Facility, Minor)

The City's existing land use policies for group homes (Community Care Facility, Minor) only apply to residential dwellings that are being utilized as a group home (can be licensed or unlicensed by Vancouver Coastal Health) for care of 7 to 10 residents. The subject proposal is not a group home and related land use policies for such uses do not apply as the subject proposal is a purpose built congregate housing care facility that provides full-time medical care and support to individuals residing for short, medium and long-term periods. The proposed congregate housing care facility and child care development will be reviewed through the rezoning process.

Consultation

The applicant distributed notices to surrounding properties in the immediate vicinity of the subject site that described the components of the project. The applicant has also discussed the project with immediate neighbours as well as those who contacted the proponent through the distributed notices. In addition to the consultation undertaken by the applicant, the rezoning application requires notification based on the statutory Public Hearing process.

OCP Bylaw Preparation Consultation Policy 5043

In accordance with Council Policy 5043 on consultation for OCP amendments, the proposed development does not need to be referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children.

The proposed zoning and OCP amendments comply with the OCP Aircraft Noise Sensitive Development policy. Nevertheless, in accordance with Council Policy on OCP consultation, staff recommend that proposed OCP amendment be referred to the Vancouver International Airport Authority for comment on or before Public Hearing.

Agricultural Advisory Committee

The Agricultural Advisory Committee (AAC) Terms of Reference identify the mandate of the AAC shall be to “review and comment from the agricultural viability perspective on issues, plans and specific development applications referred by staff or Council.”

Based on staff’s assessment of the project having minimal impacts on surrounding farm activities or agricultural viability, the rezoning application was not referred to the AAC. Should Committee or Council require review and comment from the AAC, staff will arrange to have the project forwarded to the AAC.

Public Input

Staff have received input (via telephone and email) from two neighbours who have contacted staff to obtain information on the project and status of the application. No specific concerns, comments or other correspondence were forwarded to City staff at the time of the preparation of this staff report. Staff will monitor any comments and correspondence received through the rezoning process.

Staff Comments

Proposed New Zoning District – Congregate Housing and Child Care – McLennan (ZR8)

A new zoning district is proposed that permits congregate housing and child care (limited to a maximum of 10 residents in congregate housing and 37 child care spaces) as the permitted uses and a residential caretaker/security operator unit as a secondary use. Specific setbacks are proposed to enable the buildings to be located close to the street frontage and allow for sufficient space for drive-aisles and off-street parking areas. The proposed density is 0.6 Floor Area Ratio (FAR), which is identical to the density permitted for a single-family dwelling built on an Agriculture (AG1) zoned lot in the ALR. As noted previously, the project proposes 1,467 sq.m (15,790 sq.ft.) total building area, which is 533 sq.m (5,737 sq. ft.) larger than the commercial project approved through the 2005 Development Permit. Project form, character and overall

massing to adjacent single-family dwellings will be reviewed through the Development Permit application process.

Engineering – Storm System Capacity Analysis

Engineering staff have conducted a review of the project and determined that no storm system capacity analysis is required for the development. Through the forthcoming Servicing Agreement, a site analysis is required for connection to the City storm system (preferred connection would be to Granville Avenue).

Engineering – Water System Capacity Analysis

Existing water capacity was also reviewed and determined that sufficient capacity exists to accommodate the development.

Engineering – On-site Sanitary Disposal System

The subject site is located in the ALR and is not serviced by a City sanitary sewer system (that is located on No. 4 Road and services properties to the west). The site is also located outside of a City sanitary sewer area boundary. Based on an existing Council Policy (Policy 7401), properties outside of a City sanitary sewer area boundary are not permitted to connect to a City sanitary system. As a result, the applicant was advised that the development would need to be serviced by an appropriately designed on-site sewage disposal system and that no connection to the City sanitary sewer system would be permitted. Furthermore, a legal agreement that identifies that the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted is being secured as a rezoning consideration attached to this application. This legal agreement will also identify that the on-site sewage disposal system is required to be regularly maintained to ensure that the system operates as designed based on the recommendations of the consulting engineer.

An on-site sanitary disposal system has been designed by the applicant's engineering consultant to address the sanitary waste generated from the congregate housing care facility and child care proposal. A majority of the subject site is covered by building, impermeable parking and drive-aisle areas with little space available for a conventional on-site septic disposal field that require open, undeveloped areas to function properly. As a result, the consulting engineer has employed an on-site sanitary disposal system that addresses the challenges of the site, while also enabling sanitary waste to be disposed (on-site) of properly.

The on-site sanitary system is located underneath the parking and drive-aisle area and consists of a series of enclosed compartments designed to treat waste generated from development. The system is also designed to enable maintenance as the surface concrete slabs for the parking and drive-aisle can be lifted off and removed. A more detailed description of the on-site sanitary disposal system and the ability for the system to adequately service this development is contained in a letter from the consulting engineer (**Attachment 6**).

The permitting requirements for an on-site septic disposal system is administered by VCH and involves the following:

- All on-site sanitary disposal systems are required to be designed by an appropriate, certified professional.
- VCH administer the process by requiring applicants to submit an on-site sewage system application filing to confirm that the system has been designed by an appropriate professional consultant and that the system can accommodate the proposed development.
- VCH approve the on-site sewage system application once the professional consultant has finalized all components of the design and submitted all necessary certifications and letter of assurances (i.e., system to be regularly maintained).

The on-site sewage system has been designed, reviewed and approved by the applicant's consulting engineer to comply with VCH regulations pertaining to on-site sewage disposal. Submission and approval of the on-site sewerage design application filing by VCH is a rezoning consideration to be completed prior to the adoption of the rezoning amendment bylaw.

Implications of an On-Site Sewage System Failure

The intensive level of development on the subject site has resulted in the proponent having to engage a professional engineer to design an on-site sewage system that specifically addresses the challenges of not having an undisturbed open area for implementation of a conventional on-site sewage disposal system (i.e., percolating septic field). Although the consulting engineer that designed the system has confirmed that it can accommodate and adequately dispose of the sewage waste from the development, the consultant does not provide any guarantee towards the life expectancy of the system. In the event that the on-site sewage system fails, there are the following implications to be made aware of:

- Implementation of a conventional on-site septic field system, should the proposed system fail, is not possible based on the development intensity on the subject site.
- Implementation of a holding tank that is regularly serviced and emptied is not a viable long-term solution and would not be permitted under the City's Building Regulation Bylaw (Bylaw 7230)
- An on-site sewage system failure would result in pressure from the owner/operator of the site to City staff and Richmond City Council to enable a connection to a City sanitary sewer system, which would be contrary to the adopted Council Policy that does not permit sanitary sewer connections to properties outside of a City sanitary sewer boundary.

To address these issues, a rezoning consideration will be for the applicant to obtain approval of the on-site sewerage design application filing by VCH. Furthermore, a legal agreement will be registered (rezoning consideration) on title that identifies:

- That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted.
- That the on-site sewage disposal system is required to be regularly maintained to ensure that the system operates as designed based on the recommendations of the consulting engineer.

Transportation/Engineering Utilities -- Frontage and Intersection Upgrades

A Servicing Agreement is required to be completed prior to issuance of the Building Permit for the following frontage related works:

- Along the subject site's No. 4 Road frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk.
- The vehicle exit on No. 4 Road at the north edge of the site is required to be designed to be a "right-out" only exit with a minimum of 1m separation between the proposed new right-out exit driveway letdown and existing driveway letdown servicing the neighbouring lot to the north.
- Along the subject site's Granville Avenue frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk and pavement widening to accommodate a 3.3m wide left hand turn lane with 30m of vehicle storage and a 4.3m wide curb lane to accommodate a shared vehicle/bike lane.
- All works will be at the developers' sole cost.

A voluntary cash-in-lieu contribution in the amount of \$35,000 is required for related intersection improvements at No. 4 Road and Granville Avenue and is being secured as a rezoning consideration. The voluntary contribution will be for intersection upgrades to internally illuminate street sign names on all approaches and upgrade all signals to accessible audible pedestrian signals.

Site Access

The main vehicle access to the subject site is from Granville Avenue near the east property line away from the intersection. A right out only vehicle exit is proposed along No. 4 Road that prohibits vehicles from entering the site and limits vehicles exiting the property to right turn movements only. A legal agreement restricting the No. 4 Road vehicle exit to right-out only will be secured as a rezoning consideration.

AnalysisDevelopment Rationale for Subject Site

Under existing Local Commercial (CL) zoning, there was a previous Council approval (DP 04-280263) to develop the property into a small convenience store with an accessory residential dwelling. However, the site did not develop and has been vacant for a number of years. As the site is zoned for Local Commercial use and as no viable proposal has been identified, it is appropriate to consider the proposed alternative land uses.

The East Richmond McLennan Sub-Area Plan has a policy to support the establishment of child care facilities and community services in the area. A proposed 10 bed congregate housing care facility and 37 space child care centre complies with the East Richmond McLennan Sub Area Plan policy. The applicant has identified that the congregate housing will provide short, medium and long-term care beds. The proposed 37 space child care centre provides group child care spaces for early infant care (12 spaces) and children between the ages of 30 months to school age (25 spaces). Community Social Services staff support the proposed uses as they assist in meeting community needs.

Precedent Issues

The proposal to develop congregate housing, child care and a residential caretaker unit does not set a precedent for other ALR exempted small lots to follow. The existing Local Commercial (CL) zoning applicable to the subject site is a unique situation and serves as the basis for considering alternative land uses currently not permitted in the existing commercial zoning. A similar development scenario would not be considered or supported for other small agricultural lots that are exempted from ALR regulations as these lots are zoned Agriculture (AG1). For these situations, non-farming related development is limited in the AG1 zoning to a single-family dwelling only (that can be constructed at 0.6 FAR).

Co-Location of Congregate Housing Care Facility and Child Care Centre

Although the congregate housing care facility and child care centre are located on the same property, the uses are contained in separate buildings and outdoor areas for the daycare and congregate housing are also appropriately divided. A walkway on the second floor provides a link between the two buildings; however, this only provides a link for the residential caretaker unit to an outdoor patio located on the roof of the daycare centre. No direct building linkage is provided between the congregate housing and daycare centre.

The applicant has advised that co-locating these two uses on the same site is necessary in order to make both uses financially viable as the revenue from the daycare centre helps to subsidize the operation of the congregate housing care facility. City staff have discussed the proposal with VCH staff, who have identified they have no concerns and support the co-location of congregate housing on the same site as a child care centre. VCH is also required to license both the congregate housing and daycare component of the project that will address any site-specific issues.

Proposed 37 Space Child Care Facility

The applicant has identified that the size of the child care facility to accommodate 37 group daycare spaces is necessary to ensure the economic viability of the overall project and that the revenue generated from the child care operation will help support the congregate housing care facility.

The outdoor play space is designed to be shared to enable different child care groups to utilize the same space at different times. City staff have discussed this configuration with VCH staff who have no concerns about a shared outdoor space arrangement that would enable this daycare centre to meet child care licensing requirements. Design measures to configure the outdoor play area to enable sharing from different child care groups (i.e., separating play equipment from toddler access) can be established through the forthcoming Development Permit application and VCH licensing process.

Forthcoming Development Permit Application

A Development Permit application is required for the subject development proposal. In addition to a review of the project in conjunction with City Development Permit guidelines, the Development Permit will address the following issues:

- Addressing adjacencies and implementing appropriate buffers to single-family residential dwellings on Agriculture (AG1) zoned properties.
- Ensure that the form, character and massing is consistent with the single-family character of the immediate surrounding area.

- Designing an appropriate streetscape along No. 4 Road and Granville Avenue.
- A minor variance request to enable a small building encroachment (approximately 0.3m or 1 ft.) for the corner cut at the intersection.
- A landscape plan for open space and green areas of the site.
- Universal accessibility design measures, guidelines and requirements.

Flood Plain Covenant

Registration of a Flood Plain Covenant on title that requires a minimum flood construction level of 2.9m is required and will be secured as a rezoning consideration for the subject application.

Aircraft Noise Sensitive Development Policy

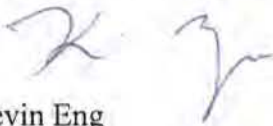
Based on the OCP Aircraft Noise Sensitive Development Map (**Attachment 5**), the site is in Area 4 (All aircraft noise sensitive land use types may be considered). The proposed uses are aircraft noise sensitive land uses (congregate housing and child care). Based on the OCP Policy, these land uses can be considered subject to the registration of aircraft noise sensitive use covenant on title of the subject property, which will be secured as a rezoning consideration.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development to establish a 10 bed congregate housing care facility and 37 space child care centre provides essential community support services and benefits to the residents of the surrounding area and Richmond. All technical concerns related to the land use rezoning application and OCP amendment have been addressed. On this basis, staff support the rezoning application and associated OCP amendment as proposed.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Preliminary Plan of Development

Attachment 3: Development Application Data Sheet

Attachment 4: East Richmond McLennan Sub Area Plan – Proposed Amendment

Attachment 5: Aircraft Noise Sensitive Development Map

Attachment 6: On-site Sanitary Sewer System Description Letter

Attachment 7: Rezoning Considerations Concurrence



City of Richmond

PLAN 1181

**PROPOSED
REZONING**

NO. 4 RD

GRANVILLE AVE

AGI

7031

20.31

17.84

4.96

39.89

6691

21.34

NO. 4 RD

GRANVILLE AVE

45.69
7020

4.25

26.85

48.71

41.46
10040

48.74

19.20
6700

19.2

668

69.49

69.45
67.46

19.2

19.20

76.81

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2



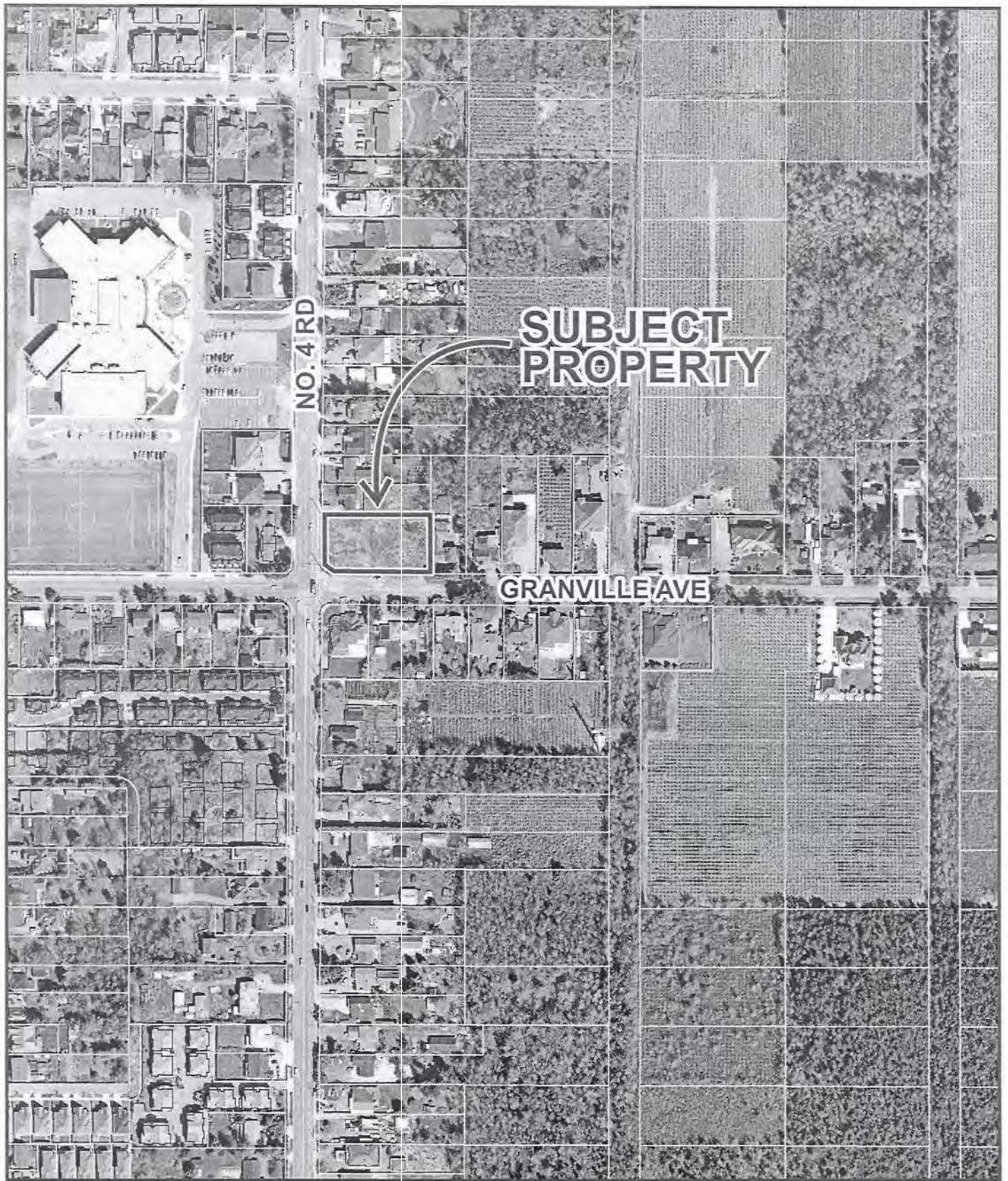
RZ 10-552527

Original Date: 11/17/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 10-552527

PLN - 182

Original Date: 11/17/10

Revision Date:

Note: Dimensions are in METRES

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Preliminary Development Plans



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DO NOT SCALE DRAWING

SHEET NOTES

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NO.	DATE	DESCRIPTION	BY
1	10/10/2018	PRELIMINARY	J.A.
2	10/10/2018	REVISION	J.A.
3	10/10/2018	REVISION	J.A.
4	10/10/2018	REVISION	J.A.
5	10/10/2018	REVISION	J.A.
6	10/10/2018	REVISION	J.A.
7	10/10/2018	REVISION	J.A.
8	10/10/2018	REVISION	J.A.
9	10/10/2018	REVISION	J.A.
10	10/10/2018	REVISION	J.A.

START DATE	07/2018
PROJECT NO.	2018-001
NO.	10
DATE	10/10/2018
SCALE	AS SHOWN
ARCHITECT'S SEAL	

Project Name
CASA DEL SOL
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304

Project No.
2018-001

Project Name
CASA DEL SOL

Project No.
2018-001

Project Name
CASA DEL SOL

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2018-001

Project Name
CASA DEL SOL



LEGAL DESCRIPTION
1 SEC II BLK 100 REG 11 BCP 20081

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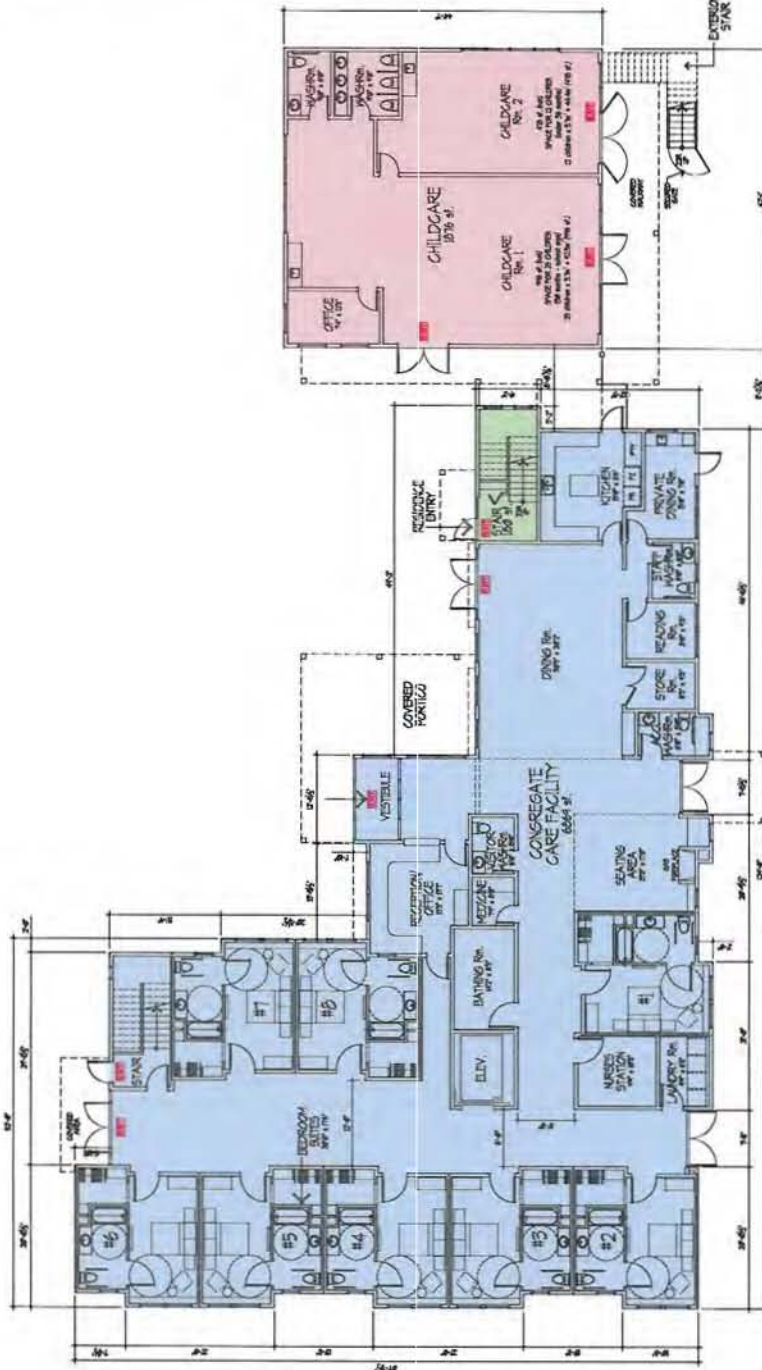
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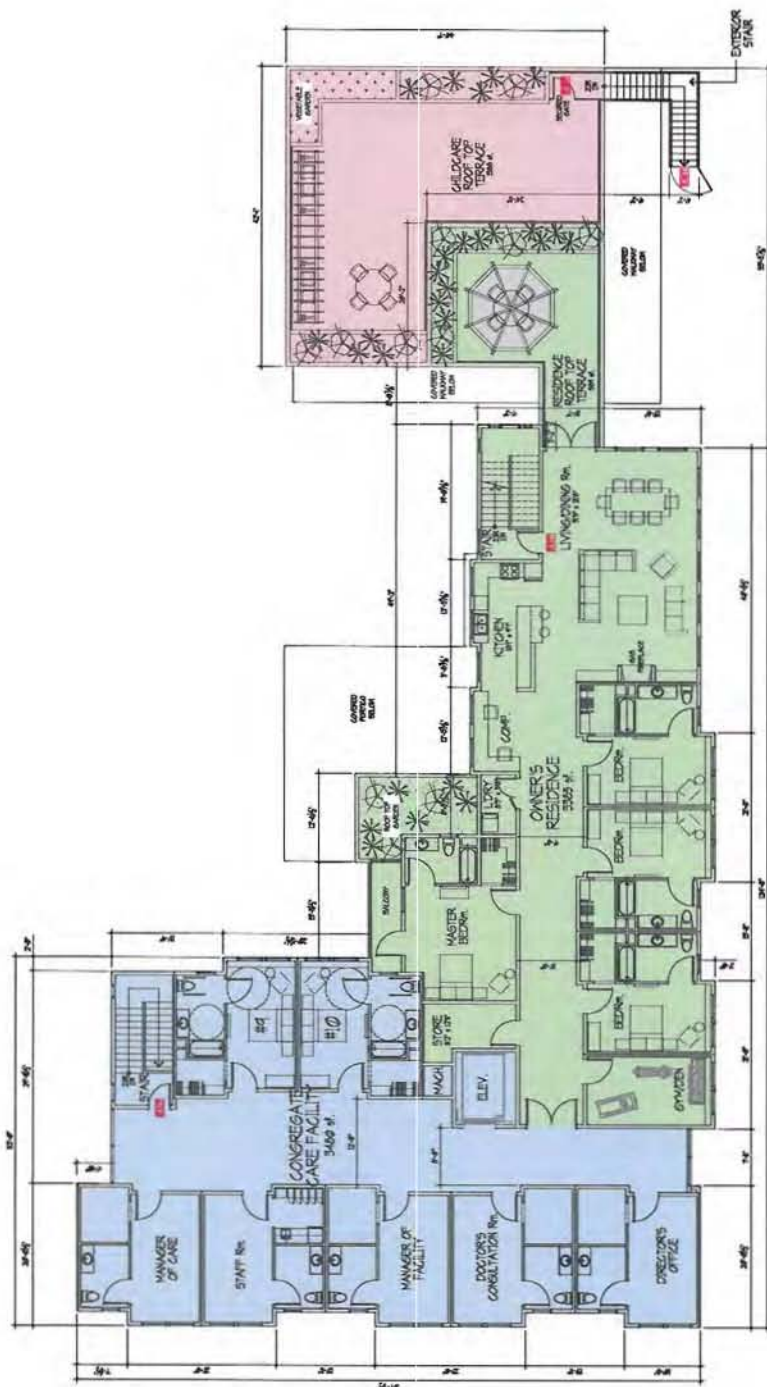
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DO NOT SCALE DRAWING



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

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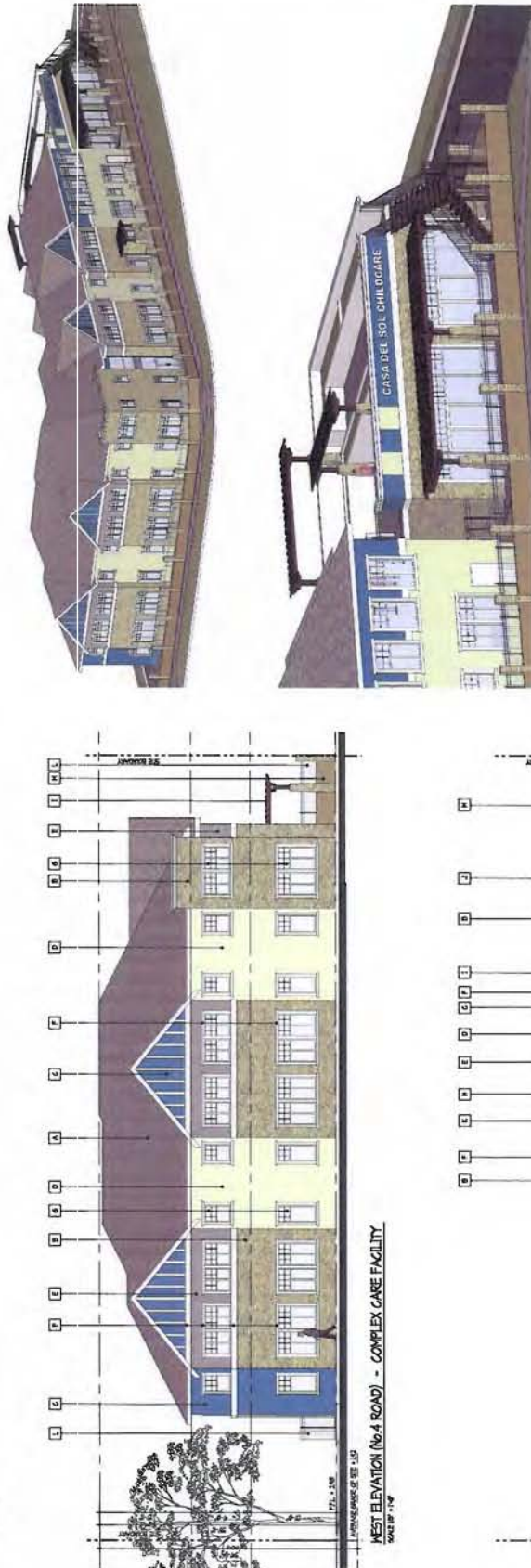
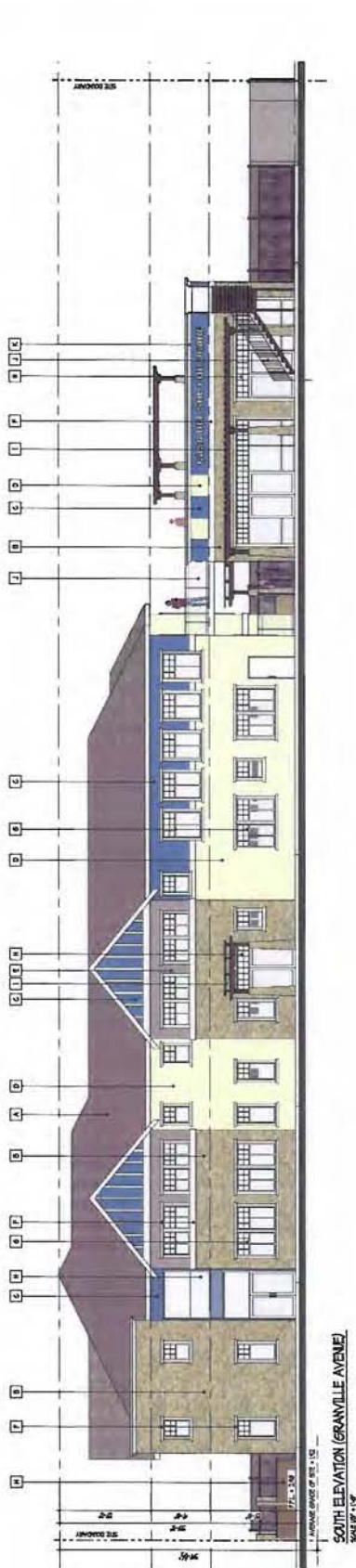
START DATE	END DATE
PROJECT No.	200-9
AL	IS
AL	JK
CALL	AD 200

CASA DEL SOL
790 No. 4 Road
Cristiobal, E.C.

John A. - Planning Consultants
148 Granite Avenue, Rockland

ND FLOOR PLAN

80	Project No. 500-00	A-012
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MATERIAL/COLOR SELECTION				SUPPLIER
BUILDING MATERIALS	FINISH	COLOR		
A. APPLICABLE FINISHES	INTERIOR	INTERIOR - WHITE		GREENHILL
B. FLOOR	INTERIOR	HITE OAK STRIP (EXTERIOR 6IN-3/8IN)		GLADSTONE
C. WALLS	SMOOTH	EMERALD POKE - SPOONER 4-1/2 IN		WAGGS
D. CEILING	SMOOTH	EMERALD POKE - 1/2 IN X 6 IN		
E. FLOOR WALL TRIM	PAINTED	WHITE		
F. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
G. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
H. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
I. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
J. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
K. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
L. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
M. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
N. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
O. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
P. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
Q. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
R. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
S. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
T. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
U. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
V. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
W. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
X. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
Y. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
Z. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AR. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AS. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AT. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AU. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
AZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BR. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BS. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BT. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BU. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
BZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CR. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CS. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CT. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CU. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
CZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DR. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DS. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DT. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DU. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
DZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
ED. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
ER. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
ES. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
ET. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
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EV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
EZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FR. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FS. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FT. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FU. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
FZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
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GB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GF. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GH. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GI. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GJ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GK. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GL. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GM. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GN. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GO. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GP. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GQ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GR. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GS. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GT. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GU. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GV. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GW. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GX. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GY. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
GZ. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
HA. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
HB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
HC. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
HD. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
HE. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
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HG. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
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IB. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		
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ID. FLOOR WALL TRIM	PAINTED	EMERALD POKE - 1/2 IN X 6 IN		

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Project Name	CASA DEL SOL	Project No.	30	A-02
	8750 W. 4 th Road RICHMOND, BC		706-49	
Mr. John Aldrich Vice A-Planning Committee 550 Denison Avenue, TORONTO	ELEVATIONS			

Project Name	CASA DEL SOL	
	8760 N.W. 4 Road Richmond, BC	
1st - Alex Adair		
2nd - A. Puring Combatis		
3rd - Dennis Nema, GZAPRO		
ELEVATIONS		
Project No.	30	A-1032
	26-19	



City of Richmond

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

Development Application Data Sheet

RZ 10-552527

Attachment 3

Address: 6780 No. 4 Road

Applicant: Amin Alidina

Planning Area(s): East Richmond McLennan Sub Area

	Existing	Proposed
Owner:	Haraka Enterprises Inc. No 228457	No change
Site Size (m²):	2,448 m ²	No change
Land Uses:	Vacant lot	<ul style="list-style-type: none"> Congregate housing care facility and 37 space child care centre. Total area of 1,467 m²
OCP Designation: General Land Use Map	Agriculture	No change
East Richmond McLennan Sub Area Plan Designation	Agriculture	Agriculture, Institutional and Public
Zoning:	Local Commercial (CL)	<ul style="list-style-type: none"> Congregate Housing and Child Care – McLennan (ZR8). New zoning district.
Other Designations:	Subject site is contained in the ALR	<ul style="list-style-type: none"> Subject site is exempted from ALR provisions. No Change – subject site to remain in ALR.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.6 FAR	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Setback – Public Road (m):	Min. 3 m	3.2 m (Granville Ave) 4.0 m (No. 4 Road) 2.8 m (to intersection corner cut)	Variance for setback of building to corner cut
Setback – North Lot Line (m):	Min. 5 m	Min. 5.9 m	none
Setback – East Lot Line (m):	Min. 9 m	Min. 9.3 m	none
Height (m):	12.5 m	12 m	none

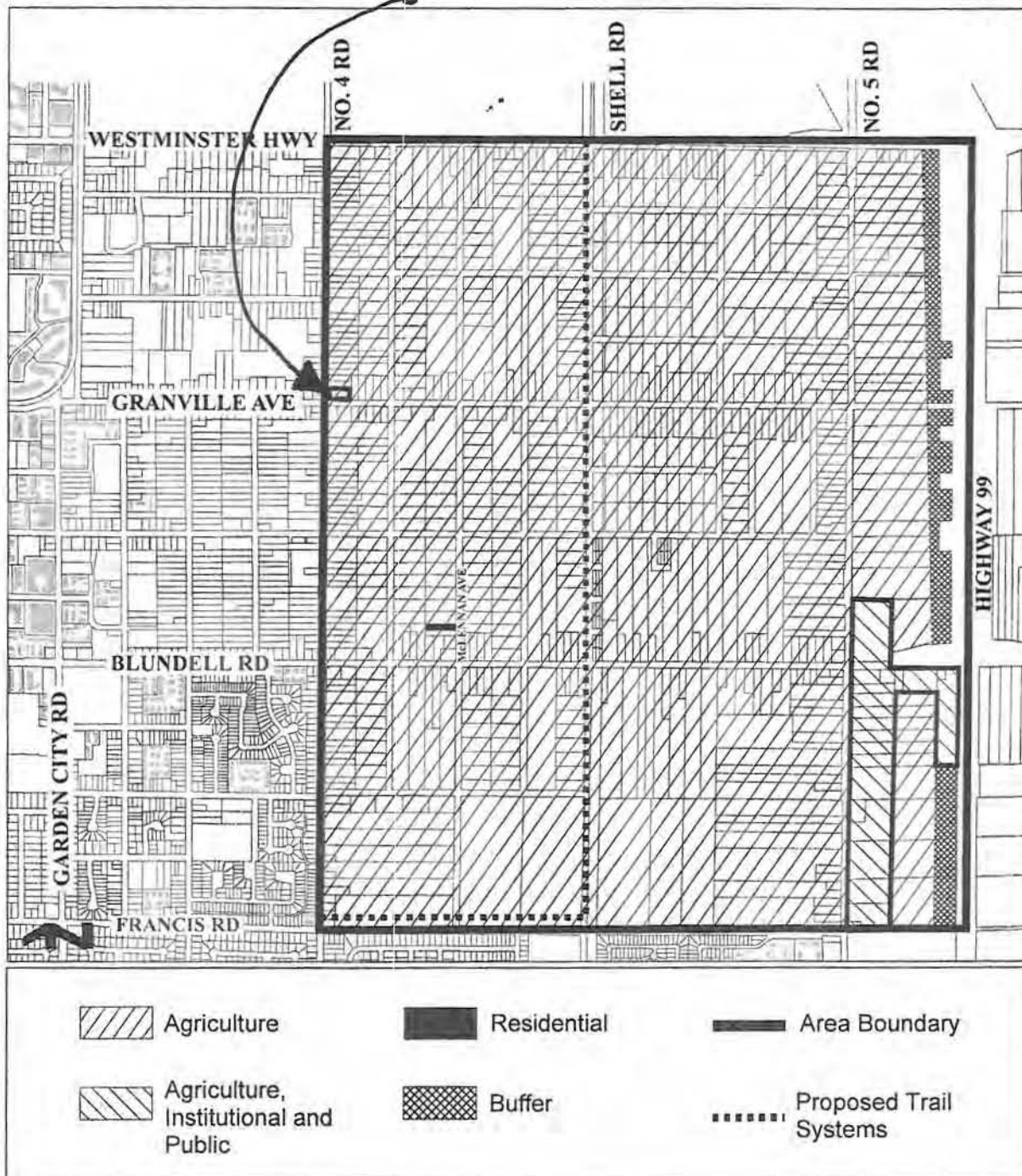
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	17 (8 for daycare) (7 for congregate housing) (2 for caretaker dwelling)	17	none
Loading Spaces – Total	1	1	none
Handy Dart Dedicated Parking Space	N/A	1	none

City of Richmond

Land Use Map

Bylaw 7536
2003/07/21

6780 No. 4 Road
Proposed OCP Amendment to Designate the Site
"Agriculture, Institutional and Public"





LEGEND

Aircraft Noise Sensitive Development Policy (ANSD) Areas (see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:

AREA 1A - New Aircraft Noise
Sensitive Land Use Prohibited.

AREA 1B - New Residential
Land Uses Prohibited.

Areas Where Aircraft Noise Sensitive Land Uses May be Considered: Subject to Aircraft Noise Mitigation Requirements:

AREA 2 - All Aircraft Noise Sensitive
Land Uses (Except New Single Family)
May be Considered (see Table for
exceptions).

AREA 3 - All Aircraft Noise Sensitive
Land Use Types May Be Considered.

AREA 4 - All Aircraft Noise Sensitive
Land Use Types May Be Considered.

No Aircraft Noise Mitigation Requirements:

AREA 5 - All Aircraft Noise Sensitive
Land Use Types May Be Considered.



Aircraft Noise Sensitive Development Location Map

Original Date: 11/17/10

Amended Date:

Note: Dimensions are in METRES



#1268 – 13351 Commerce Parkway
Richmond, BC, V6V 2X7

Phone: 604.249.5040
Fax: 604.249.5041

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

July 4, 2011

Attention: Kevin Eng. PEng.

Reference: 6780 No. 4 Road, Richmond, BC

Dear Mr. Eng,

Further to your enquiry of June 30, 2011, we confirm the following:

1. We have designed an onsite sewage treatment plant to manage the flows generated by the proposed complex care and daycare facilities.
2. The system has been designed to accommodate a 20 bed complex care facility (including 4 staff), a 40 child daycare facility (including 5 staff), and the onsite residence (4 bedroom).
3. The sewage treatment plant has been engineered to be constructed under the parking lot utilizing a series of concrete treatment cells that are capable of supporting H2O vehicle loading.
4. Similar to other Richmond septic fields, we cannot verify the life expectancy of the system; however, we expect that it will perform equal to or better than a traditional septic field system in the City of Richmond.
5. The system has been designed to enable ongoing monitoring of the treatment plant performance (unlike traditional septic fields).
6. In the event of system failure the system has been designed to permit better access for maintenance than a traditional septic field system.

In summary we believe that the system will perform equal to or better than traditional septic field system. Please refer to the attached drawing for additional design details.

Please call me if you have any questions.

Yours Truly,

Core Concept Consulting Ltd.

David R. Kozak, ASCT
Director

cc. Amin Alidina (aminalidina@shaw.ca)

Rezoning Considerations

6780 No. 4 Road

RZ 10-552527

Prior to final adoption of Zoning Amendment Bylaw 8792, the developer is required to complete the following:

1. Registration on title of a Flood Plain Covenant on title identifying a minimum Flood Construction Level of 2.9m.
2. Registration on title of an Aircraft Noise Sensitive Use Covenant.
3. Registration on title of an appropriate legal agreement limiting the driveway exit configuration along No. 4 Road to a right-out vehicle movement exit only.
4. Registration on title of an appropriate legal agreement identifying:
 - a. That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted; and
 - b. That the on-site sewage disposal system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
5. Submission and final approval of the on-site sewerage design application filing by Vancouver Coastal Health.
6. Processing of a Development Permit application to the satisfaction of the Director of Development.
7. Voluntary contribution of \$35,000 for intersection improvements at No. 4 Road and Granville Avenue related to:
 - a. Provision of internally illuminated street sign names on all approaches (valued at \$15,000).
 - b. Upgrade all signals to accessible audible pedestrian signals (valued at \$20,000).

Prior to issuance of a Building Permit, the following is required to be completed:

1. Completion and approval of a Servicing Agreement for public road frontage works. Works to include but may not be limited to the following and are at the developers sole cost:
 - Along the subject site's No. 4 Road frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk.
 - The vehicle exit on No. 4 Road at the north edge of the site is required to be designed to be a "right-out" only exit with a minimum of 1m separation between the proposed new right-out exit driveway letdown and existing driveway letdown servicing the neighbouring lot to the north.
 - Along the subject site's Granville Avenue frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and

gutter and grass and treed boulevard between the edge of the pavement and new sidewalk and widen pavement to accommodate a 3.3m wide left hand turn lane with 30m of vehicle storage and a 4.3m wide curb lane to accommodate a shared vehicle/bike lane.

2. Submission and approval of a construction parking and traffic management plan to be provided to the Transportation Division that includes the location of parking services, deliveries, loading, application for requests for any lane closures (including dates, times and duration), and proper traffic controls as per Traffic Control Manual for Works on Roadways (Ministry of Transportation and Infrastructure).

[Signed original on file]

Signed

Date



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8791 (RZ 10-552527)
6780 No. 4 Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the East Richmond McLennan Sub Area Plan Land Use Map in Schedule 2.13A of Official Community Plan Bylaw No. 7100 thereof the following area and by designating it "Agriculture, Institutional and Public".

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8791**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by _____
APPROVED by Manager or Solicitor _____

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8792 (RZ 10-552527)
6780 NO. 4 ROAD**

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

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting Section 21.8 thereof the following:

“21.8 Congregate Housing and Child Care – McLennan (ZR8)

21.8.1 PURPOSE

The **zone** provides for **congregate housing** and **child care** with an accessory **residential security/operator unit**.

21.8.2 PERMITTED USES

- **Child care**
- **Congregate housing**

21.8.3 SECONDARY USES

- **Residential security/operator unit**

21.8.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.60.

21.8.5 PERMITTED LOT COVERAGE

1. The maximum **lot coverage** is 40%.

21.8.6 YARDS & SETBACKS

1. The minimum **road setback** is 3 m.
2. The minimum **setback** to the north **property line** is 5 m.
3. The minimum **setback** to the east **property line** is 9 m.

21.8.7 PERMITTED HEIGHTS

1. The maximum **height** for **buildings, structures** and **accessory buildings** is 12.5 m.

21.8.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot** area is 2,400 m².

21.8.9 LANDSCAPING & SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

21.8.10 ON-SITE PARKING & LOADING

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

21.8.8 OTHER REGULATIONS

1. **Child care** is limited to a maximum of 37 children.
 2. **Congregate housing** is limited to a maximum of 10 people
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**.

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8792**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



Public Works & Transportation Committee

Anderson Room, City Hall
6911 No. 3 Road

Wednesday, July 20, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

PWT-5 *Motion to adopt the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, June 22, 2011.*



NEXT COMMITTEE MEETING DATE

Wednesday, September 21, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

ENGINEERING AND PUBLIC WORKS DEPARTMENT

PWT-11 1. **MUNICIPAL ACCESS AGREEMENT WITH A2B FIBER INC.**
(File Ref. No. 03-1000-21) (REDMS No. 3050281)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PWT-11** of the Public Works & Transportation agenda for full hardcopy report

Designated Speaker: Lloyd Bie

STAFF RECOMMENDATION

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and A2b Fiber Inc. containing the material terms and conditions set out in the staff report dated July 4, 2011 from the Director, Engineering.



- PWT-15 2. AWARD OF CONTRACT 4230P – DETAILED DESIGN AND CONSTRUCTION SERVICES FOR THE WIDENING OF WESTMINSTER HIGHWAY AND NELSON ROAD**
(File Ref. No. 10-6340-20-P11203) (REDMS No. 3251193)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PWT-15** of the Public Works & Transportation agenda for full hardcopy report

Designated Speaker: Milton Chan

STAFF RECOMMENDATION

That Contract 4230P – Detailed Design and Construction Services for the Widening of Westminster Highway and Nelson Road be awarded to Delcan for the amount of \$775,904 plus HST.



- PWT-19 3. GILBERT TRUNK SEWER UPGRADING**
(File Ref. No. 10-6060-03-01) (REDMS No. 3250070)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PWT-19** of the Public Works & Transportation agenda for full hardcopy report

Designated Speaker: Lloyd Bie

STAFF RECOMMENDATION

That the Metro Vancouver recommended Gilbert Trunk Sewer alignment and City proposed alternative Gilbert Trunk Sewer alignment as per the staff report from the Director, Engineering dated July 6, 2011 entitled “Gilbert Trunk Sewer Upgrading” be endorsed for public consultation and design.



Pg. # ITEM

PWT-25 4. 2010 ANNUAL WATER QUALITY REPORT

(File Ref. No. 10-6650-01) (REDMS No. 3248839)

TO VIEW eREPORT CLICK HERE

See Page **PWT-25** of the Public Works & Transportation agenda for full hardcopy report

Designated Speaker: Doug Anderson

STAFF RECOMMENDATION

That the 2010 Annual Water Quality report dated July 11, 2011 be approved for public release.

☐

5. **MANAGER'S REPORT**

ADJOURNMENT

☐



Public Works & Transportation Committee

Date: Wednesday, June 22, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Chair (arrived at 4:21 p.m.)
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Derek Dang
Councillor Ken Johnston
Councillor Harold Steves

Also Present: Councillor Greg Halsey-Brandt

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, May 18, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, July 20, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. **REVISED WATER SHORTAGE RESPONSE PLAN (SPRINKLING RESTRICTIONS) – BYLAW AMENDMENTS**
(File Ref. No. 10-6650-09-01) (REDMS No. 3222936)

It was moved and seconded

That Metro Vancouver's 2011 Water Shortage Response Plan, which includes revised water use restrictions, be endorsed and the following amendment bylaws be introduced and given first, second and third readings:

Public Works & Transportation Committee

Wednesday, June 22, 2011

- (1) *Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 8766;*
- (2) *Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 8774; and*
- (3) *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8775.*

CARRIED

2. **SUBDIVISION AND DEVELOPMENT BYLAWS**

(File Ref. No. 10-6060-01) (REDMS No. 3191830)

In reply to queries from Committee, Lloyd Bie, Manager, Engineering Planning, advised that (i) in-stream applications would not be assessed higher fees due to the proposed bylaws; (ii) the maximum term for cost recovery is fifteen years after the completion date of the works or services; and (iii) the current Neighbourhood Improvement Charge (NIC) will be phased out as the proposed Subdivision and Development Bylaw No. 8751 will enable the City to collect cash-in-lieu of construction contributions.

It was moved and seconded

- (1) *That Subdivision and Development Bylaw No. 8751 be introduced and given 1st, 2nd and 3rd readings; and*
- (2) *That Works and Services Cost Recovery Bylaw No. 8752 be introduced and given 1st, 2nd and 3rd readings.*

CARRIED

3. **CANADA LINE: PROGRESS REPORT ON OPPORTUNITIES FOR RETAIL OPERATIONS AND LITTER COLLECTION/CLEANING ACTIVITIES**

(File Ref. No. 10-6405-01) (REDMS No. 3229016)

Suzanne Bycraft, Manager, Fleet & Environmental Programs, noted that the full-time litter attendant personnel complement control number will have no additional impact on the budget as the funds are already budgeted and are being recovered through the 2011 sanitation and recycling utility budget and rates.

In reply to queries from Committee, staff provided the following information:

- the access agreement with Translink restricts the City from using or undertaking any activities within a one-metre buffer zone around the perimeter of the Canada Line infrastructure, such as stations, guide ways, and columns;
- the agreement also restricts the City from using or undertaking any activities that would impact on Translink's ability to access the Canada Line infrastructure for maintenance, inspection, repair or other purposes;

Public Works & Transportation Committee

Wednesday, June 22, 2011

- the Brighthouse station and guide way is entirely located on private property, as such, there are limited opportunities for retail activities outside the City's limited sidewalk areas;
- the Richmond Access Agreement between the City and Translink outlines the City's responsibility in relation to cleanliness and maintenance of the Canada Line stations; and
- leases on City property would be the sole revenue of the City.

Councillor Barnes entered the meeting and assumed the Chair (4:21 p.m.).

Discussion ensued regarding the various types of retail opportunities along the Canada Line. Committee suggested that vendors along the Canada Line be encouraged or mandated to offer primarily organic, unprocessed, local food. Also, a comment was made regarding non-food vendors supporting local non-profit organizations. Moreover, Committee expressed their desire to see that food vendors along the Canada Line offer their goods in environmentally friendly packaging in keeping with the 4 Rs – Reduce, Reuse, Recycle, and Recover.

In reply to queries from Committee, Victor Wei, Director, Transportation, provided the following information:

- the street furniture installed under the City – Pattison Street Furniture Agreement will be silver in color;
- silver furniture was chosen as coloured street-furniture quickly fade and lose lustre;
- silver street-furniture requires less maintenance and it is more neutral to the streetscape, allowing for more options to add future components to the street; and
- the 10-unit multiple publication news racks with recycling receptacles will be installed at the Aberdeen, Lansdowne and Brighthouse stations.

Committee requested that Council be advised of the location of the various new street furniture elements that are to be installed throughout the summer.

It was moved and seconded

That:

- (1) an additional personnel complement control position be approved for a permanent litter attendant position for waste and litter removal along No. 3 Road for service in relation to the Canada Line;***
- (2) in relation to the potential for retail opportunities at or near Canada Line stations, that staff;***
 - (a) bring forward for Council's consideration a report recommending amendment to the Business Licence Bylaw to permit vendors on City owned or controlled property;***

Public Works & Transportation Committee

Wednesday, June 22, 2011

- (b) *work with Translink to encourage Translink to permit such retail opportunities near Canada Line stations, particularly at Brighthouse Station; and*
- (c) *move forward with a pilot request for proposal for retail activity for locations at the intersection of No. 3 Road and Westminster Highway.*

CARRIED

It was moved and seconded

That staff investigate and report back on the possibility that vendors be required to provide healthy, local food, and that such foods be offered in environmentally friendly packaging.

CARRIED

It was moved and seconded

That staff investigate and report back on the possibility of non-food vendors supporting local non-profit organizations.

CARRIED

4. **AGEING INFRASTRUCTURE PLANNING – 2011 UPDATE**

(File Ref. No. 10-6060-01) (REDMS No. 3170477)

Robert Gonzalez, General Manager, Engineering and Public Works, commented on several different financial models that staff are currently investigating in an effort to address the estimated long-term capital requirements for age-related infrastructure renewal.

In reply to a query from Committee, Mr. Bie advised that currently the City is not in a financial position where it could feasibly repair infrastructure that has reached the typical failure curve.

Discussion ensued regarding rising utility costs at the regional level (Metro Vancouver) and Committee queried how such information could be relayed to Richmond residents.

It was moved and seconded

That staff review the report dated June 7, 2011 from the Director, Engineering in conjunction with the Long Term Financial Management Strategy and bring forward recommendations to Finance Committee.

CARRIED

Public Works & Transportation Committee

Wednesday, June 22, 2011

5. MANAGER'S REPORT

(i) *Nelson Road-Highway 91 Interchange Update*

Mr. Wei noted that it is anticipated that the Nelson Road – Highway 91 Interchange project be completed by mid-July 2011.

(ii) *Metro Vancouver's Integrated Liquid Waste and Resource Management Plan*

Mr. Bie referenced a memorandum dated June 22, 2011 regarding the Metro Vancouver's Integrated Liquid Waste and Resource Management Plan. He noted that Ministry of Environment conditionally approved the Plan with ten conditions, four of which directly impact Richmond.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, June 22, 2011.

Councillor Linda Barnes
Chair (Items 3 to 5)

Hanieh Floujeh
Committee Clerk

Councillor Sue Halsey-Brandt
Vice-Chair (Items 1 and 2)



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: July 4, 2011

From: John Irving, P.Eng. MPA
Director, Engineering




File: 03-1000-21- -
INBOX/Vol 01

Re: Municipal Access Agreement with A2b Fiber Inc.

Staff Recommendation

That the Chief Administrative Officer and the General Manager, Engineering & Public Works be authorized to execute, on behalf of the City, a Municipal Access Agreement between the City and A2b Fiber Inc. containing the material terms and conditions set out in the staff report dated July 4, 2011 from the Director, Engineering.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Law		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	
				YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
					

Staff Report

Origin

In August 2010, the City received an application from A2b Fiber Inc. ("A2b") to install telecommunication facilities within dedicated highways, streets, roads, lanes and bridges open to public use (excluding those controlled by the Province) and rights-of-ways granted to the City for utility purposes subject to any limitations and restrictions governing their use (collectively, the "Service Corridors"). This application triggered negotiations for the creation of a Municipal Access Agreement ("MAA") with A2b.

Analysis

A2b is a federally regulated telecommunications company providing telecommunications services in Canada. A2b is planning to install new telecommunications infrastructure and equipment within the Service Corridors. As A2b must obtain the City's consent to enter on and use the Service Corridors for these purposes, a MAA is required.

The City has signed MAA's with other telecommunications companies, most recently with Roger Cable Communications Inc. in November 2009 and Novus Entertainment Inc. in July 2009. These recent agreements are providing the general framework for negotiating the A2b MAA.

Relocation, causal¹, and administration costs incurred by the City in dealing with A2b infrastructure in Service Corridors can be onerous. With the continuing densification of the City centre, these costs and issues have become increasingly pronounced. The proposed A2b MAA would address the above concerns. The City will receive cost recovery amounts similar to the amounts established by the CRTC for MAA's in other municipalities.

The MAA will establish the roles and responsibilities of A2b and the City, and is designed to protect the City's interests in light of the applicable legislation and industry standards. The proposed MAA with A2b is based on, but not limited to, the following terms and conditions:

- Specify the locations where the agreement will be applicable (i.e. the Service Corridors);
- Specify when A2b must obtain the City's consent for constructing, maintaining, operating, repairing and removing A2b's equipment, and define the scope of the City's consent;
- Define the conditions which A2b may carry out emergency work and routine work;
- Include provisions for the City to request and receive information for A2b equipment locations;
- Specify the allocation of costs for A2b equipment to be relocated as a result of any municipal and third party projects;
- Include provisions to reduce the City's liability due to A2b's work or equipment;

¹ Causal costs are those costs that are incurred as a result of additional effort and materials spend working around a private utility installation in maintaining or constructing public infrastructure

- Identify the initial term of the MAA to be one year and automatically renewed for successive one year periods thereafter;
- Include appropriate fees to be paid to the City for cost recovery for causal costs, lost productivity costs, permitting and inspection costs, and pavement degradation fees;
- Require A2b to assume environmental liability for any hazardous substances that they bring to or cause to be brought to the Service Corridors;
- State the insurance requirements A2b shall maintain; and
- Include mutual indemnity clauses.


Financial Impact

There are no financial impacts from entering into this agreement.

The City will recover costs to offset administration costs and offset additional capital costs as a result of entering into this agreement. A2b will pay relocation costs on a sliding scale based on the age and date of installation. The City will recover Causal Costs as they relate to the presence and installation of any A2b infrastructure in the Service Corridors. Causal Costs include Lost Productivity Costs, Permitting and Inspection Costs, Pavement Degradation Fees and Occupancy Fees.

Conclusion

A Municipal Access Agreement between the City and A2b will allow the City to better manage and regulate the installation and presence of A2b equipment within the Service Corridors. The terms and conditions of the proposed agreement provide adequate cost recovery for the City and sufficiently protect the City's interests.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)



Eric Sparolin, P.Eng.
Project Engineer
(604-247-4915)

LLB:bj



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: John Irving, P.Eng. MPA
Director, Engineering
Date: July 6, 2011
File: 10-6340-20-
P.11203/Vol 01
Re: **Award of Contract 4230P – Detailed Design and Construction Services for the Widening of Westminster Highway and Nelson Road**

Staff Recommendation

That Contract 4230P – Detailed Design and Construction Services for the Widening of Westminster Highway and Nelson Road be awarded to Delcan for the amount of \$775,904 plus HST.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Budgets	Y	<input checked="" type="checkbox"/> N			
Roads and Construction	Y	<input checked="" type="checkbox"/> N			
Transportation	Y	<input checked="" type="checkbox"/> N			
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Staff Report

Origin

The widening of Westminster Highway and Nelson Road was approved by Council as part of the 2011-2015 Capital Budget. Staff have proceeded with procurement of the design services. Procurement Policy 3104 requires Council approval for the award of proposals that exceed \$500,000.

The purpose of this report is to seek Council approval to award Contract 4230P.

Analysis

Westminster Highway is currently two lanes wide between No. 6 Road and McMillan Road. Nelson Road south of Westminster Highway is also two lanes wide. As the amount of industrial activity has increased in the Port Metro Vancouver lands at the south ends of No. 8 Road and Nelson Road, there has been a corresponding increase in the amount of heavy vehicle traffic on Westminster Highway. To address this traffic, the following projects have been identified by the City of Richmond, Province of British Columbia, Port Metro Vancouver, and Translink:

- a) Widening Westminster Highway from McMillan Road to Highway 91 at the Hamilton Interchange from two (2) lanes to four (4) lanes (this work is now completed).
- b) A new interchange at Highway 91 and Nelson Road (this is currently under construction).
- c) Widening Westminster Highway from Nelson Road to McMillan Road from two lanes to four lanes (this project).
- d) Widening Nelson Road from Blundell Road to Westminster Highway from two lanes to four lanes (this project).

A public Request for Expression of Interest for the Westminster Highway and Nelson Road Widening detailed design and construction services was prepared by staff in February 2011. Nine responses were received and four were selected based on the technical merits of the submissions.

A Request for Proposal was issued to the four preferred proponents on May 27, 2011. The following proposal prices were received on June 21, 2011 as follows:

<u>Company</u>	<u>Total Amount</u>
Delcan	\$ 775,904
RF Binnie & Associates Ltd.	\$ 876,424
Urban Systems Ltd.	\$ 899,970
Focus Corporation	\$ 927,845

Staff have reviewed and evaluated the proposals from each proponent and recommend that Delcan be awarded this contract.

Procurement Policy 3104 requires Council approval for the award of proposals that exceed \$500,000.

Financial Impact

This project was approved by Council in the 2011-2015 Capital Budget cycle. The total funding for the project is being phased over the 2011 to 2013 Fiscal Years. Budget is in place under:

- 2011 capital accounts 41268 (Westminster Hwy: Nelson Rd to McMillan Way) and 41263 (Nelson Road Improvements).
- 2012 capital submissions 4251 (Westminster Hwy: Nelson Rd to McMillan Way) and 4252 (Nelson Road Improvements).
- 2013 capital submissions 4254 (Westminster Hwy: Nelson Rd to McMillan Way) and 4255 (Nelson Road Improvements).

The current budget in the 2011 accounts totals \$3,834,000. The total Council approved 2011-2015 budget for the project is \$11,502,000.

Table 1 -Estimated Cost to Complete the Project

Current Budget as of June 30, 2011	
41268 – Westminster Hwy: Nelson Rd to McMillan Way	\$ 2,683,333.00
41263 – Nelson Road Improvements	\$ 1,150,667.00
Total 2011 Approved Budget	\$ 3,834,000.00
2012 Capital Submission 4251 – Westminster Hwy: Nelson Rd to McMillan Way	\$ 2,683,333.00
2012 Capital Submission 4252 – Nelson Road Improvements	\$ 1,150,667.00
2013 Capital Submission 4254 – Westminster Hwy: Nelson Rd to McMillan Way	\$ 2,683,333.00
2013 Capital Submission 4255 – Nelson Road Improvements	\$ 1,150,667.00
Total 2012 & 2013 Budget (Approved in 5 year Plan)	\$ 7,668,000.00
Total Budget	\$ 11,502,000.00
Estimated Costs	
Land Acquisition Services	\$ 200,000.00
Design and Construction Services	\$ 775,904.00
Non-recoverable HST (1.75%)	\$ 17,078.32
Total Estimated Costs as of June 30, 2011	\$ 992,982.32
Funds Remaining	\$ 10,509,017.68

Conclusion

The widening of Westminster Highway and Nelson Road is required to accommodate the heavy truck traffic generated by the industrial area located at the south end of Nelson Road. It will tie into the new Nelson Road Interchange and help remove the heavy truck traffic from Westminster Highway west of Nelson Road. Staff have called for proposals for detailed design services, and the proposal received from Delcan is the most advantageous to the City.

A handwritten signature in black ink, appearing to be 'MC' followed by a long horizontal stroke.

Milton Chan, P.Eng.
Senior Project Engineer
(604-276-4377)

MC:mc



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: July 6, 2011

From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-6060-03-01/2011-
Vol 01

Re: Gilbert Trunk Sewer Upgrading

Staff Recommendation

That the Metro Vancouver recommended Gilbert Trunk Sewer alignment and City proposed alternative Gilbert Trunk Sewer alignment as per the staff report from the Director, Engineering dated July 6, 2011 entitled *Gilbert Trunk Sewer Upgrading* be endorsed for public consultation and design.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

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ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Sewerage and Drainage	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The existing Metro Vancouver Gilbert Trunk Sewer runs from the Bridgeport Sanitary Pump Station (at Garden City Road and Bridgeport Road) to the Lulu Island Wastewater Treatment Plant via Bridgeport Road, River Road and Gilbert Road, as per the attached map. This main has been in service since 1970 and is the trunk sanitary conveyance for most of the City, including the high density City Centre. There is no redundant system for this main; therefore, it is critical infrastructure for maintaining sanitary sewer service to the majority of the City's residential, commercial, institutional and industrial customers.

In 2008, Metro Vancouver cleaned and inspected a segment of the Gilbert Trunk. This operation identified fat, oil and grease (FOG) build up in the main that is reducing its capacity. Additionally, significant deterioration of the trunk main was observed and Metro Vancouver staff determined that remediation was required to keep the trunk main in service in the medium term. Subsequently, Metro Vancouver staff also determined that remediation of the trunk main in its current configuration would be prohibitively expensive, largely due to the lack of a redundant system, therefore, replacement or twinning of the main is required.

In this context, City staff advised Metro Vancouver staff that the segment of the Gilbert Trunk that is in the dike is not desirable from a dike security standpoint. It is important to the long term security of the City's dike system that this segment of pipe be removed from the dike and relocated inland when the trunk line is replaced.

Findings Of Fact

Metro Vancouver is taking steps to update the Gilbert Trunk Sewer. Metro Vancouver staff have commissioned a route study for a replacement or twinned trunk sewer and has included a \$62 M budget for design and construction over the next seven years (to be completed in 2018).

It is envisioned that the new trunk sewer will include redundancy either through constructing two new trunk sewers or constructing one new trunk sewer and remediation of the existing sewer. The exact form of the redundant trunk sewer will be determined during the preliminary design phase of the project, which staff expect to be completed later this year or early 2012.

The route study is nearing completion and the draft result recommends an alignment that largely follows the existing Gilbert Trunk route, with a deviation along the CPR rail corridor that removes the trunk main from the dike (see attached map). Metro Vancouver's consultant indicated that this alignment was superior to competing alignments from environmental, financial and operational perspectives.

City staff generally concur with this proposed alignment; however, there is a short segment near the Wall Centre (3111 Corvette Way), where the CPR rail corridor merges with the dike where City staff are suggesting an alternative route that avoids the dike (see **attachment 1**). Metro Vancouver is currently reviewing the alternative route and will report findings to City Staff.

Metro Vancouver, along with City staff, are reviewing the potential to utilize waste heat energy from Gilbert Trunk as part of new district energy utility (DEU) opportunities along the Gilbert Trunk route. Sanitary sewer systems generate tremendous amounts of heat energy through the decomposition of materials in sanitary sewage and there is potential to harvest this energy for use in DEU's within the City. This is in alignment with Metro Vancouver's newly adopted Integrated Liquid Waste and Resource Management Plan which has a primary goal of using liquid waste as a resource. Staff will report back to Council as more information becomes available with regard to the concept of energy resource recovery from the Gilbert Trunk Sewer.

Metro Vancouver staff is developing a public consultation plan for the Gilbert Trunk Sewer Upgrade project in cooperation with City staff.

Financial Impact

None at this time. The Gilbert Trunk Sewer upgrade is included in the Metro Vancouver Capital Plan and is included in long term Metro Vancouver sanitary sewer rate projections for the City.

Conclusion

The Gilbert Trunk Sewer is critical infrastructure that serves the majority of Richmond including the densely populated City Centre. Metro Vancouver is in the process of upgrading the Gilbert Trunk which is scheduled for completion in 2018. The completed upgrade will provide additional capacity to serve future populations and redundancy which will improve the reliability of this critical infrastructure and facilitate future maintenance. The project will also explore the opportunity for waste heat recovery from the Gilbert Trunk Sewer for utilization in a City DEU.

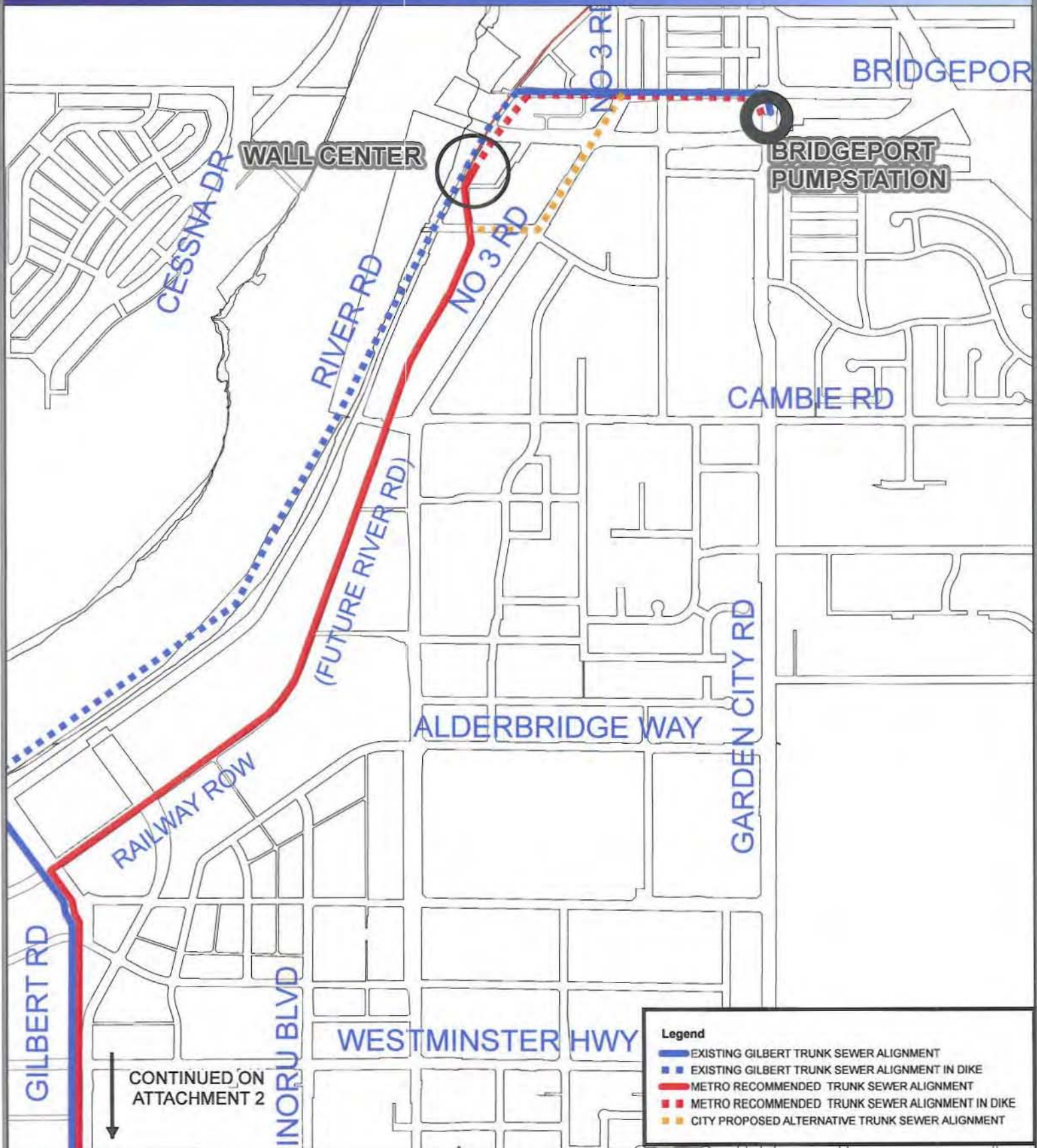
The first step of the Gilbert Trunk project is nearing completion with a recommended route for the upgraded trunk sewer as illustrated on the attached map. City staff will continue to work with Metro Vancouver staff to facilitate the successful completion of this important project.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)

LLB:llb

Att:1



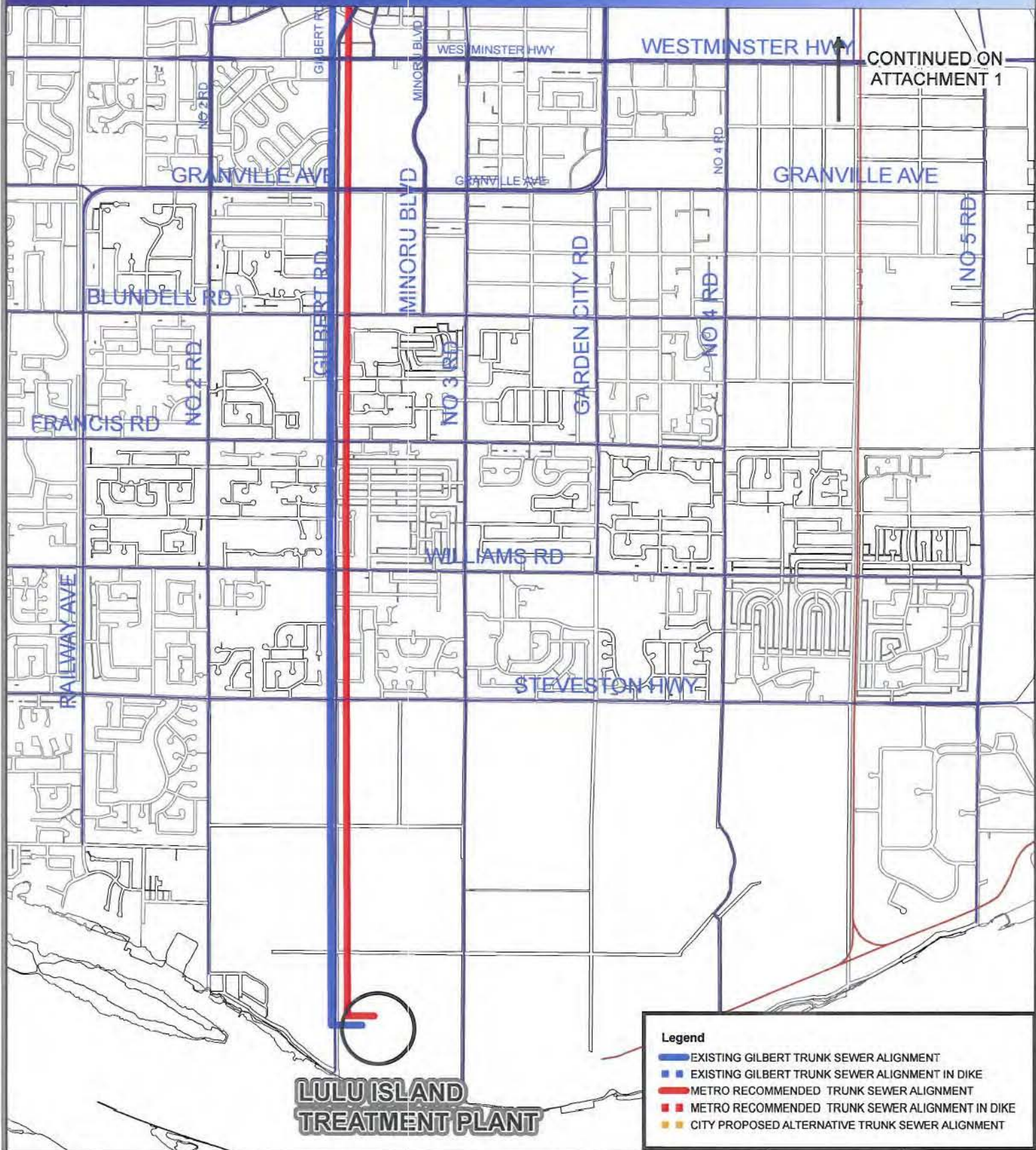
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Legend

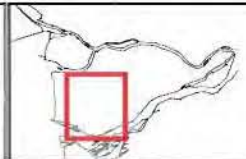
- EXISTING GILBERT TRUNK SEWER ALIGNMENT
- - - EXISTING GILBERT TRUNK SEWER ALIGNMENT IN DIKE
- METRO RECOMMENDED TRUNK SEWER ALIGNMENT
- - - METRO RECOMMENDED TRUNK SEWER ALIGNMENT IN DIKE
- - - CITY PROPOSED ALTERNATIVE TRUNK SEWER ALIGNMENT

Note:
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City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Tom Stewart
Director of Public Works Operations
Re: **2010 Annual Water Quality Report**

Date: July 11, 2011
File: 10-6650-01/2011-Vol 01

Staff Recommendation

That the 2010 Annual Water Quality Report dated July 11, 2011 be approved for public release.

Tom Stewart
Director of Public Works Operations
(604-233-3301)

Att.1

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CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES 	NO <input type="checkbox"/>
REVIEWED BY CAO	YES 	NO <input type="checkbox"/>

Staff Report

Origin

In 2001, the Province of British Columbia enacted the Drinking Water Protection Act, which provided the Minister of Health with the authority to implement and enforce standards for water supply systems in British Columbia. In May 2003, regulations to be implemented under the Drinking Water Protection Act were adopted by the legislature as the Drinking Water Protection Regulation.

Analysis

The Drinking Water Protection Regulation requires water purveyors in BC to possess an Operating Permit, which in effect, confirms that the Drinking Water Officer (DWO) for the area has approved the water supply. The DWO is given the authority to monitor water purveyors to ensure they are providing safe drinking water through compliance with the British Columbia Drinking Water Protection Regulation (BCDWPR), and any other conditions of the Operating Permit. The Government of Canada has developed the Guidelines for Canadian Drinking Water Quality (GCDWQ) to assist in understanding water quality considerations. The requirement to monitor and address the parameters outlined in the GCDWQ that are not listed in the BCDWPR is at the discretion of the Drinking Water Officer.

Under the BCDWPR, the City of Richmond is required to:

- Develop and maintain a process to notify the Drinking Water Officer (DWO) of situations or conditions that render or could render the water unfit to drink;
- Implement and maintain a plan for collecting, shipping and analyzing water samples in compliance with the direction set by the DWO;
- Implement and maintain a plan for reporting monitoring results to the DWO and to water users;

The foregoing requirements are satisfied by the attached Annual Water Quality Report.

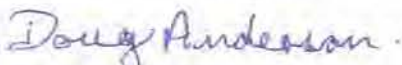
The 2010 Annual Water Quality Report outlines the City's water maintenance programs and capital improvement projects funded through Water Utility rates. Richmond residents enjoyed high quality reliable drinking water in 2010. Test results confirm the high quality of the water and our continuous improvement over prior years primarily due to additional water utility funding resulting in additional proactive water main replacement prior to actual failure.

Financial Impact

None at this time.

Conclusion

This plan has been reviewed and endorsed by the MHO (Vancouver Coastal Health Authority) for the City of Richmond and satisfies Provincial requirements under the Drinking Water Protection Act.



Doug Anderson

Manager, Water Services.

(604-233-3334)

DA:da



City of Richmond

2010 ANNUAL WATER QUALITY REPORT



City of
Richmond

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Executive Summary

The purpose of this report is to outline the City of Richmond's efforts to maintain water quality in the water distribution system. The City of Richmond operates a water utility under permit by the Vancouver Coastal Health Authority (VCHA). In 2010, the City of Richmond purchased 36.5 million cubic meters of water from the Metro Vancouver, approximately a 4.2% decrease from 2009 when water purchases were 38.1 million cubic meters. This water was supplied to approximately 193,000 residents.

This report provides detailed analysis of the City of Richmond's water quality audit. City Water staff record temperature and chlorine residual, while collecting weekly water quality samples. Further turbidity and bacterial analysis is carried-out by Metro Vancouver. 2010 water quality sample results are as follows:

- The City of Richmond met all requirements for water quality concerning bacteriological analysis. This includes stringent requirements for fecal and total coliforms levels.
- With the completion of commissioning of the new Seymour-Capilano Filtration Plant in December of 2009, Richmond started to receive filtered or mixed water from Metro Vancouver in January of 2010. The filtered water was supplied from the Seymour watershed and has significantly reduced turbidity concerns in Richmond's water distribution system. Mixed water was provided when both the Seymour and Capilano supplies were in service. When turbidity levels rise in the Capilano source water, this supply is taken out of service. This reduces the need to flush water mains which will also help to reduce the amount of water purchased from Metro Vancouver on an annual basis. When the tunnel portion of the project is completed in 2013 all of the water supplied to Richmond from the Seymour and Capilano watersheds will be filtered before being delivered into the distribution mains.
- All water samples tested for pH were within the aesthetically desirable range of 6.5 to 8.5 pH. This represents a steady improvement over pH levels in previous years.
- Chlorine residual is a measurement of the level of disinfectant available in the water system at the time of distribution. Almost all of the samples met the City's Guidelines for Canadian Drinking Water Quality "GCDWQ" for minimum chlorine residual (0.20 mg/L). Some samples taken in the east end of Richmond did fall below the minimum chlorine residual level but never reached the point where there was no residual present. Richmond Water Services staff recognised the deficiency immediately in the water sample results and flushing of the affected sections of water main was carried out until the chlorine residual was elevated to a suitable level. Richmond staff requested that Metro Vancouver staff increase the level of chlorine in their system to assist in ensuring a better residual was achieved in the affected sections of water main within the Richmond distribution system.
- Eight new dedicated water sampling stations were installed in various locations around the City in 2010. These additional stations provided a broader representation of the quality of the water in the distribution system. Of the 1649 samples collected, only 1 sample exceeded regulated levels for Heterotrophic Plate Count HPC's, however this result did not correlate to increased levels of fecal or total coliform

bacteria. The corresponding sections of water main were flushed until a satisfactory water quality result was obtained.

- Trihalomethanes (THMs) and Haloacetic Acids (HAAs) are potentially harmful disinfection by-products resulting from the chlorination process. Average levels of THMs were approximately 54 ppb which is significantly lower than the 2009 average of 76 ppb. The 2010 average is well within the GCDWQ. Although monitored, HAAs are not regulated in Canada; a maximum level of 60 ppb has recently been adopted in the United States.

Richmond residents were again provided with high quality drinking water in 2010. While turbidity (cloudy water), temperature, and low pH were occasional aesthetic concerns, the protected nature of the Metro Vancouver watersheds and, as stated previously, the commissioning of the new Seymour/Capilano Filtration Plant allowed the City to supply water to residents with a low potential for water quality concerns. The City continues to make every effort to maintain the quality and integrity of the water distribution system. Annual maintenance, staff certification programs, and the timely replacement of water mains ensure the City of Richmond's water distribution system will remain intact well into the future.

Introduction

The City of Richmond implemented a Drinking Water Quality Monitoring Program in 2002. This monitoring program was developed in accordance with the *Water Quality Monitoring and Reporting Plan for Metro Vancouver and Member Municipalities*, the Guidelines for Canadian Drinking Water Quality (GCDWQ), with input from the Vancouver Coastal Health Authority.

The Vancouver Coastal Health Authority requires the *Annual Drinking Water Quality Report* so that the City of Richmond Water Services Division can receive an operating permit. Richmond's Medical Health Officer (MHO) has reviewed the report. As requested, this report will be made public. It provides important information concerning Richmond's water distribution system and water quality for Richmond residents.

As a water purveyor, Richmond must comply with provincial legislation, including the British Columbia Drinking Water Protection Act (BCDWPA), and British Columbia Drinking Water Protection Regulations (BCDWPR). Information is also compared to the federal Guidelines for Canadian Drinking Water Quality (GCDWQ). Under these various pieces of legislation the City of Richmond was required to:

- Develop a process to notify the MHO of any condition that could render drinking water unsafe.
- Implement a sampling program that adequately represents all areas within the City.
- Meet the requirements of the BCDWPRA, and ensure test results are immediately available to the MHO.
- Receive an annual construction permit for the construction, installation and extension of the water distribution system.
- Ensure the City's water distribution system is classified under the criteria for the Environmental Operators Certification Program and that water operations staff are certified to the same level as the distribution system.
- Produce an annual public report detailing the results of the City's water quality monitoring program.

Metro Vancouver Water District

The City of Richmond purchased approximately 36.5 million cubic meters of drinking water from the Metro Vancouver Water District (formerly GVWD) in 2010. This method of supply is similar for all other jurisdictions within the Regional District.

Three watersheds supply regional water - they are the Capilano Reservoir, the Seymour Reservoir, and the Coquitlam Reservoir. The Capilano and Seymour Reservoirs combined, supply 70% of the water for the region. The Coquitlam Reservoir supplies the remaining 30%. Richmond receives the majority of its water from the Capilano and Seymour reservoir.

Water from these reservoirs can be directed through a series of valves and transmission water mains to any City or Municipality within the Metro Vancouver region.

During periods of turbidity (cloudy water), a reservoir may be taken out of service if turbidity levels become elevated. Water is then supplied by the remaining reservoirs.

This was the situation in October 2010, when the turbidity levels at the Capilano Reservoir became elevated due to a series of mudslides caused by heavy rainfall. The Capilano supply was taken out of service and Richmond's water was supplied from the Seymour Reservoir. The Capilano supply remained out of service until early 2011. During this period of time Richmond received filtered water supplied through the newly commissioned Seymour/Capilano Water Filtration Plant. The plant has the capacity to filter up to 1.8 billion liters of water per day.

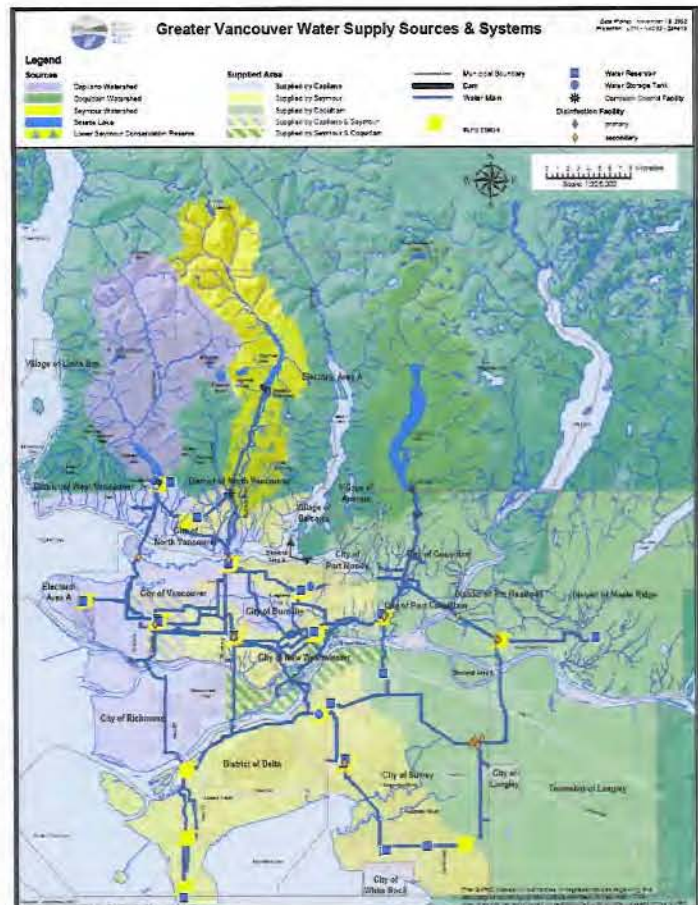
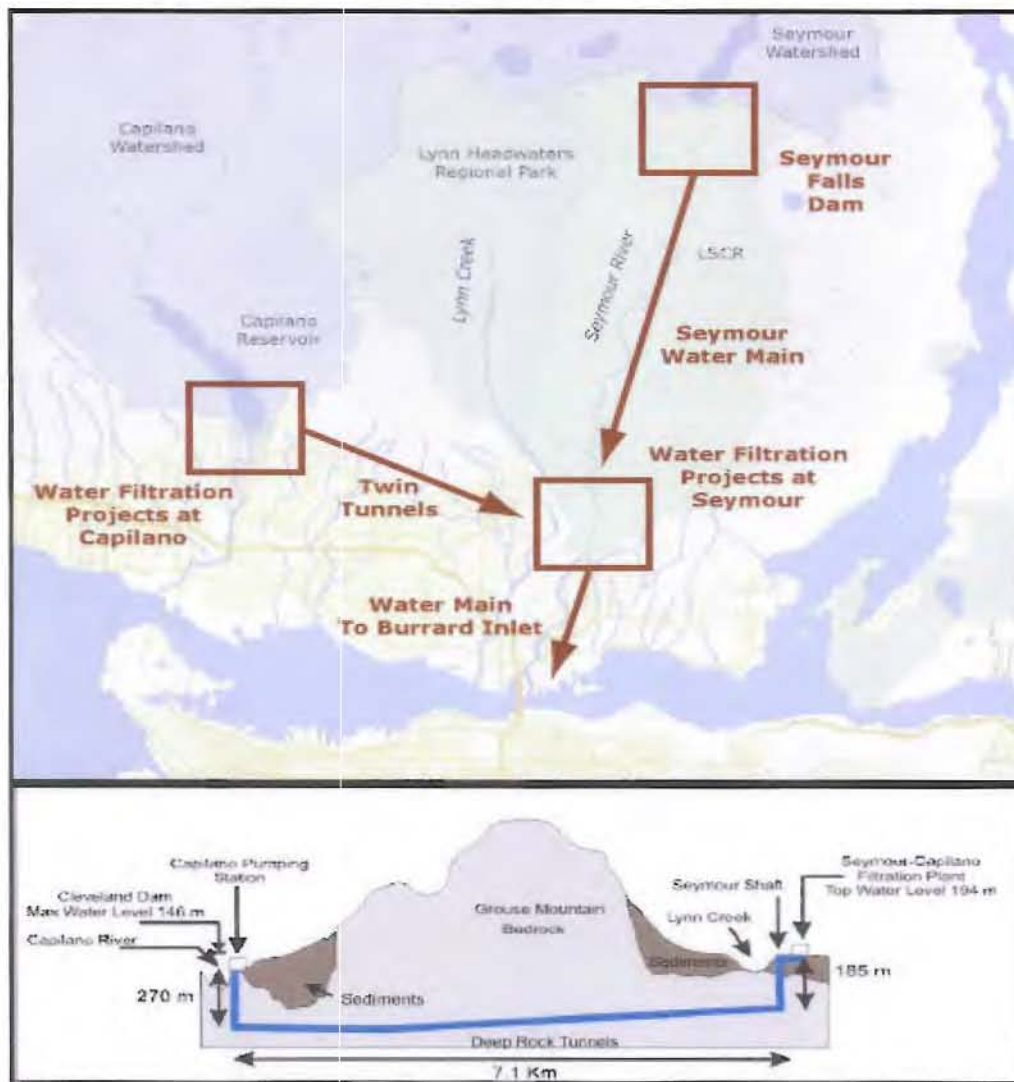


Figure 1: Metro Vancouver Water District Overview

Figure 2: Metro Vancouver Seymour-Capilano Water Treatment Project



Source Water Quality

Source water is provided directly from the watersheds by Metro Vancouver. Source water is tested for a number of microbiological, chemical, and physical parameters. For information related to source water, refer to *The Greater Vancouver Water District Quality Control Annual Report, 2009*, available from the Metro Vancouver's website (this is the most recent information available at this time),

<http://www.metrovancouver.org/about/publications/Publications/QualityControlAnnualReport2009-Volume2.pdf>

Water Distribution System Overview

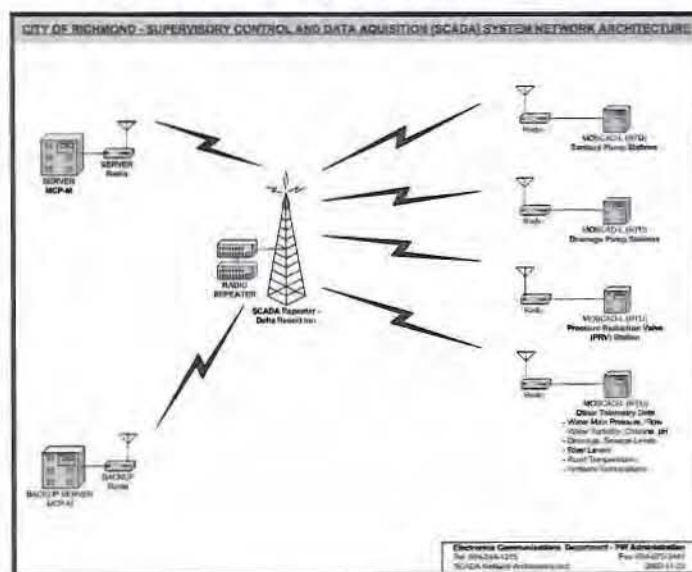
The City of Richmond's water distribution system begins at 14 separate connections points along Metro Vancouver's transmission mains. At each connection point there is a City owned pressure reducing valve chamber. The City's responsibility for water quality begins at this chamber and ends at the residential/commercial property line. An outline of the City's water supply and distribution system is provided below

Table 1 – Overview of Richmond's Water Distribution Network

Water Assets	2009 Count
Water Works Valves	5517
Water Works Hydrants	4537
Water Works PRV Chambers	14
Water Works Piggling Chambers	8
Water Works Caps	518
Water Mains	641.00 Km
Water Connections Total	33,870

The City maintains 14 pressure-reducing valve stations (PRV's). These stations decrease the transmission pressure of Metro Vancouver's mains to Richmond's operating pressure. 10 of these facilities are connected to a remote telemetry system (S.C.A.D.A.) that provides real time data on water quality, pressure, and volume. It also allows certified water staff to react to problems quickly and effectively, 24 hours a day, seven days a week. The S.C.A.D.A. monitoring equipment will eventually be installed in the 4 remaining PRV stations to ensure early response to any problems with the water distribution system. An agreement was reached in the fall of 2010, between Engineering and the Ministry of Transportation and Highways, to relocate the existing chamber at Nelson Rd and Westminster Hwy. The new PRV station will be relocated to the east to accommodate the new on ramp for the new Nelson and Westminster interchange. The existing chamber is an in ground style chamber which will be replaced by an above ground blockhouse. This will allow for easier and safer access for Water staff since the new facility will not be an underground confined space.

Figure 3: SCADA System Architecture



Water Quality Monitoring

In 2010 the City of Richmond increased the number of water quality monitoring stations from 31 to 39 dedicated sampling sites. These sites are strategically located across the City to give a good representation of the City's water quality throughout the distribution network. In 2010, 1649 water samples were analyzed at Metro Vancouver Laboratories. These sample results were reviewed by the Vancouver/Richmond Coastal Health Authority to ensure the drinking water met the standards outlined in the BCDWPR.

Figure 4a: Water Sample Collection



Figure 4b: Laboratory Test Sample



Bacteriological Tests

The City of Richmond and Metro Vancouver conduct bacteriological tests for total coliform, fecal coliform and heterotrophic plate counts (HPC). The presence of these organisms in drinking water indicates that the water may be contaminated and may contain potentially harmful bacteria, viruses or parasites. Beginning on April 1, 2006, the BC Drinking Water Protection Regulations required additional monitoring for *Escherichia coli* (E. coli).

Total Coliforms

Total coliform bacteria reproduce in water, soil, or the digestive systems of animals. The presence of total coliforms indicates water may have been contaminated and that the disinfection process is not adequate.

In distribution systems where greater than 10 samples are collected in a given sampling period, as is the case in Richmond, no consecutive samples from the same site or not more than 10% of samples should show the presence of total coliform bacteria.

Testing for total coliforms should be carried out in all drinking water systems. The number, frequency, and location of samples for total coliform testing will vary according to the type and size of the system and jurisdictional requirements.

Provincial standards state that no sample can contain more than 10 total coliforms per 100 milliliters, and that 90 percent of samples in a 30-day period must have zero coliform organisms.

Fecal Coliforms

Fecal coliforms are present in large numbers in the feces and intestinal tracts of humans and other warm-blooded animals, and can enter water bodies from human and animal waste. They are key indicators of sewage contamination. Due to diseases and parasites, which are spread through sewage, provincial standard state there can be no detectable fecal coliforms per 100ml sample.

Results

In 2010, 1,649 water samples were collected by City staff and analyzed by Metro Vancouver Laboratory staff. All samples met drinking water requirements for fecal and total coliforms. The City of Richmond was in compliance with BCDWPR for bacteria in 2010.

Failed samples

The standard response to a failed water sample, should there be one, is to: re-sample at the site, flush the water main, and re-sample again. The water main is then isolated to one feed until test results confirm compliance with BCDWPR regulation.

Heterotrophic Plate Count

HPC tests measure aerobic heterotrophic bacteria. This test is useful in monitoring the effectiveness of disinfection and in determining changes in water quality during treatment and distribution. HPC tests indicate the onset of bacterial re-growth within the distribution system usually due to stagnant water contained in dead ends and low flow water mains. In 2010, 1 sample out of 1,649 (33 samples of the total of 1649 samples were not tested for HPC levels) exceeded regulated levels for HPC's at >500 CFU/mls. However, these results did not indicate increased levels of fecal or total coliform bacteria. The corresponding sections of water mains were flushed until a satisfactory result was obtained and verified through additional sampling.

Physical Parameters

Water in Richmond's distribution system is tested for the physical parameters of turbidity and temperature at the same time as bacteriological testing. Information is also collected on the taste and odour of Richmond's water by actively tracking water quality complaints.

Turbidity

Metro Vancouver is responsible for the quality of Richmond's source water. Turbidity, a measure of water clarity, was monitored on a regular basis in 2010. Turbidity is measured in Nephelometric Turbidity Units (NTU). In 2001 the Chief Medical Health Officer (CMHO) made it a requirement that the Metro Vancouver Water District must meet the British Columbia Drinking Water Protection Regulation's (BCDWPR) criteria for drinking water quality. The guideline for turbidity (cloudiness) was established at ≤ 1 NTU. Early in 2006, Health Canada published a new guideline for turbidity, which includes requirements for unfiltered water sources. The new guideline allows for turbidity levels up to 5 NTUs providing source water protection, monitoring, and water treatment requirements are met including increased levels of residual chlorine. We are concerned about turbidity because studies have shown that as turbidity

increases, the risk of gastrointestinal illness increases. Increased turbidity compromises the drinking water disinfection process.

In general, sites with elevated turbidity are located in sections of the distribution network where there is low demand on the water system, or where dead end water mains exist. During the year, when sampling indicates a turbidity level greater than >5 NTU's, affected water mains in the test area are flushed, and re-tested until a satisfactory result is obtained.

The picture below demonstrates the differences between a reservoir with a turbidity level below 1 NTU and one above 50 NTU. Occurrences of high turbidity in supply reservoirs are usually a direct result of storm water runoff during periods of heavy rainfall within the watershed.

Figure 6a: Seymour Lake 1 NTU



Figure 6b: Seymour Lake 50 NTU



In 2010, most samples in the City's distribution system met the aesthetic objective of ≤ 5 NTU at the tap. Richmond's test results indicate that none of 1649 samples were above the ≤ 5 NTU threshold. One turbidity event did occur on November 5, 2010 at 5.30 pm. 33 calls were received regarding turbid water. City Water Services staff were called in to deal with the problem immediately isolated and flushed the sections of water mains in the areas where the high turbidity levels had been identified. The situation was under control by 10.30 pm and after completing extensive flushing, the sites were re-sampled and the tests confirmed that the water quality was again within the required parameters.

The BCDWPR requirement that turbidity levels are ≤ 1 NTU was not met for 11 of 1649 167 of 1,489 samples. There is a marked decrease in the number of recorded elevated turbidity events in 2010 compared to the same time period in 2009 when the numbers were 167 of 1489 samples. In 2008 there were 59 of 1483 samples with NTUs >1. In 2007, there were 259 samples out 1543 samples, which indicated turbidity levels above 1 NTU. The majority of elevated results in 2010 were only slightly higher than 1 NTU, which did not pose any serious threat to the water quality. The decrease in samples of >1 NTU can be attributed to distribution system maintenance practice performed by Richmond Water Services staff, but the impact of the new Seymour/Capilano Filtration Plant must also be acknowledged as a major contributor in the control of turbidity in the water distribution system. As we move towards 2013 turbidity problem will be further reduced as more filtered water is delivered to the region from the reservoirs. However, the full potential of the filtration plant will not be realized until 2013, when the tunnels which will deliver water from the Capilano water shed to the filtration plant at the Seymour water shed are put into service.

Temperature

High temperatures in the distribution system can affect the residual level of chlorine and can contribute to bacterial re-growth. Typically, the temperature of drinking water in the distribution system rises during summer months. Samples exceeded the aesthetic guideline of 15 °C 147 times out of 1649 samples with temperatures as high as 20 °C being recorded. The majority of these elevated temperatures were recorded during the summer months.

Taste and Odour

Taste and odour are only monitored in response to customer complaints. Records indicate that 5 complaints were received regarding taste and 4 complaints were received regarding odour in 2010. These complaints generally relate to high levels of residual chlorine in that part of the system at that particular time. Residents who complained about taste or odour problems were advised to flush their internal system. If the problem was not resolved Water Services staff were dispatched to the location where they flushed the corresponding sections of water main until a satisfactory result was obtained and verified through laboratory analysis.

Chemical Parameters

The City of Richmond in partnership with Metro Vancouver tests for the following Chemical parameters; chlorine residual, trihalomethanes (THM), haloacetic acids (HAA), and pH. Periodic testing is also performed to determine heavy metals levels in the water system.

Free Chlorine Residual

Chlorine residual is a measurement of the disinfecting agent remaining in the distribution system at the point of delivery to the customer. Ensuring proper levels of chlorine in the distribution system is essential in protecting Richmond's water supply from bacteriological contamination or re-growth. In recent years, the City has made great progress in improving chlorine residuals by implementing various flushing programs. In 2010, the majority of all samples met the guideline for adequate chlorine residual in the water distribution system. Some samples taken in the east end of Richmond did fall below the minimum chlorine residual level but never reached the point where there was no residual present. Richmond Water Services staff recognized the deficiency immediately in the water sample results and flushing of the affected sections of water main was immediately carried out until the chlorine residual was elevated to a suitable level. Richmond staff requested that Metro Vancouver staff increase the level of chlorine in their system to assist in ensuring a better residual was achieved in the affected sections of water main within the Richmond distribution system.

There were 2 sites in Richmond that had been identified as problem areas for maintaining adequate chlorine residual levels on a regular basis. The Water Services Division had installed environmentally friendly automatic flushing units which flush the water main at pre-scheduled times to help maintain



Automatic Flushing Station and cover

adequate chlorine residual levels at all times. One of these sites will be removed when the water system is modified at Triangle Rd. in the first quarter of 2011. The flushing unit will no longer be required at this site.

The automatic units are used to minimize the labor costs associated with manual flushing procedures.

Disinfection By-Products

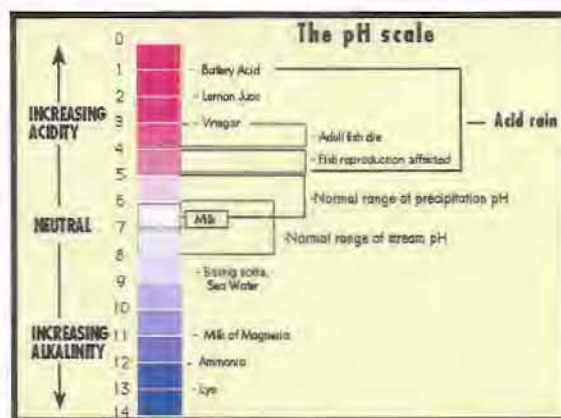
Disinfection by-products are potentially harmful compounds produced by the reaction of a water disinfectant (such as chlorine or ozone) with naturally occurring organic matter in water. Two common chlorination by-products are Trihalomethanes (THMs) and Haloacetic Acids (HAAs). THMs, in drinking water, can enter the human body via multiple routes of exposure. These include ingestion by consuming water and inhalation and skin absorption from showering and bathing. THMs are not actually regulated and are only a guideline as they only come under GCDWQ with an interim maximum acceptable concentration (IMAC) of 100 ppb (parts per billion). The 100 ppb level for THMs is based on an annual average. High levels on a particular day are not of concern unless they are consistently high. Typically, THM levels will be highest in the summer and lowest in the winter months. The City utilized the Metro Vancouver laboratory to perform quarterly tests for HAA's and THM's in 2010. These were carried out at representative sampling sites in accordance with a joint Metro Vancouver/Richmond monitoring plan. In 2010, all results were within acceptable levels as defined in the GCDWQ. (*Appendix 5*)

Currently there are no regulations or guidelines for HAA in Canada; a maximum level of 60 ppb (parts per billion) has recently been adopted in the United States.

pH Value

pH is a measurement of acidity. A pH below 7.0 is considered acidic, above 7.0 is considered basic, and 7.0 being neutral. In 2010, Metro Vancouver treated water recorded a pH of 6.1 to 7.0 meeting the aesthetic objective. It is recognized that acidic water will accelerate the corrosion of metal pipes, often causing blue-green staining in household fixtures.

The new Seymour-Capilano filtration plant includes pH adjustment and corrosion control in its treatment processes. It is expected that the pH of drinking water will rise in the coming years as the filtration plant reaches its full potential in 2013. This will extend the lifespan of water plumbing systems and enhance water quality.



Metals

The City's water quality program also includes testing for metals, such as copper, iron, lead, and zinc. All results were within GCDWQ limits for 2010. Complete test results are included in Appendix 6.

Challenges and Issues

The City of Richmond faces a number of challenges to maintain the water distribution system, including:

- Annual Water main flushing programs. These programs prevent the build up of sediment deposits and discourage bacterial re-growth. In 2010, the annual flushing program was not implemented and only demand flushing was performed to ensure water quality was maintained. It is anticipated that the new filtration plant will further minimize the need to flush water mains.
- Water main breaks remain a possible source of contamination. Assessment of the appropriate level for the water main replacement program is currently on going by the City's Engineering Planning section.
- Richmond has a large number of dead end and low flow water mains, this leads to reduced levels of chlorine and increased HPC counts. Weekly and monthly flushing programs minimize these water quality issues. City staff intend to eliminate dead end water mains by creating looped systems wherever possible in the future.
- Service connection deterioration remains an issue in certain locations within the City. Water service connection failures continue to be a maintenance issue. This is mostly attributed to service piping materials that have not met projected service life expectations. In 2010, the Water Services Division continued to perform upgrades to water service lines in areas where these material problems have been identified.
- Over the next 3 years, up to 50% of the Water Services staff currently employed by the City of Richmond will be eligible for retirement. A strong focus on staff training has been initiated, and a succession plan is on going with high priority being set around staff training and development.

Current and Proposed Work

In 2010, the following work was completed to ensure the quality of water provided to customers by the City:

- Continued progress on the residential metering project, including the initiation of the Multi Family Residential Metering Program.
- On-going water main replacement program.
- PRV station upgrades, both for seismic retrofitting and installation of S.C.A.D.A systems. In 2010, the replacement of the Oak Street Bridge PRV station was completed.
- A program to upgrade water supply lines where there has been on-going maintenance issues. This includes the installation of water meters at these sites.

In 2011 the following work is planned:

- Continued residential water meter installations through the volunteer programs, capital projects and maintenance programs.
- Continued meter installations at multi family complexes.
- Continued water main upgrades through the Capital Project program.
- On-going additional PRV station upgrades.

Annual System Maintenance

The following annual maintenance functions are undertaken by the City of Richmond to maintain water quality in distribution system.

Water Sampling and Analysis

2010 Budget: \$79,100

Sampling and analysis are conducted on an on-going basis in conjunction with Metro Vancouver. Sampling results are reviewed by the MHO. The City takes approximately 1600 water samples in a year.

S.C.A.D.A

2010 Budget: \$176,800

This program currently provides for maintenance and operation of the City's Supervisory Control And Data Acquisition system. S.C.A.D.A allows for the collection of real-time data related to water quality and the City's water distribution system in general.

Water Main Flushing

2010 Budget: \$260,800

The Water Services Division conducts weekly, monthly and, in some areas, annual flushing programs to remove to maintain water quality. Targeted flushing in a number of areas has greatly improved levels of chlorine residual. The City continues to explore ways to improve residual chlorine levels through water modeling, the replacement of dead end water mains, and the installation of automated flushing stations.

Demand Water Main Flushing

2010 Budget \$58,000

This program covers unscheduled flushing of water mains due to bacteria, turbidity, or other water quality issues. The City responded to 119 water quality complaints in 2010. This number is down from 148 incidents in 2009.

Cross-Connection Control

2010 Budget: \$38,500

This program covers money spent to prevent contamination from entering the system via uncontrolled "cross-connections". The installation of back flow prevention devices and the review of new plumbing installations protect the public from this threat. The use of fire hydrants for construction is also a potential source of backflow. To prevent contamination, City staff are required to install a "backflow prevention" device before a hydrant is used for any type of construction work. City Meter Shop staff also test backflow devices installed on internal plumbing systems at all City owned facilities.

Blow Off/Scour Valve Installations

2010 Budget: \$29,800

This program is for the installation of blow off valves throughout the City. These valves are located on streets where no fire hydrant is available for flushing, and water quality may become an issue. The current service level for this program budgets for the installation of 4 blows off valves per year. These valves allow for effective operation of our annual flushing program.

Water Main Replacement

2010 Budget: \$6,550,000

To reflect the 100-year life of Richmond's water distribution system comprising of asbestos cement, plastic (C-900) and steel water mains, an annual expenditure of approximately \$7.5M is required to maintain the replacement cycle. Provisions have been made in the long-range financial plan to maintain this level of funding within the next few years.

Mobile Emergency Response Unit

The Water Services Division has a mobile unit for use during major emergencies caused by cross contamination events or natural disasters such as earthquakes. This unit is capable of taking a non-potable water supply such as Minoru Lake or water from the Fraser River, which has a very high saline content through a combination of five stage filtration processes to produce potable water. The unit is capable of producing 21,000 gallons of potable water per day from non-saline, non-potable supplies or



14,000 gallons of potable water per day from water supplies, which have a saline content. This unit is one of only two such units in British Columbia and is the only unit in British Columbia capable of filtering water from the Fraser River if necessary. This unit can also be used to assist staff when chlorination and de-chlorination of new and existing water infrastructure prior to activation.

Tap Water Initiative

In 2010 Metro Vancouver initiated its tap water usage promotion. The intent of this initiative is to make the public aware of the location of all municipal drinking fountains so that people can refill water bottles or just get a drink of water. It is hoped that this initiative will work towards the need for the public to purchase bottled water, which will help to protect the environment. To support this initiative the City of Richmond Water Services Division has placed an order for 2 Tap Water Stations similar to the City of Vancouver drinking water station. These units will be available at all City endorsed functions and community events.



Tap Water Station from the City of Vancouver

Public Notification

At the direction of the MHO, water quality advisories can be issued to the general public at large, small local areas, or issued recommending that immuno-compromised persons or the elderly and very young should boil, filter, or distil drinking water from surface sources. A sample of the drinking water quality advisory is included in Appendix 7.

Operator Qualifications and System Classification

Provincial drinking water standards require certification of both potable water systems and operations staff. This classification is done through the Environmental Operators Certification Program (EOCP). The Walkerton outbreak, which occurred in May 2000 serves as an illustration of the need to ensure system operators are properly trained. Operators need to know not only how to supply safe water on a day-to-day basis, but also how to respond to sudden source contamination, industrial spills, equipment failures, water main breaks, vandalism, and other emergencies.

System Classification

System classification involves the evaluation of a water system, to determine and rank its complexity. Levels of complexity range from “Small System”, to Class I through Class IV. Richmond is classified as a Class III water distribution system.

Operators Certification

“Section 12” of the Drinking Water Protection Act proclaims a person is qualified to operate, maintain or repair a water supply system if the person is certified by the Environmental Operators Certification Program (EOCP) to the same level as the system they operate. The implementation date for a Class III system was January 1, 2007.

Currently, all full-time staff with the exception of one person and many of the temporary full-time staff have achieved the EOCP certifications at the level 1 or higher. In the City of Richmond, currently 3 full-time staff have a Level III certificate.

Benefits of a Certification Program

With water and wastewater employees being properly trained and certified, the public, the corporation, regulatory agencies, and managers can be confident that water services and sewer and drainage staff have the skills, knowledge, abilities, experience, and judgment to competently perform their job.

Certified employees can:

- Maximize the performance of water and wastewater infrastructure
- Minimize health risks and environmental concerns
- Optimize operational cost
- Protect infrastructure investment

Certification has resulted in:

- Improved safety and reduced accident rates.
- Compliance with water/pollution control legislation.
- Enhanced career opportunities for certified operators, ease of hiring, promotion, and establishing of salary levels based on certification.
- Minimum qualification standards requiring operators to pass a comprehensive exam.
- A focus on the development of training materials based on "need to know" criteria.
- A means of recognition of peers, owners, and managers of the water distribution system.

Operator Training

Through obtaining certification, staff is being promoted to gain a better understanding of the work they perform, giving staff the confidence to make informed decisions. The training budget in 2010 was \$75,000 for the Water Services Division. All staff are encouraged to take the courses, which will enable them to advance to higher levels. In addition, participation in additional training seminars and courses is encouraged with fees paid by the City, upon successful completion.

Security Measures

In preparation for the 2010 Winter Olympic Games security was enhanced at all of the City's PRV stations to insure that access to these facilities was only available to authorized personnel. On-going upgrades to the City's S.C.A.D.A system include security intrusion alarms. This program will continue until all sites are protected.

Emergency Response Plan

In the event of possible contamination of the water system, the City of Richmond, Metro Vancouver, and regional health authority have developed a number of emergency response plans.

If contamination of the water system is suspected, water services staff must:

- Ensure safety of response crew.
- Notify the appropriate agencies and City personal (Table 4).
- Isolate the actual or suspected contamination, and determine its source.
- Provide water samples to the Metro Vancouver Lab.
- Flush water from an uncontaminated source to purge actual or suspected contaminant, following procedures for de-chlorination and the proper disposal of water.
- Through the continuous feed method, inject sodium chloride 12% into the contaminated water main with a dosage of 300 mg/l or 300 ppm.
- This dosage should be maintained for 3 hours after which the chlorine should be removed and neutralized with sodium thiosulphate to ensure no environmental impact.
- Provide additional water samples to the Metro Vancouver Lab for re-testing.

Depending on the nature of the contamination, the Medical Health Officer (MHO) may decide to leave the water main in service and issue a boil water advisory, or may instruct the City to provide alternate water to those affected. Once water samples are confirmed as being within normal water quality standards within the affected sections of the water distribution system, the water mains can be placed back in service. See Appendix 7 for specific emergency response plans.

Table 2 – Agency Notification for Situations Drinking Water Safety

Situation	Notifying Agency	Agency Notified	Time Frame For Notification
Fecal positive sample	City of Richmond Metro Vancouver Lab	City of Richmond / MHO	Immediate
Chemical/biological contamination	City of Richmond Metro Vancouver Lab	City of Richmond / MHO	Immediate
Turbidity > 5 NTU	City of Richmond Metro Vancouver Control Centre Metro Vancouver Lab	City of Richmond / MHO	Immediate

Disinfection failure primary or secondary disinfection	City of Richmond Metro Vancouver Control Centre Metro Vancouver Lab	City of Richmond / MHO	Immediate, where BC DWPR or GCDWQ guidelines may not be met
Loss of pressure due to high demand	City of Richmond Metro Vancouver Control Centre	MHO City of Richmond Metro Vancouver Control Centre	Immediate
Water main break where the pressure drops below 20 psi.	City of Richmond Metro Vancouver Control Centre	MHO City of Richmond	Immediate

Conclusion

Richmond residents enjoy very high quality drinking water. While colour, temperature, and low pH can cause occasional aesthetic problems, the protected nature of the Metro Vancouver watersheds allows the City to supply water to residents with a low potential for microorganism contamination.

In previous years, portions of the distribution system have experienced lower than desirable chlorine residual values. However, the extent of these conditions has improved greatly with the implementation of weekly and monthly flushing, installation of automated flushing points, and active replacement of water services and water main infrastructure.

In addition, turbidity in sections of the water distribution system has been an issue. To combat these problems, staff continue to employ best management practices in the operation and maintenance of the water system. The completion of the Seymour-Capilano Filtration Plant has significantly reduced the level of turbidity in Metro Vancouver source water and prevented any drinking water advisories, like the one experienced in November 2006.

The City achieved a milestone in 2006 by meeting “Section 12” of the Drinking Water Protection Act. This ensures that water service staff have been certified, by the EOCP, to the same level as the distribution system. Experienced and highly trained water services staff are well equipped to operate and maintain all aspects of the water system from source to property line.

The City of Richmond has steadily improved and upgraded its water distribution system, with water sample test results indicating a significant improvement in water quality over the past number of years. The City of Richmond remains diligent in ensuring this system is maintained to the high standards expected by Richmond residents, and that its contingency plans, in the event of an emergency, are thorough and up to date.

The City appreciates the good working relationship with Vancouver Coastal Health Authority and acknowledges them as important partners in maintaining high quality drinking water throughout the City of Richmond.

Doug Anderson
Manager, Water Services
(3334)

APPENDIX 1: Drinking Water/Water Quality Websites and References

- 1) Health Canada Drinking Water Guideline Lines:
http://www.hc-sc.gc.ca/ewh-semt/water-eau/drink-potab/index_e.html
- 2) Provincial Drinking Water Protection Act (2003)
http://www.qp.gov.bc.ca/statreg/reg/D/200_2003.htm#section8
- 3) Greater Vancouver Regional District – Source Water Quality and Supply
<http://www.gvrd.ca/water/index.htm>
- 4) Richmond Health Services (Regional Health Authority)
<http://www.rhss.bc.ca/bins/index.asp>
- 5) British Columbia Water Works Association
<http://www.bcwwa.org/>
- 6) American Water Works Association
<http://www.awwa.org/>

APPENDIX 2: COMPLETE 2010 CITY OF RICHMOND WATER QUALITY RESULTS

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
DEL-223		#10 Centennial Parkway	6/30/2010 11:45	0.84	<1		2	17		<1	0.14
RMD-256		1000 Blk. McDonald Rd.	1/13/2010 13:45	0.65	<1		2	6.0		<1	0.54
RMD-256		1000 Blk. McDonald Rd.	1/20/2010 13:45	0.70	<1		2	7.0		<1	0.43
RMD-256		1000 Blk. McDonald Rd.	1/27/2010 14:10	0.38	<1		2	8.0		<1	0.39
RMD-256		1000 Blk. McDonald Rd.	2/3/2010 14:11	0.45	<1		2	6.0		<1	0.21
RMD-256		1000 Blk. McDonald Rd.	2/10/2010 13:45	0.64	<1		2	7.0		<1	0.11
RMD-256		1000 Blk. McDonald Rd.	2/17/2010 13:45	0.65	<1		2	8.0		<1	0.13
RMD-256		1000 Blk. McDonald Rd.	2/24/2010 13:45	0.60	<1		2	7.0		<1	0.11
RMD-256		1000 Blk. McDonald Rd.	3/3/2010 14:00	0.59	<1		2	7.0		<1	0.16
RMD-256		1000 Blk. McDonald Rd.	3/10/2010 13:45	0.52	<1		2	7.0		<1	0.11
RMD-256		1000 Blk. McDonald Rd.	3/17/2010 14:10	0.63	<1		2	9.0		<1	0.11
RMD-256		1000 Blk. McDonald Rd.	3/24/2010 13:45	0.52	<1		2	8.0		<1	0.23
RMD-256		1000 Blk. McDonald Rd.	3/31/2010 14:15	0.46	<1		2	10		<1	0.12
RMD-256		1000 Blk. McDonald Rd.	4/7/2010 14:05	0.48	<1		2	9.0		<1	0.10
RMD-256		1000 Blk. McDonald Rd.	4/14/2010 13:45	0.57	<1		2	9.0		<1	0.14
RMD-256		1000 Blk. McDonald Rd.	4/21/2010 14:50	0.49	<1		2	11		<1	0.12
RMD-256		1000 Blk. McDonald Rd.	4/28/2010 14:10	0.65	<1		2	11		<1	0.16
RMD-256		1000 Blk. McDonald Rd.	5/5/2010 14:10	0.70	<1		2	11		<1	0.23
RMD-256		1000 Blk. McDonald Rd.	5/12/2010 14:10	0.58	<1		2	11		<1	0.18
RMD-256		1000 Blk. McDonald Rd.	5/19/2010 13:50	0.07	<1		2	14		<1	0.24
RMD-256		1000 Blk. McDonald Rd.	5/26/2010 13:45	0.26	<1		2	16		<1	0.15
RMD-256		1000 Blk. McDonald Rd.	6/2/2010 13:45	0.47	<1		2	15		<1	0.15
RMD-256		1000 Blk. McDonald Rd.	6/9/2010 14:00	0.19	<1		2	14		<1	0.17
RMD-256		1000 Blk. McDonald Rd.	6/16/2010 14:00	0.43	<1		2	16		<1	0.16
RMD-256		1000 Blk. McDonald Rd.	6/24/2010 13:52	0.43	<1		2	17		<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-256		1000 Blk. McDonald Rd.	6/30/2010 9:15	0.32	<1		<2	17		<1	0.36
RMD-256		1000 Blk. McDonald Rd.	7/7/2010 13:40	0.21	<1		<2	17		<1	0.39
RMD-256		1000 Blk. McDonald Rd.	7/14/2010 14:00	0.18	<1		2	18		<1	0.35
RMD-256		1000 Blk. McDonald Rd.	7/21/2010 13:45	0.19	<1		<2	20		<1	0.32
RMD-256		1000 Blk. McDonald Rd.	7/28/2010 12:45	0.19	<1		<2	18		<1	0.42
RMD-256		1000 Blk. McDonald Rd.	8/4/2010 13:45	0.25	<1		<2	19		<1	0.24
RMD-256		1000 Blk. McDonald Rd.	8/11/2010 13:57	0.18	<1		<2	20		<1	0.25
RMD-256		1000 Blk. McDonald Rd.	8/18/2010 14:01	0.27	<1		<2	18		<1	0.27
RMD-256		1000 Blk. McDonald Rd.	8/25/2010 14:10	0.18	<1		<2	18		<1	0.28
RMD-256		1000 Blk. McDonald Rd.	9/1/2010 14:00	0.11	<1		<2	18		<1	0.30
RMD-256		1000 Blk. McDonald Rd.	9/8/2010 14:10	0.26	<1		<2	17		<1	0.38
RMD-256		1000 Blk. McDonald Rd.	9/15/2010 13:30	0.18	<1		<2	18		<1	0.36
RMD-256		1000 Blk. McDonald Rd.	9/22/2010 13:45	0.20	<1		<2	19		<1	0.40
RMD-256		1000 Blk. McDonald Rd.	9/29/2010 14:35	0.28	<1		<2	17		<1	0.18
RMD-256		1000 Blk. McDonald Rd.	10/6/2010 14:20	0.11	<1		<2	17		<1	0.17
RMD-256		1000 Blk. McDonald Rd.	10/13/2010 14:15	0.21	<1		<2	16		<1	0.21
RMD-256		1000 Blk. McDonald Rd.	10/20/2010 14:15	0.29	<1		2	15		<1	0.20
RMD-256		1000 Blk. McDonald Rd.	10/27/2010 14:20	0.07	<1		14	14		<1	0.58
RMD-256		1000 Blk. McDonald Rd.	11/3/2010 14:15	0.06	<1		34	13		<1	0.56
RMD-256		1000 Blk. McDonald Rd.	11/10/2010 10:10	0.01	<1		120	13		<1	0.49
RMD-256		1000 Blk. McDonald Rd.	12/1/2010 14:15	0.84	<1		<2	9.0		<1	0.21
RMD-256		1000 Blk. McDonald Rd.	12/8/2010 14:15	0.91	<1		<2	9.0		<1	0.20
RMD-256		1000 Blk. McDonald Rd.	12/15/2010 14:45	0.98	<1		<2	7.0		<1	0.17
RMD-256		1000 Blk. McDonald Rd.	12/22/2010 15:20	0.67	<1		<2	7.0		<1	0.45
RMD-256		1000 Blk. McDonald Rd.	12/29/2010 14:30	0.86	<1		NA	7.0		<1	0.22
RMD-259		10020 Amethyst Ave.	1/6/2010 13:45	1.1	<1		<2	5.0		<1	0.85

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-259		10020 Amethyst Ave.	1/8/2010 8:00	1.0	<1		<2	7.0		<1	0.49
RMD-259		10020 Amethyst Ave.	1/15/2010 9:45	0.90	<1		<2	6.0		<1	0.41
RMD-259		10020 Amethyst Ave.	1/22/2010 7:50	1.0	<1		<2	8.0		<1	0.47
RMD-259		10020 Amethyst Ave.	1/29/2010 8:30	0.69	<1		<2	5.0		<1	0.36
RMD-259		10020 Amethyst Ave.	2/5/2010 7:25	0.83	<1		<2	8.0		<1	0.14
RMD-259		10020 Amethyst Ave.	2/12/2010 9:00	0.91	<1		2	6.0		<1	0.09
RMD-259		10020 Amethyst Ave.	2/19/2010 8:00	0.85	<1		<2	8.0		<1	0.11
RMD-259		10020 Amethyst Ave.	2/26/2010 8:45	0.81	<1		<2	7.0		<1	0.10
RMD-259		10020 Amethyst Ave.	3/5/2010 8:00	0.91	<1		<2	8.0		<1	0.09
RMD-259		10020 Amethyst Ave.	3/12/2010 9:30	0.81	<1		2	7.0		<1	0.37
RMD-259		10020 Amethyst Ave.	3/19/2010 8:00	0.84	<1		<2	8.0		<1	0.09
RMD-259		10020 Amethyst Ave.	3/26/2010 8:30	0.91	<1		2	8.0		<1	0.10
RMD-259		10020 Amethyst Ave.	4/9/2010 8:30	0.80	<1		<2	8.0		<1	0.15
RMD-259		10020 Amethyst Ave.	4/16/2010 7:55	0.94	<1		2	10		<1	0.26
RMD-259		10020 Amethyst Ave.	4/23/2010 9:00	1.1	<1		<2	9.0		<1	0.13
RMD-259		10020 Amethyst Ave.	4/30/2010 8:45	1.0	<1		<2	9.0		<1	0.24
RMD-259		10020 Amethyst Ave.	5/7/2010 9:00	1.1	<1		<2	9.0		<1	0.19
RMD-259		10020 Amethyst Ave.	5/14/2010 8:00	0.87	<1		<2	11		<1	0.18
RMD-259		10020 Amethyst Ave.	5/20/2010 9:00	0.94	<1		<2	12		<1	0.12
RMD-259		10020 Amethyst Ave.	5/28/2010 8:05	0.75	<1		<2	11		<1	0.19
RMD-259		10020 Amethyst Ave.	6/4/2010 9:00	0.73	<1		<2	13		<1	0.16
RMD-259		10020 Amethyst Ave.	6/11/2010 7:46	0.76	<1		<2	12		<1	0.27
RMD-259		10020 Amethyst Ave.	6/18/2010 9:30	0.80	<1		<2	13		<1	0.21
RMD-259		10020 Amethyst Ave.	6/25/2010 7:55	0.84	<1		<2	12		<1	0.50
RMD-259		10020 Amethyst Ave.	7/2/2010 8:30	0.66	<1		<2	14		<1	0.39
RMD-259		10020 Amethyst Ave.	7/9/2010 7:50	0.71	<1		<2	12		<1	0.55

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-259		10020 Amethyst Ave.	7/23/2010 7:50	0.75	<1		4	12		<1	0.32
RMD-259		10020 Amethyst Ave.	7/30/2010 8:45	0.84	<1		<2	14		<1	0.28
RMD-259		10020 Amethyst Ave.	8/6/2010 8:00	0.78	<1		<2	13		<1	0.28
RMD-259		10020 Amethyst Ave.	8/13/2010 8:47	0.83	<1		<2	15		<1	0.28
RMD-259		10020 Amethyst Ave.	8/20/2010 8:00	0.87	<1		<2	14		<1	0.27
RMD-259		10020 Amethyst Ave.	8/27/2010 8:45	0.70	<1		<2	15		<1	0.26
RMD-259		10020 Amethyst Ave.	9/3/2010 7:50	0.71	<1		<2	14		<1	0.31
RMD-259		10020 Amethyst Ave.	9/10/2010 8:45	0.85	<1		<2	16		<1	0.37
RMD-259		10020 Amethyst Ave.	9/17/2010 7:55	0.70	<1		<2	15		<1	0.45
RMD-259		10020 Amethyst Ave.	9/24/2010 8:30	0.61	<1		<2	17		<1	0.33
RMD-259		10020 Amethyst Ave.	10/1/2010 7:55	0.62	<1		<2	15		<1	0.18
RMD-259		10020 Amethyst Ave.	10/15/2010 7:55	0.76	<1		<2	14		<1	0.16
RMD-259		10020 Amethyst Ave.	10/22/2010 8:30	0.88	<1		<2	15		<1	0.13
RMD-259		10020 Amethyst Ave.	10/29/2010 7:45	0.70	<1		<2	12		<1	0.26
RMD-259		10020 Amethyst Ave.	10/29/2010 7:45	0.70	<1		<2	12		<1	0.26
RMD-259		10020 Amethyst Ave.	11/5/2010 8:22	0.73	<1		2	13		<1	0.13
RMD-259		10020 Amethyst Ave.	11/12/2010 7:50	0.82	<1		2	10		<1	0.15
RMD-259		10020 Amethyst Ave.	11/19/2010 8:45	0.88	<1		<2	12		<1	0.17
RMD-259		10020 Amethyst Ave.	11/26/2010 7:55	0.90	<1		<2	8.0		<1	0.27
RMD-259		10020 Amethyst Ave.	12/3/2010 7:30	0.93	<1		<2	9.0		<1	0.14
RMD-259		10020 Amethyst Ave.	12/10/2010 8:35	0.95	<1		<2	7.0		<1	0.18
RMD-259		10020 Amethyst Ave.	12/17/2010 8:45	0.99	<1		<2	6.0		<1	0.11
RMD-259		10020 Amethyst Ave.	12/31/2010 8:15	0.73	<1		NA	8.0		<1	0.12
RMD-274		10920 Springwood Court	9/29/2010 13:10	0.44	<1		20	16		<1	0.21
RMD-274		10920 Springwood Court	10/6/2010 16:00	0.46	<1		4	16		<1	0.16
RMD-274		10920 Springwood Court	10/13/2010 15:55	0.67	<1		<2	15		<1	0.17

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-274		10920 Springwood Court	10/20/2010 13:00	0.63	<1		<2	16		<1	0.19
RMD-274		10920 Springwood Court	10/27/2010 13:15	0.69	<1		14	16		<1	0.20
RMD-274		10920 Springwood Court	11/3/2010 15:55	0.75	<1		22	13		<1	0.54
RMD-274		10920 Springwood Court	11/10/2010 8:05	0.71	<1		28	13		<1	0.16
RMD-274		10920 Springwood Court	11/17/2010 13:10	0.84	<1		10	13		<1	0.70
RMD-274		10920 Springwood Court	11/24/2010 15:35	0.82	<1		2	9.0		<1	0.87
RMD-274		10920 Springwood Court	12/1/2010 13:00	0.83	<1		6	11		<1	0.30
RMD-274		10920 Springwood Court	12/8/2010 13:15	0.87	<1		8	11		<1	0.23
RMD-274		10920 Springwood Court	12/15/2010 13:15	0.93	<1		2	8.0		<1	0.22
RMD-274		10920 Springwood Court	12/22/2010 13:10	0.85	<1		2	8.0		<1	0.19
RMD-274		10920 Springwood Court	12/29/2010 13:15	0.80	<1		NA	9.0		<1	0.16
RMD-249		11000 Blk. Dyke Rd.	2/22/2010 14:15	0.53	<1		<2	6.0		<1	0.51
RMD-249		11000 Blk. Dyke Rd.	3/1/2010 14:45	0.26	<1		2	8.0		<1	0.38
RMD-253		11051 No 3 Rd.	1/13/2010 14:45	0.74	<1		2	6.0		<1	0.78
RMD-253		11051 No 3 Rd.	1/20/2010 15:15	0.90	<1		<2	6.0		<1	0.53
RMD-253		11051 No 3 Rd.	1/27/2010 15:30	0.78	<1		<2	8.0		<1	0.46
RMD-253		11051 No 3 Rd.	2/3/2010 15:40	0.79	<1		<2	6.0		<1	0.65
RMD-253		11051 No 3 Rd.	2/10/2010 14:45	0.83	<1		2	6.0		<1	0.15
RMD-253		11051 No 3 Rd.	2/17/2010 15:15	0.60	<1		<2	6.0		<1	0.15
RMD-253		11051 No 3 Rd.	2/24/2010 14:45	0.79	<1		<2	6.0		<1	0.16
RMD-253		11051 No 3 Rd.	3/3/2010 15:15	0.88	<1		<2	6.0		<1	0.13
RMD-253		11051 No 3 Rd.	3/10/2010 15:15	0.77	<1		<2	5.0		<1	0.10
RMD-253		11051 No 3 Rd.	3/17/2010 15:30	0.97	<1		<2	8.0		<1	0.15
RMD-253		11051 No 3 Rd.	3/24/2010 15:15	0.86	<1		<2	6.0		<1	0.14
RMD-253		11051 No 3 Rd.	3/31/2010 15:35	0.85	<1		<2	8.0		<1	0.13
RMD-253		11051 No 3 Rd.	4/7/2010 15:25	0.76	<1		<2	7.0		<1	0.11

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-253		11051 No 3 Rd.	4/14/2010 15:15	0.81	<1		<2	7.0		<1	0.14
RMD-253		11051 No 3 Rd.	4/21/2010 13:10	1.0	<1		2	9.0		<1	0.10
RMD-253		11051 No 3 Rd.	4/28/2010 15:30	1.1	<1		<2	9.0		<1	0.25
RMD-253		11051 No 3 Rd.	5/5/2010 15:35	1.1	<1		<2	8.0		<1	0.19
RMD-253		11051 No 3 Rd.	5/12/2010 15:30	0.92	<1		<2	8.0		<1	0.39
RMD-253		11051 No 3 Rd.	5/19/2010 15:30	1.1	<1		<2	10		<1	0.16
RMD-253		11051 No 3 Rd.	5/26/2010 15:15	0.82	<1		<2	12		<1	0.16
RMD-253		11051 No 3 Rd.	6/2/2010 15:15	0.73	<1		<2	12		<1	0.15
RMD-253		11051 No 3 Rd.	6/9/2010 15:15	0.49	<1		<2	12		<1	0.18
RMD-253		11051 No 3 Rd.	6/16/2010 15:15	0.74	<1		4	12		<1	0.17
RMD-253		11051 No 3 Rd.	6/24/2010 15:20	0.77	<1		<2	12		<1	0.22
RMD-253		11051 No 3 Rd.	6/30/2010 10:30	0.82	<1		<2	12		<1	0.41
RMD-253		11051 No 3 Rd.	7/7/2010 15:20	0.81	<1		<2	12		<1	0.59
RMD-253		11051 No 3 Rd.	7/14/2010 15:30	0.63	<1		<2	12		<1	0.42
RMD-253		11051 No 3 Rd.	7/21/2010 15:15	0.68	<1		<2	12		<1	0.37
RMD-253		11051 No 3 Rd.	7/28/2010 14:15	0.73	<1		<2	13		<1	0.34
RMD-253		11051 No 3 Rd.	8/4/2010 15:30	0.86	<1		<2	14		<1	0.25
RMD-253		11051 No 3 Rd.	8/11/2010 15:12	0.88	<1		2	13		<1	0.38
RMD-253		11051 No 3 Rd.	8/18/2010 15:47	0.80	<1		<2	14		<1	0.32
RMD-253		11051 No 3 Rd.	8/25/2010 15:30	0.80	<1		<2	14		<1	0.29
RMD-253		11051 No 3 Rd.	9/1/2010 15:15	0.85	<1		<2	14		<1	0.32
RMD-253		11051 No 3 Rd.	9/8/2010 15:30	0.79	<1		<2	14		<1	0.34
RMD-253		11051 No 3 Rd.	9/15/2010 15:15	0.68	<1		<2	16		<1	0.40
RMD-253		11051 No 3 Rd.	9/22/2010 15:15	0.74	<1		<2	18		<1	0.45
RMD-253		11051 No 3 Rd.	9/29/2010 15:55	0.85	<1		<2	14		<1	0.20
RMD-253		11051 No 3 Rd.	10/6/2010 15:40	0.90	<1		<2	14		<1	0.20

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-253		11051 No 3 Rd.	10/13/2010 15:35	0.83	<1		<2	14		<1	0.19
RMD-253		11051 No 3 Rd.	10/20/2010 15:30	1.1	<1		<2	14		<1	0.24
RMD-253		11051 No 3 Rd.	10/27/2010 15:30	0.83	<1		2	13		<1	0.19
RMD-253		11051 No 3 Rd.	11/3/2010 15:35	0.88	<1		<2	10		<1	0.15
RMD-253		11051 No 3 Rd.	11/10/2010 8:25	0.89	<1		<2	10		<1	0.18
RMD-253		11051 No 3 Rd.	11/17/2010 13:30	0.86	<1		<2	9.0		<1	0.13
RMD-253		11051 No 3 Rd.	12/1/2010 15:30	0.95	<1		<2	8.0		<1	0.17
RMD-253		11051 No 3 Rd.	12/8/2010 15:15	0.94	<1		<2	7.0		<1	0.22
RMD-253		11051 No 3 Rd.	12/15/2010 16:00	1.1	<1		<2	5.0		<1	0.16
RMD-253		11051 No 3 Rd.	12/22/2010 13:30	0.97	<1		<2	5.0		<1	0.16
RMD-253		11051 No 3 Rd.	12/29/2010 15:00	0.82	<1		NA	7.0		<1	0.18
RMD-216		11080 No. 2 Rd.	1/4/2010 13:15	0.81	<1		2	5.0		<1	0.46
RMD-216		11080 No. 2 Rd.	1/11/2010 13:00	1.2	<1		6	5.0		<1	0.61
RMD-216		11080 No. 2 Rd.	1/18/2010 13:00	1.1	<1		<2	6.0		<1	0.53
RMD-216		11080 No. 2 Rd.	1/25/2010 12:45	1.1	<1		<2	8.0		<1	0.48
RMD-216		11080 No. 2 Rd.	2/1/2010 13:03	0.70	<1		<2	6.0		<1	0.31
RMD-216		11080 No. 2 Rd.	2/8/2010 13:10	0.71	<1		<2	6.0		<1	0.10
RMD-216		11080 No. 2 Rd.	2/15/2010 13:00	0.98	<1		<2	6.0		<1	0.09
RMD-216		11080 No. 2 Rd.	2/22/2010 13:00	0.87	<1		<2	6.0		<1	0.08
RMD-216		11080 No. 2 Rd.	3/1/2010 13:05	0.96	<1		<2	8.0		<1	0.15
RMD-216		11080 No. 2 Rd.	3/8/2010 13:00	0.76	<1		<2	5.0		<1	0.10
RMD-216		11080 No. 2 Rd.	3/15/2010 13:15	0.96	<1		<2	8.0		<1	0.15
RMD-216		11080 No. 2 Rd.	3/22/2010 13:00	0.98	<1		<2	6.0		<1	0.11
RMD-216		11080 No. 2 Rd.	3/29/2010 13:00	0.96	<1		<2	6.0		<1	0.11
RMD-216		11080 No. 2 Rd.	4/6/2010 13:00	1.0	<1		<2	7.0		<1	0.16
RMD-216		11080 No. 2 Rd.	4/12/2010 13:00	0.91	<1		<2	7.0		<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-216		11080 No. 2 Rd.	4/19/2010 13:10	0.97	<1		<2	11		<1	0.23
RMD-216		11080 No. 2 Rd.	4/26/2010 13:00	1.1	<1		<2	9.0		<1	0.09
RMD-216		11080 No. 2 Rd.	5/3/2010 13:00	1.2	<1		<2	8.0		<1	0.24
RMD-216		11080 No. 2 Rd.	5/10/2010 13:10	1.0	<1		<2	9.0		<1	0.20
RMD-216		11080 No. 2 Rd.	5/17/2010 12:55	0.97	<1		<2	11		<1	0.22
RMD-216		11080 No. 2 Rd.	5/25/2010 13:00	1.1	<1		<2	12		<1	0.17
RMD-216		11080 No. 2 Rd.	5/31/2010 13:30	0.96	<1		<2	12		<1	0.15
RMD-216		11080 No. 2 Rd.	6/7/2010 13:10	0.85	<1		<2	11		<1	0.19
RMD-216		11080 No. 2 Rd.	6/14/2010 13:10	0.94	<1		<2	11		<1	0.20
RMD-216		11080 No. 2 Rd.	6/28/2010 13:30	0.79	<1		2	12		<1	0.55
RMD-216		11080 No. 2 Rd.	7/5/2010 13:30	0.78	<1		<2	12		<1	0.41
RMD-216		11080 No. 2 Rd.	7/12/2010 13:15	0.80	<1		<2	12		<1	0.41
RMD-216		11080 No. 2 Rd.	7/19/2010 13:00	0.78	<1		<2	12		<1	0.33
RMD-216		11080 No. 2 Rd.	7/26/2010 13:00	0.56	<1		<2	13		<1	0.31
RMD-216		11080 No. 2 Rd.	8/3/2010 13:00	0.89	<1		<2	13		<1	0.23
RMD-216		11080 No. 2 Rd.	8/9/2010 13:10	0.93	<1		<2	12		<1	0.32
RMD-216		11080 No. 2 Rd.	8/16/2010 13:15	0.87	<1		<2	14		<1	0.26
RMD-216		11080 No. 2 Rd.	8/23/2010 13:10	0.92	<1		<2	13		<1	0.26
RMD-216		11080 No. 2 Rd.	8/30/2010 13:00	0.78	<1		2	15		<1	0.32
RMD-216		11080 No. 2 Rd.	9/7/2010 13:00	0.86	<1		<2	14		<1	0.37
RMD-216		11080 No. 2 Rd.	9/13/2010 13:00	0.75	<1		<2	16		<1	0.35
RMD-216		11080 No. 2 Rd.	9/20/2010 13:00	0.77	<1		<2	17		<1	0.48
RMD-216		11080 No. 2 Rd.	9/27/2010 12:50	0.74	<1		<2	14		<1	0.22
RMD-216		11080 No. 2 Rd.	10/4/2010 13:00	0.81	<1		<2	15		<1	0.23
RMD-216		11080 No. 2 Rd.	10/18/2010 12:51	0.73	<1		<2	14		<1	0.14
RMD-216		11080 No. 2 Rd.	11/1/2010 12:45	0.67	<1		<2	12		<1	0.16

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-216		11080 No. 2 Rd.	11/6/2010 12:30				SPECIAL	<1		<1	3.8
RMD-216	SPECIAL	11080 No. 2 Rd.	11/6/2010 12:30				<1	<2		<1	3.8
RMD-216		11080 No. 2 Rd.	11/8/2010 12:50	0.82	<1		<2	10		<1	0.17
RMD-216		11080 No. 2 Rd.	11/15/2010 12:45	0.86	<1		<2	11		<1	0.11
RMD-216		11080 No. 2 Rd.	11/22/2010 12:50	0.99	<1		2	8.0		<1	0.36
RMD-216		11080 No. 2 Rd.	11/29/2010 13:00	0.95	<1		<2	8.0		<1	0.26
RMD-216		11080 No. 2 Rd.	12/6/2010 13:00	0.98	<1		<2	8.0		<1	0.20
RMD-216		11080 No. 2 Rd.	12/13/2010 12:50	1.0	<1		2	6.0		<1	0.17
RMD-216		11080 No. 2 Rd.	12/20/2010 13:00	0.86	<1		<2	7.0		<1	0.17
RMD-260		11111 Horseshoe Way	1/6/2010 13:30	1.1	<1		<2	5.0		<1	0.58
RMD-260		11111 Horseshoe Way	1/8/2010 9:00	1.1	<1		6	6.0		<1	0.71
RMD-260		11111 Horseshoe Way	1/15/2010 9:30	1.0	<1		2	5.0		<1	0.50
RMD-260		11111 Horseshoe Way	1/22/2010 8:10	1.2	<1		<2	7.0		<1	0.54
RMD-260		11111 Horseshoe Way	1/29/2010 10:30	0.64	<1		<2	6.0		<1	0.46
RMD-260		11111 Horseshoe Way	2/5/2010 8:45	0.92	<1		<2	7.0		<1	0.10
RMD-260		11111 Horseshoe Way	2/12/2010 9:30	0.91	<1		<2	5.0		<1	0.10
RMD-260		11111 Horseshoe Way	2/19/2010 8:15	0.98	<1		<2	7.0		<1	0.10
RMD-260		11111 Horseshoe Way	2/26/2010 9:30	0.86	<1		<2	5.0		<1	0.07
RMD-260		11111 Horseshoe Way	3/5/2010 8:15	0.97	<1		<2	7.0		<1	0.08
RMD-260		11111 Horseshoe Way	3/12/2010 10:15	0.92	<1		<2	5.0		<1	0.09
RMD-260		11111 Horseshoe Way	3/19/2010 8:20	0.94	<1		<2	7.0		<1	0.10
RMD-260		11111 Horseshoe Way	3/26/2010 9:00	0.92	<1		<2	7.0		<1	0.10
RMD-260		11111 Horseshoe Way	4/9/2010 8:45	0.95	<1		<2	6.0		<1	0.10
RMD-260		11111 Horseshoe Way	4/16/2010 8:15	1.1	<1		<2	9.0		<1	0.14
RMD-260		11111 Horseshoe Way	4/23/2010 8:45	1.1	<1		<2	7.0		<1	0.10

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-260		11111 Horseshoe Way	4/30/2010 9:00	1.2	<1		<2	8.0		<1	0.20
RMD-260		11111 Horseshoe Way	5/7/2010 9:30	1.1	<1		<2	8.0		<1	0.19
RMD-260		11111 Horseshoe Way	5/14/2010 8:50	0.86	<1		2	9.0		<1	0.22
RMD-260		11111 Horseshoe Way	5/20/2010 9:30	1.0	<1		2	11		<1	0.18
RMD-260		11111 Horseshoe Way	5/28/2010 9:00	0.84	<1		<2	10		<1	0.17
RMD-260		11111 Horseshoe Way	6/4/2010 9:45	0.86	<1		<2	11		<1	0.15
RMD-260		11111 Horseshoe Way	6/11/2010 7:55	0.88	<1		<2	10		<1	0.16
RMD-260		11111 Horseshoe Way	6/18/2010 10:00	0.86	<1		<2	12		<1	0.19
RMD-260		11111 Horseshoe Way	6/25/2010 8:50	0.85	<1		<2	10		<1	0.60
RMD-260		11111 Horseshoe Way	7/2/2010 9:15	0.79	<1		<2	13		<1	0.48
RMD-260		11111 Horseshoe Way	7/9/2010 8:40	0.85	<1		<2	9.0		<1	0.54
RMD-260		11111 Horseshoe Way	7/23/2010 8:50	0.94	<1		<2	11		<1	0.34
RMD-260		11111 Horseshoe Way	7/30/2010 9:30	0.88	<1		2	12		<1	0.22
RMD-260		11111 Horseshoe Way	8/6/2010 9:00	0.94	<1		<2	11		<1	0.26
RMD-260		11111 Horseshoe Way	8/13/2010 9:18	0.83	<1		<2	12		<1	0.28
RMD-260		11111 Horseshoe Way	8/20/2010 8:55	0.95	<1		<2	12		<1	0.26
RMD-260		11111 Horseshoe Way	8/27/2010 9:30	0.94	<1		<2	14		<1	0.28
RMD-260		11111 Horseshoe Way	9/3/2010 8:45	0.77	<1		<2	13		<1	0.35
RMD-260		11111 Horseshoe Way	9/10/2010 9:15	0.86	<1		<2	16		<1	0.38
RMD-260		11111 Horseshoe Way	9/17/2010 8:50	0.78	<1		<2	14		<1	0.43
RMD-260		11111 Horseshoe Way	9/24/2010 9:00	0.98	<1		<2	16		<1	0.26
RMD-260		11111 Horseshoe Way	10/1/2010 8:45	0.76	<1		<2	14		<1	0.23
RMD-260		11111 Horseshoe Way	10/15/2010 8:50	0.84	<1		<2	13		<1	0.17
RMD-260		11111 Horseshoe Way	10/22/2010 9:00	1.0	<1		<2	14		<1	0.12
RMD-260		11111 Horseshoe Way	10/29/2010 8:40	0.86	<1		2	11		<1	0.12
RMD-260		11111 Horseshoe Way	10/29/2010 8:40	0.86	<1		2	11		<1	0.12

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-260		11111 Horseshoe Way	11/5/2010 8:55	0.80	<1		2	12		<1	0.16
RMD-260		11111 Horseshoe Way	11/12/2010 8:55	1.0	<1		<2	9.0		<1	0.15
RMD-260		11111 Horseshoe Way	11/19/2010 9:15	0.90	<1		<2	10		<1	0.16
RMD-260		11111 Horseshoe Way	11/26/2010 8:45	0.98	<1		<2	8.0		<1	0.23
RMD-260		11111 Horseshoe Way	12/3/2010 7:45	0.89	<1		<2	8.0		<1	0.17
RMD-260		11111 Horseshoe Way	12/10/2010 8:55	0.94	<1		<2	5.0		<1	0.16
RMD-260		11111 Horseshoe Way	12/17/2010 9:15	1.0	<1		<2	5.0		<1	0.12
RMD-260		11111 Horseshoe Way	12/31/2010 8:45	0.88	<1		NA	6.0		<1	0.16
RMD-214		11720 Westminster Hwy.	1/4/2010 15:38	0.76	<1		<2	4.0		<1	0.73
RMD-214		11720 Westminster Hwy.	1/11/2010 15:00	1.3	<1		<2	5.0		<1	0.49
RMD-214		11720 Westminster Hwy.	1/18/2010 15:15	1.4	<1		<2	6.0		<1	0.45
RMD-214		11720 Westminster Hwy.	1/25/2010 15:05	1.2	<1		<2	7.0		<1	0.52
RMD-214		11720 Westminster Hwy.	2/1/2010 15:25	1.0	<1		<2	5.0		<1	0.34
RMD-214		11720 Westminster Hwy.	2/8/2010 15:30	0.84	<1		<2	5.0		<1	0.12
RMD-214		11720 Westminster Hwy.	2/15/2010 15:00	0.94	<1		2	6.0		<1	0.26
RMD-214		11720 Westminster Hwy.	2/22/2010 15:15	0.93	<1		<2	5.0		<1	0.12
RMD-214		11720 Westminster Hwy.	3/1/2010 15:45	1.0	<1		<2	7.0		<1	0.30
RMD-214		11720 Westminster Hwy.	3/8/2010 15:00	0.90	<1		<2	5.0		<1	0.25
RMD-214		11720 Westminster Hwy.	3/15/2010 15:55	0.97	<1		<2	8.0		<1	0.11
RMD-214		11720 Westminster Hwy.	3/22/2010 15:30	1.0	<1		<2	5.0		<1	0.11
RMD-214		11720 Westminster Hwy.	3/29/2010 15:15	1.0	<1		<2	6.0		<1	0.11
RMD-214		11720 Westminster Hwy.	4/6/2010 15:30	0.97	<1		<2	7.0		<1	0.13
RMD-214		11720 Westminster Hwy.	4/12/2010 15:30	1.0	<1		<2	7.0		<1	0.14
RMD-214		11720 Westminster Hwy.	4/26/2010 15:40	1.2	<1		<2	8.0		<1	0.10
RMD-214		11720 Westminster Hwy.	5/3/2010 15:15	1.1	<1		<2	8.0		<1	0.18
RMD-214		11720 Westminster Hwy.	5/10/2010 15:50	0.99	<1		<2	9.0		<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-214		11720 Westminster Hwy.	5/17/2010 15:30	1.1	<1		<2	10		<1	0.20
RMD-214		11720 Westminster Hwy.	5/25/2010 15:40	1.0	<1		<2	11		<1	0.13
RMD-214		11720 Westminster Hwy.	5/31/2010 15:30	1.0	<1		<2	11		<1	0.18
RMD-214		11720 Westminster Hwy.	6/7/2010 15:50	0.82	<1		<2	10		<1	0.23
RMD-214		11720 Westminster Hwy.	6/14/2010 15:50	1.1	<1		2	10		<1	0.23
RMD-214		11720 Westminster Hwy.	6/28/2010 15:30	0.75	<1		<2	13		<1	0.57
RMD-214		11720 Westminster Hwy.	7/5/2010 15:45	0.90	<1		<2	11		<1	0.44
RMD-214		11720 Westminster Hwy.	7/12/2010 15:30	1.0	<1		<2	11		<1	0.44
RMD-214		11720 Westminster Hwy.	7/19/2010 15:40	0.89	<1		<2	11		<1	0.45
RMD-214		11720 Westminster Hwy.	7/26/2010 15:15	0.88	<1		<2	12		<1	0.36
RMD-214		11720 Westminster Hwy.	8/3/2010 15:30	0.92	<1		<2	12		<1	0.24
RMD-214		11720 Westminster Hwy.	8/9/2010 15:50	0.95	<1		2	11		<1	0.28
RMD-214		11720 Westminster Hwy.	8/16/2010 15:30	0.97	<1		2	13		<1	0.27
RMD-214		11720 Westminster Hwy.	8/23/2010 15:50	0.90	<1		<2	13		<1	0.30
RMD-214		11720 Westminster Hwy.	8/30/2010 15:30	0.83	<1		<2	14		<1	0.34
RMD-214		11720 Westminster Hwy.	9/7/2010 15:40	0.95	<1		<2	13		<1	0.36
RMD-214		11720 Westminster Hwy.	9/13/2010 15:30	0.93	<1		<2	15		<1	0.37
RMD-214		11720 Westminster Hwy.	9/20/2010 15:15	0.91	<1		<2	17		<1	0.51
RMD-214		11720 Westminster Hwy.	9/27/2010 15:50	0.84	<1		<2	14		<1	0.24
RMD-214		11720 Westminster Hwy.	10/4/2010 15:45	1.1	<1		<2	15		<1	0.23
RMD-214		11720 Westminster Hwy.	10/18/2010 15:33	1.0	<1		<2	14		<1	0.16
RMD-214		11720 Westminster Hwy.	11/1/2010 15:30	0.91	<1		<2	12		<1	0.25
RMD-214		11720 Westminster Hwy.	11/8/2010 16:10	0.87	<1		<2	9.0		<1	0.20
RMD-214		11720 Westminster Hwy.	11/15/2010 15:30	0.95	<1		<2	10		<1	0.16
RMD-214		11720 Westminster Hwy.	11/22/2010 15:50	1.0	<1		<2	8.0		<1	0.22
RMD-214		11720 Westminster Hwy.	11/29/2010 15:30	0.99	<1		<2	8.0		<1	0.20

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-214		11720 Westminster Hwy.	12/6/2010 15:40	0.94	<1		<2	8.0		<1	0.25
RMD-214		11720 Westminster Hwy.	12/13/2010 15:55	1.0	<1		<2	6.0		<1	0.12
RMD-214		11720 Westminster Hwy.	12/20/2010 15:30	1.0	<1		<2	6.0		<1	0.18
RMD-263		12560 Cambie Rd.	1/6/2010 12:30	0.76	<1		<2	5.0		<1	0.54
RMD-263		12560 Cambie Rd.	1/8/2010 10:00	0.78	<1		<2	7.0		<1	0.78
RMD-263		12560 Cambie Rd.	1/15/2010 8:15	0.98	<1		<2	6.0		<1	0.72
RMD-263		12560 Cambie Rd.	1/22/2010 9:45	0.79	<1		<2	8.0		<1	0.75
RMD-263		12560 Cambie Rd.	1/29/2010 9:30	0.63	<1		<2	5.0		<1	0.50
RMD-263		12560 Cambie Rd.	2/5/2010 9:25	0.67	<1		<2	8.0		<1	0.48
RMD-263		12560 Cambie Rd.	2/12/2010 10:15	0.68	<1		<2	6.0		<1	0.23
RMD-263		12560 Cambie Rd.	2/19/2010 9:30	0.67	<1		<2	8.0		<1	0.27
RMD-263		12560 Cambie Rd.	2/26/2010 10:15	0.63	<1		<2	6.0		<1	0.20
RMD-263		12560 Cambie Rd.	3/5/2010 9:30	0.57	<1		<2	8.0		<1	0.33
RMD-263		12560 Cambie Rd.	3/12/2010 10:45	0.66	<1		2	6.0		<1	0.19
RMD-263		12560 Cambie Rd.	3/19/2010 9:50	0.63	<1		<2	8.0		<1	0.20
RMD-263		12560 Cambie Rd.	3/26/2010 9:30	0.75	<1		<2	7.0		<1	0.21
RMD-263		12560 Cambie Rd.	4/9/2010 10:00	0.68	<1		<2	7.0		<1	0.19
RMD-263		12560 Cambie Rd.	4/16/2010 9:35	0.80	<1		<2	10		<1	0.18
RMD-263		12560 Cambie Rd.	4/23/2010 10:45	0.92	<1		2	8.0		<1	0.22
RMD-263		12560 Cambie Rd.	4/30/2010 9:40	0.97	<1		<2	9.0		<1	0.20
RMD-263		12560 Cambie Rd.	5/7/2010 10:30	1.0	<1		<2	9.0		<1	0.15
RMD-263		12560 Cambie Rd.	5/14/2010 9:30	0.69	<1		<2	10		<1	0.21
RMD-263		12560 Cambie Rd.	5/20/2010 10:15	0.64	<1		<2	10		<1	0.14
RMD-263		12560 Cambie Rd.	5/28/2010 9:35	0.80	<1		<2	11		<1	0.16
RMD-263		12560 Cambie Rd.	6/4/2010 10:15	0.64	<1		<2	13		<1	0.15
RMD-263		12560 Cambie Rd.	6/10/2010 14:45	0.77	<1		2	11		<1	0.20

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-263		12560 Cambie Rd.	6/18/2010 11:00	0.67	<1		<2	13		<1	0.17
RMD-263		12560 Cambie Rd.	6/25/2010 9:40	0.88	<1		<2	12		<1	0.40
RMD-263		12560 Cambie Rd.	7/2/2010 9:45	0.50	<1		<2	12		<1	0.36
RMD-263		12560 Cambie Rd.	7/9/2010 9:35	0.77	<1		<2	10		<1	0.57
RMD-263		12560 Cambie Rd.	7/23/2010 9:50	0.84	<1		<2	11		<1	0.35
RMD-263		12560 Cambie Rd.	7/30/2010 10:15	0.86	<1		<2	13		<1	0.26
RMD-263		12560 Cambie Rd.	8/6/2010 9:50	0.62	<1		<2	12		<1	0.23
RMD-263		12560 Cambie Rd.	8/13/2010 10:19	0.87	<1		<2	13		<1	0.27
RMD-263		12560 Cambie Rd.	8/20/2010 9:45	0.90	<1		<2	13		<1	0.29
RMD-263		12560 Cambie Rd.	8/27/2010 10:15	0.70	<1		<2	15		<1	0.26
RMD-263		12560 Cambie Rd.	9/3/2010 9:45	0.82	<1		<2	13		<1	0.33
RMD-263		12560 Cambie Rd.	9/10/2010 10:00	0.82	<1		<2	16		<1	0.28
RMD-263		12560 Cambie Rd.	9/17/2010 9:40	0.86	<1		<2	15		<1	0.28
RMD-263		12560 Cambie Rd.	9/24/2010 10:00	0.55	<1		<2	17		<1	0.26
RMD-263		12560 Cambie Rd.	10/1/2010 10:10	0.46	<1		<2	14		<1	0.22
RMD-263		12560 Cambie Rd.	10/15/2010 10:20	0.61	<1		<2	13		<1	0.27
RMD-263		12560 Cambie Rd.	10/22/2010 9:30	0.62	<1		<2	14		<1	0.21
RMD-263		12560 Cambie Rd.	10/29/2010 10:45	0.45	<1		<2	12		<1	0.21
RMD-263		12560 Cambie Rd.	10/29/2010 10:45	0.45	<1		<2	12		<1	0.21
RMD-263		12560 Cambie Rd.	11/5/2010 9:20	0.42	<1		42	13		<1	0.22
RMD-263		12560 Cambie Rd.	11/12/2010 10:30	0.29	<1		2	11		<1	0.33
RMD-263		12560 Cambie Rd.	11/19/2010 10:00	0.65	<1		<2	10		<1	0.20
RMD-263		12560 Cambie Rd.	11/26/2010 10:15	0.83	<1		2	8.0		<1	0.16
RMD-263		12560 Cambie Rd.	12/3/2010 8:15	0.75	<1		<2	8.0		<1	0.23
RMD-263		12560 Cambie Rd.	12/10/2010 10:30	0.72	<1		<2	6.0		<1	0.19
RMD-263		12560 Cambie Rd.	12/17/2010 10:00	0.71	<1		<2	6.0		<1	0.24

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-263		12560 Cambie Rd.	12/31/2010 9:15	0.36	<1		NA	7.0		<1	0.24
RMD-264		13100 Mitchell Rd.	1/6/2010 12:45	0.42	<1		<2	5.0		<1	0.59
RMD-264		13100 Mitchell Rd.	1/8/2010 10:20	0.41	<1		<2	7.0		<1	0.54
RMD-264		13100 Mitchell Rd.	1/15/2010 8:30	0.73	<1		<2	6.0		<1	0.49
RMD-264		13100 Mitchell Rd.	1/22/2010 10:05	0.53	<1		<2	8.0		<1	0.56
RMD-264		13100 Mitchell Rd.	1/29/2010 9:45	0.47	<1		<2	5.0		<1	0.44
RMD-264		13100 Mitchell Rd.	2/5/2010 10:05	0.56	<1		<2	8.0		<1	0.19
RMD-264		13100 Mitchell Rd.	2/12/2010 10:30	0.61	<1		<2	7.0		<1	0.24
RMD-264		13100 Mitchell Rd.	2/19/2010 10:10	0.52	<1		<2	8.0		<1	0.33
RMD-264		13100 Mitchell Rd.	2/26/2010 10:30	0.52	<1		<2	6.0		<1	0.21
RMD-264		13100 Mitchell Rd.	3/5/2010 10:10	0.59	<1		<2	8.0		<1	0.22
RMD-264		13100 Mitchell Rd.	3/12/2010 11:15	0.54	<1		<2	7.0		<1	0.19
RMD-264		13100 Mitchell Rd.	3/19/2010 10:10	0.50	<1		<2	8.0		<1	0.23
RMD-264		13100 Mitchell Rd.	3/26/2010 10:15	0.62	<1		<2	7.0		<1	0.22
RMD-264		13100 Mitchell Rd.	4/9/2010 10:15	0.59	<1		<2	7.0		<1	0.26
RMD-264		13100 Mitchell Rd.	4/16/2010 10:10	0.52	<1		2	10		<1	0.23
RMD-264		13100 Mitchell Rd.	4/23/2010 11:00	0.64	<1		<2	8.0		<1	0.20
RMD-264		13100 Mitchell Rd.	4/30/2010 10:10	0.68	<1		<2	9.0		<1	0.20
RMD-264		13100 Mitchell Rd.	5/7/2010 11:00	0.67	<1		<2	9.0		<1	0.22
RMD-264		13100 Mitchell Rd.	5/14/2010 10:10	0.54	<1		<2	11		<1	0.52
RMD-264		13100 Mitchell Rd.	5/20/2010 10:45	0.67	<1		<2	10		<1	0.17
RMD-264		13100 Mitchell Rd.	5/28/2010 10:10	0.62	<1		<2	11		<1	0.12
RMD-264		13100 Mitchell Rd.	6/4/2010 10:30	0.66	<1		<2	13		<1	0.14
RMD-264		13100 Mitchell Rd.	6/11/2010 9:30	0.59	<1		<2	12		<1	0.20
RMD-264		13100 Mitchell Rd.	6/18/2010 11:15	0.66	<1		<2	13		<1	0.19
RMD-264		13100 Mitchell Rd.	6/25/2010 10:00	0.35	<1		<2	14		<1	0.28

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-264		13100 Mitchell Rd.	7/2/2010 10:00	0.46	<1		2	15		<1	0.38
RMD-264		13100 Mitchell Rd.	7/9/2010 9:50	0.42	<1		<2	13		<1	4.5
RMD-264		13100 Mitchell Rd.	7/23/2010 10:10	0.50	<1		<2	14		<1	0.34
RMD-264		13100 Mitchell Rd.	7/30/2010 10:30	0.49	<1		2	16		<1	0.24
RMD-264		13100 Mitchell Rd.	8/6/2010 10:10	0.56	<1		<2	14		<1	0.24
RMD-264		13100 Mitchell Rd.	8/13/2010 10:38	0.35	<1		<2	17		<1	0.25
RMD-264		13100 Mitchell Rd.	8/20/2010 10:05	0.55	<1		<2	15		<1	0.28
RMD-264		13100 Mitchell Rd.	8/27/2010 10:30	0.11	<1		<2	16		<1	0.28
RMD-264		13100 Mitchell Rd.	9/3/2010 10:05	0.41	<1		<2	16		<1	0.30
RMD-264		13100 Mitchell Rd.	9/10/2010 10:15	0.71	<1		<2	17		<1	0.34
RMD-264		13100 Mitchell Rd.	9/17/2010 10:00	0.75	<1		<2	14		<1	0.44
RMD-264		13100 Mitchell Rd.	9/24/2010 10:15	0.61	<1		<2	17		<1	0.36
RMD-264		13100 Mitchell Rd.	10/1/2010 10:25	0.57	<1		<2	15		<1	0.26
RMD-264		13100 Mitchell Rd.	10/15/2010 10:40	0.82	<1		<2	13		<1	0.14
RMD-264		13100 Mitchell Rd.	10/22/2010 10:15	0.94	<1		<2	14		<1	0.16
RMD-264		13100 Mitchell Rd.	10/29/2010 11:20	0.29	<1		<2	12		<1	0.21
RMD-264		13100 Mitchell Rd.	10/29/2010 11:20	0.29	<1		<2	12		<1	0.21
RMD-264		13100 Mitchell Rd.	11/5/2010 10:10	0.76	<1		<2	13		<1	0.14
RMD-264		13100 Mitchell Rd.	11/12/2010 11:05	0.04	<1		290	11		<1	0.25
RMD-264		13100 Mitchell Rd.	11/19/2010 10:30	0.53	<1		<2	11		<1	0.26
RMD-264		13100 Mitchell Rd.	11/26/2010 10:55	0.79	<1		<2	8.0		<1	1.5
RMD-264		13100 Mitchell Rd.	12/3/2010 8:45	0.71	<1		<2	9.0		<1	0.21
RMD-264		13100 Mitchell Rd.	12/10/2010 11:05	0.76	<1		<2	7.0		<1	0.21
RMD-264		13100 Mitchell Rd.	12/17/2010 10:15	0.79	<1		<2	7.0		<1	0.21
RMD-264		13100 Mitchell Rd.	12/31/2010 9:45	0.55	<1		NA	8.0		<1	0.20
RMD-208		13200 No. 4 Rd.	1/4/2010 13:55	0.86	<1		<2	5.0		<1	0.63

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-208		13200 No. 4 Rd.	1/11/2010 13:30	1.0	<1		<2	4.0		<1	0.44
RMD-208		13200 No. 4 Rd.	1/18/2010 13:30	0.90	<1		<2	6.0		<1	0.38
RMD-208		13200 No. 4 Rd.	1/25/2010 13:25	1.2	<1		<2	8.0		<1	0.48
RMD-208		13200 No. 4 Rd.	2/1/2010 13:40	0.75	<1		2	6.0		<1	0.44
RMD-208		13200 No. 4 Rd.	2/8/2010 13:45	0.77	<1		<2	6.0		<1	0.10
RMD-208		13200 No. 4 Rd.	2/15/2010 13:30	0.95	<1		<2	6.0		<1	0.13
RMD-208		13200 No. 4 Rd.	2/22/2010 13:30	0.86	<1		<2	6.0		<1	0.13
RMD-208		13200 No. 4 Rd.	3/1/2010 13:45	0.87	<1		<2	8.0		<1	0.13
RMD-208		13200 No. 4 Rd.	3/8/2010 13:30	0.86	<1		<2	6.0		<1	0.15
RMD-208		13200 No. 4 Rd.	3/15/2010 13:55	0.98	<1		<2	8.0		<1	0.12
RMD-208		13200 No. 4 Rd.	3/22/2010 13:30	0.99	<1		6	7.0		<1	0.11
RMD-208		13200 No. 4 Rd.	3/29/2010 13:30	0.80	<1		<2	7.0		<1	0.11
RMD-208		13200 No. 4 Rd.	4/6/2010 13:40	0.94	<1		<2	7.0		<1	0.11
RMD-208		13200 No. 4 Rd.	4/12/2010 13:30	0.91	<1		<2	7.0		<1	0.11
RMD-208		13200 No. 4 Rd.	4/19/2010 13:50	1.0	<1		<2	11		<1	0.13
RMD-208		13200 No. 4 Rd.	4/26/2010 13:40	1.1	<1		<2	9.0		<1	0.11
RMD-208		13200 No. 4 Rd.	5/3/2010 13:30	1.1	<1		<2	8.0		<1	0.27
RMD-208		13200 No. 4 Rd.	5/10/2010 13:50	0.90	<1		<2	10		<1	0.17
RMD-208		13200 No. 4 Rd.	5/17/2010 13:35	1.1	<1		<2	11		<1	0.19
RMD-208		13200 No. 4 Rd.	5/25/2010 13:39	1.2	<1		<2	13		<1	0.18
RMD-208		13200 No. 4 Rd.	5/31/2010 14:00	1.1	<1		2	12		<1	0.16
RMD-208		13200 No. 4 Rd.	6/7/2010 13:50	0.86	<1		<2	12		<1	0.18
RMD-208		13200 No. 4 Rd.	6/14/2010 13:50	0.95	<1		6	12		<1	0.22
RMD-208		13200 No. 4 Rd.	6/28/2010 13:45	0.87	<1		2	13		<1	0.53
RMD-208		13200 No. 4 Rd.	7/5/2010 13:45	0.84	<1		<2	12		<1	0.45
RMD-208		13200 No. 4 Rd.	7/12/2010 13:30	0.92	<1		2	13		<1	0.39

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-208		13200 No. 4 Rd.	7/19/2010 13:40	0.84	<1		2	12		<1	0.32
RMD-208		13200 No. 4 Rd.	7/26/2010 13:30	0.71	<1		2	13		<1	0.31
RMD-208		13200 No. 4 Rd.	8/3/2010 13:30	0.88	<1		2	14		<1	0.25
RMD-208		13200 No. 4 Rd.	8/9/2010 13:50	0.95	<1		2	13		<1	0.25
RMD-208		13200 No. 4 Rd.	8/16/2010 13:45	0.89	<1		2	15		<1	0.31
RMD-208		13200 No. 4 Rd.	8/23/2010 13:50	0.83	<1		2	14		<1	0.26
RMD-208		13200 No. 4 Rd.	8/30/2010 13:45	0.68	<1		2	15		<1	0.30
RMD-208		13200 No. 4 Rd.	9/7/2010 13:40	0.67	<1		2	15		<1	0.32
RMD-208		13200 No. 4 Rd.	9/13/2010 13:30	0.69	<1		2	16		<1	0.33
RMD-208		13200 No. 4 Rd.	9/20/2010 13:30	0.75	<1		2	17		<1	0.46
RMD-208		13200 No. 4 Rd.	9/27/2010 13:25	0.69	<1		2	15		<1	0.18
RMD-208		13200 No. 4 Rd.	10/4/2010 13:30	0.91	<1		2	16		<1	0.22
RMD-208		13200 No. 4 Rd.	10/18/2010 13:20	0.79	<1		2	14		<1	0.13
RMD-208		13200 No. 4 Rd.	11/1/2010 13:15	0.61	<1		2	13		<1	0.12
RMD-208		13200 No. 4 Rd.	11/8/2010 13:30	0.83	<1		2	10		<1	0.23
RMD-208		13200 No. 4 Rd.	11/15/2010 13:30	0.89	<1		2	11		<1	0.17
RMD-208		13200 No. 4 Rd.	11/22/2010 13:30	0.89	<1		2	8.0		<1	0.16
RMD-208		13200 No. 4 Rd.	11/29/2010 13:30	0.81	<1		2	8.0		<1	0.32
RMD-208		13200 No. 4 Rd.	12/6/2010 13:30	0.99	<1		2	8.0		<1	0.23
RMD-208		13200 No. 4 Rd.	12/13/2010 13:30	0.98	<1		2	7.0		<1	0.13
RMD-208		13200 No. 4 Rd.	12/20/2010 13:30	0.86	<1		2	7.0		<1	0.15
RMD-262		13799 Commerce Pkwy.	1/6/2010 13:00	0.78	<1		2	5.0		<1	0.64
RMD-262		13799 Commerce Pkwy.	1/8/2010 9:40	0.69	<1		2	7.0		<1	0.67
RMD-262		13799 Commerce Pkwy.	1/15/2010 8:45	0.82	<1		2	5.0		<1	0.47
RMD-262		13799 Commerce Pkwy.	1/22/2010 9:30	0.57	<1		2	8.0		<1	0.52
RMD-262		13799 Commerce Pkwy.	1/29/2010 10:00	0.68	<1		2	4.0		<1	0.47

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-262		13799 Commerce Pkwy.	2/5/2010 9:45	0.66	<1		2	8.0		<1	0.36
RMD-262		13799 Commerce Pkwy.	2/12/2010 10:00	0.86	<1		2	6.0		<1	0.20
RMD-262		13799 Commerce Pkwy.	2/19/2010 9:50	0.66	<1		2	8.0		<1	0.25
RMD-262		13799 Commerce Pkwy.	2/26/2010 10:00	0.76	<1		2	6.0		<1	0.15
RMD-262		13799 Commerce Pkwy.	3/5/2010 9:50	0.63	<1		2	8.0		<1	0.28
RMD-262		13799 Commerce Pkwy.	3/12/2010 11:00	0.84	<1		2	6.0		<1	0.13
RMD-262		13799 Commerce Pkwy.	3/19/2010 9:35	0.68	<1		2	8.0		<1	0.19
RMD-262		13799 Commerce Pkwy.	3/26/2010 10:00	0.82	<1		2	6.0		<1	0.19
RMD-262		13799 Commerce Pkwy.	4/9/2010 9:30	0.70	<1		2	6.0		<1	0.22
RMD-262		13799 Commerce Pkwy.	4/16/2010 9:50	0.82	<1		2	10		<1	0.21
RMD-262		13799 Commerce Pkwy.	4/23/2010 10:30	0.96	<1		2	8.0		<1	0.12
RMD-262		13799 Commerce Pkwy.	4/30/2010 9:55	1.0	<1		2	9.0		<1	0.10
RMD-262		13799 Commerce Pkwy.	5/7/2010 10:45	0.90	<1		2	9.0		<1	0.10
RMD-262		13799 Commerce Pkwy.	5/14/2010 9:50	0.94	<1		2	10		<1	0.17
RMD-262		13799 Commerce Pkwy.	5/20/2010 10:30	0.94	<1		2	10		<1	0.09
RMD-262		13799 Commerce Pkwy.	5/28/2010 9:50	0.81	<1		2	11		<1	0.10
RMD-262		13799 Commerce Pkwy.	6/4/2010 10:30	0.80	<1		2	12		<1	0.13
RMD-262		13799 Commerce Pkwy.	6/11/2010 9:10	0.78	<1		2	11		<1	0.20
RMD-262		13799 Commerce Pkwy.	6/18/2010 10:45	0.94	<1		2	13		<1	0.14
RMD-262		13799 Commerce Pkwy.	6/25/2010 9:25	0.86	<1		2	12		<1	0.19
RMD-262		13799 Commerce Pkwy.	7/2/2010 9:30	0.53	<1		2	13		<1	0.23
RMD-262		13799 Commerce Pkwy.	7/9/2010 9:15	0.75	<1		2	12		<1	0.46
RMD-262		13799 Commerce Pkwy.	7/23/2010 9:30	0.86	<1		2	14		<1	0.16
RMD-262		13799 Commerce Pkwy.	7/30/2010 10:00	0.79	<1		2	16		<1	0.18
RMD-262		13799 Commerce Pkwy.	8/6/2010 9:35	0.92	<1		2	15		<1	0.16
RMD-262		13799 Commerce Pkwy.	8/13/2010 10:00	0.84	<1		2	17		<1	0.15

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-262		13799 Commerce Pkwy.	8/20/2010 9:30	0.75	<1		<2	15		<1	0.20
RMD-262		13799 Commerce Pkwy.	8/27/2010 10:00	0.94	<1		<2	18		<1	0.10
RMD-262		13799 Commerce Pkwy.	9/3/2010 9:25	0.64	<1		<2	15		<1	0.27
RMD-262		13799 Commerce Pkwy.	9/10/2010 10:30	1.0	<1		<2	18		<1	0.11
RMD-262		13799 Commerce Pkwy.	9/17/2010 9:25	0.91	<1		<2	15		<1	0.16
RMD-262		13799 Commerce Pkwy.	9/24/2010 9:45	0.60	<1		<2	16		<1	0.34
RMD-262		13799 Commerce Pkwy.	10/1/2010 9:55	0.33	<1		<2	14		<1	0.31
RMD-262		13799 Commerce Pkwy.	10/15/2010 9:25	0.43	<1		<2	14		<1	0.32
RMD-262		13799 Commerce Pkwy.	10/22/2010 10:00	0.50	<1		<2	14		<1	0.15
RMD-262		13799 Commerce Pkwy.	10/29/2010 10:15	0.48	<1		<2	12		<1	0.19
RMD-262		13799 Commerce Pkwy.	10/29/2010 10:15	0.48	<1		<2	12		<1	0.19
RMD-262		13799 Commerce Pkwy.	11/5/2010 9:56	0.42	<1		<2	13		<1	0.22
RMD-262		13799 Commerce Pkwy.	11/12/2010 10:10	0.34	<1		<2	11		<1	0.36
RMD-262		13799 Commerce Pkwy.	11/19/2010 10:15	0.91	<1		<2	10		<1	0.17
RMD-262		13799 Commerce Pkwy.	11/26/2010 9:55	1.0	<1		<2	8.0		<1	0.10
RMD-262		13799 Commerce Pkwy.	12/3/2010 8:30	0.65	<1		<2	8.0		<1	0.22
RMD-262		13799 Commerce Pkwy.	12/10/2010 10:10	0.98	<1		<2	5.0		<1	0.20
RMD-262		13799 Commerce Pkwy.	12/17/2010 9:45	0.85	<1		<2	5.0		<1	0.19
RMD-262		13799 Commerce Pkwy.	12/31/2010 9:30	0.43	<1		NA	7.0		<1	0.26
RMD-268		13800 No. 3 Rd. (off Garden City)	1/6/2010 14:30	1.1	<1		2	5.0		<1	0.58
RMD-268		13800 No. 3 Rd. (off Garden City)	1/8/2010 8:26	1.0	<1		<2	7.0		<1	0.51
RMD-268		13800 No. 3 Rd. (off Garden City)	1/15/2010 10:30	1.2	<1		<2	6.0		<1	0.42
RMD-268		13800 No. 3 Rd. (off Garden City)	1/22/2010 8:30	1.0	<1		<2	8.0		<1	0.64

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-268		13800 No. 3 Rd. (off Garden City)	1/29/2010 8:15	0.67	<1		<2	5.0		<1	0.34
RMD-268		13800 No. 3 Rd. (off Garden City)	2/5/2010 8:15	0.82	<1		<2	7.0		<1	0.11
RMD-268		13800 No. 3 Rd. (off Garden City)	2/12/2010 8:45	0.89	<1		<2	6.0		<1	0.11
RMD-268		13800 No. 3 Rd. (off Garden City)	2/19/2010 8:30	0.89	<1		<2	8.0		<1	0.11
RMD-268		13800 No. 3 Rd. (off Garden City)	2/26/2010 8:30	0.77	<1		8	6.0		<1	0.12
RMD-268		13800 No. 3 Rd. (off Garden City)	3/5/2010 8:35	0.89	<1		<2	8.0		<1	0.10
RMD-268		13800 No. 3 Rd. (off Garden City)	3/12/2010 9:15	0.82	<1		<2	6.0		<1	0.08
RMD-268		13800 No. 3 Rd. (off Garden City)	3/19/2010 8:40	0.93	<1		<2	8.0		<1	0.12
RMD-268		13800 No. 3 Rd. (off Garden City)	3/26/2010 8:15	0.84	<1		2	7.0		<1	0.11
RMD-268		13800 No. 3 Rd. (off Garden City)	4/9/2010 8:15	0.74	<1		<2	7.0		<1	0.10
RMD-268		13800 No. 3 Rd. (off Garden City)	4/16/2010 8:35	1.1	<1		4	10		<1	0.10
RMD-268		13800 No. 3 Rd. (off Garden City)	4/23/2010 8:30	0.68	<1		<2	9.0		<1	0.13
RMD-268		13800 No. 3 Rd. (off Garden City)	4/30/2010 8:25	0.91	<1		<2	9.0		<1	0.21
RMD-268		13800 No. 3 Rd. (off Garden City)	5/7/2010 8:45	0.99	<1		<2	9.0		<1	0.20

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-268		13800 No. 3 Rd. (off Garden City)	5/14/2010 8:15	0.86	<1		<2	10		<1	0.19
RMD-268		13800 No. 3 Rd. (off Garden City)	5/20/2010 8:45	0.88	<1		2	10		<1	0.15
RMD-268		13800 No. 3 Rd. (off Garden City)	5/28/2010 8:25	0.73	<1		<2	11		<1	0.15
RMD-268		13800 No. 3 Rd. (off Garden City)	6/4/2010 8:45	0.72	<1		<2	13		<1	0.16
RMD-268		13800 No. 3 Rd. (off Garden City)	6/11/2010 8:15	0.74	<1		<2	11		<1	0.19
RMD-268		13800 No. 3 Rd. (off Garden City)	6/18/2010 9:15	0.73	<1		<2	13		<1	0.31
RMD-268		13800 No. 3 Rd. (off Garden City)	6/25/2010 8:15	0.85	<1		<2	12		<1	0.39
RMD-268		13800 No. 3 Rd. (off Garden City)	7/2/2010 8:15	0.49	<1		<2	13		<1	0.39
RMD-268		13800 No. 3 Rd. (off Garden City)	7/9/2010 8:10	0.61	<1		2	11		<1	0.50
RMD-268		13800 No. 3 Rd. (off Garden City)	7/23/2010 8:10	0.60	<1		<2	12		<1	0.35
RMD-268		13800 No. 3 Rd. (off Garden City)	7/30/2010 8:30	0.73	<1		<2	14		<1	0.25
RMD-268		13800 No. 3 Rd. (off Garden City)	8/6/2010 8:20	0.63	<1		<2	13		<1	0.26
RMD-268		13800 No. 3 Rd. (off Garden City)	8/13/2010 8:28	0.70	<1		<2	15		<1	0.26
RMD-268		13800 No. 3 Rd. (off Garden City)	8/20/2010 8:20	0.75	<1		2	13		<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Trbidity NTU
RMD-268		13800 No. 3 Rd. (off Garden City)	8/27/2010 8:30	0.57	<1		<2	16		<1	0.27
RMD-268		13800 No. 3 Rd. (off Garden City)	9/3/2010 8:10	0.67	<1		<2	14		<1	0.31
RMD-268		13800 No. 3 Rd. (off Garden City)	9/10/2010 8:30	0.74	<1		<2	16		<1	0.33
RMD-268		13800 No. 3 Rd. (off Garden City)	9/17/2010 8:15	0.71	<1		<2	14		<1	0.39
RMD-268		13800 No. 3 Rd. (off Garden City)	9/24/2010 8:15	0.58	<1		<2	17		<1	0.32
RMD-268		13800 No. 3 Rd. (off Garden City)	10/1/2010 8:10	0.61	<1		<2	14		<1	0.17
RMD-268		13800 No. 3 Rd. (off Garden City)	10/15/2010 8:15	0.73	<1		<2	14		<1	0.16
RMD-268		13800 No. 3 Rd. (off Garden City)	10/22/2010 8:15	0.91	<1		<2	14		<1	0.12
RMD-268		13800 No. 3 Rd. (off Garden City)	10/29/2010 8:05	0.73	<1		<2	12		<1	0.14
RMD-268		13800 No. 3 Rd. (off Garden City)	10/29/2010 8:05	0.73	<1		<2	12		<1	0.14
RMD-268		13800 No. 3 Rd. (off Garden City)	11/5/2010 8:09	0.76	<1		<2	13		<1	0.13
RMD-268		13800 No. 3 Rd. (off Garden City)	11/12/2010 8:10	0.83	<1		<2	10		<1	0.15
RMD-268		13800 No. 3 Rd. (off Garden City)	11/19/2010 8:30	0.90	<1		<2	11		<1	0.14
RMD-268		13800 No. 3 Rd. (off Garden City)	11/26/2010 8:10	0.85	<1		<2	8.0		<1	2.5

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-268		13800 No. 3 Rd. (off Garden City)	12/3/2010 7:10	0.90	<1		<2	8.0		<1	0.17
RMD-268		13800 No. 3 Rd. (off Garden City)	12/10/2010 7:35	0.87	<1		LA	7.0		<1	0.25
RMD-268		13800 No. 3 Rd. (off Garden City)	12/17/2010 8:30	1.0	<1		2	6.0		<1	0.09
RMD-268		13800 No. 3 Rd. (off Garden City)	12/31/2010 8:00	0.66	<1		NA	7.0		<1	0.31
RMD-205		13851 Steveston Hwy.	1/4/2010 14:12	0.70	<1		<2	4.0		<1	0.49
RMD-205		13851 Steveston Hwy.	1/11/2010 13:45	1.2	<1		2	5.0		<1	0.41
RMD-205		13851 Steveston Hwy.	1/18/2010 13:45	0.86	<1		<2	6.0		<1	0.44
RMD-205		13851 Steveston Hwy.	1/25/2010 13:45	1.1	<1		<2	7.0		<1	0.56
RMD-205		13851 Steveston Hwy.	2/1/2010 13:56	0.65	<1		18	6.0		<1	0.38
RMD-205		13851 Steveston Hwy.	2/8/2010 14:00	0.80	<1		<2	6.0		<1	0.11
RMD-205		13851 Steveston Hwy.	2/15/2010 13:45	0.94	<1		<2	6.0		<1	0.08
RMD-205		13851 Steveston Hwy.	2/22/2010 13:45	0.86	<1		<2	5.0		<1	0.16
RMD-205		13851 Steveston Hwy.	3/1/2010 14:05	0.95	<1		<2	8.0		<1	0.17
RMD-205		13851 Steveston Hwy.	3/8/2010 13:45	0.87	<1		<2	5.0		<1	0.10
RMD-205		13851 Steveston Hwy.	3/15/2010 14:15	0.89	<1		<2	8.0		<1	0.10
RMD-205		13851 Steveston Hwy.	3/22/2010 13:45	1.0	<1		<2	7.0		<1	0.09
RMD-205		13851 Steveston Hwy.	3/29/2010 13:45	0.97	<1		<2	7.0		<1	0.11
RMD-205		13851 Steveston Hwy.	4/6/2010 14:00	0.95	<1		<2	7.0		<1	0.14
RMD-205		13851 Steveston Hwy.	4/12/2010 13:45	0.87	<1		<2	7.0		<1	0.19
RMD-205		13851 Steveston Hwy.	4/19/2010 14:10	1.0	<1		<2	10		<1	0.14
RMD-205		13851 Steveston Hwy.	4/26/2010 14:00	1.0	<1		4	9.0		<1	0.13
RMD-205		13851 Steveston Hwy.	5/3/2010 13:45	1.2	<1		<2	8.0		<1	0.37
RMD-205		13851 Steveston Hwy.	5/10/2010 14:10	0.92	<1		2	9.0		<1	0.39

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-205		13851 Steveston Hwy.	5/17/2010 13:55	1.2	<1		<2	10		<1	0.27
RMD-205		13851 Steveston Hwy.	5/25/2010 14:00	1.1	<1		<2	12		<1	0.16
RMD-205		13851 Steveston Hwy.	5/31/2010 14:10	0.95	<1		<2	12		<1	0.13
RMD-205		13851 Steveston Hwy.	6/7/2010 14:10	0.88	<1		<2	11		<1	0.20
RMD-205		13851 Steveston Hwy.	6/14/2010 14:10	0.93	<1		<2	11		<1	0.22
RMD-205		13851 Steveston Hwy.	6/28/2010 14:00	0.92	<1		<2	13		<1	0.46
RMD-205		13851 Steveston Hwy.	7/5/2010 14:00	0.70	<1		<2	12		<1	0.66
RMD-205		13851 Steveston Hwy.	7/12/2010 14:00	0.67	<1		<2	13		<1	0.58
RMD-205		13851 Steveston Hwy.	7/19/2010 14:00	0.85	<1		<2	12		<1	0.42
RMD-205		13851 Steveston Hwy.	7/26/2010 13:45	0.79	<1		2	13		<1	0.54
RMD-205		13851 Steveston Hwy.	8/3/2010 13:50	0.85	<1		<2	14		<1	0.25
RMD-205		13851 Steveston Hwy.	8/9/2010 14:10	0.80	<1		<2	12		<1	0.34
RMD-205		13851 Steveston Hwy.	8/16/2010 14:00	0.91	<1		<2	14		<1	0.32
RMD-205		13851 Steveston Hwy.	8/23/2010 14:10	0.74	<1		<2	13		<1	0.29
RMD-205		13851 Steveston Hwy.	8/30/2010 14:00	0.77	<1		2	15		<1	0.35
RMD-205		13851 Steveston Hwy.	9/7/2010 14:00	0.77	<1		2	14		<1	0.36
RMD-205		13851 Steveston Hwy.	9/13/2010 13:45	0.74	<1		<2	16		<1	0.39
RMD-205		13851 Steveston Hwy.	9/20/2010 13:45	0.91	<1		2	16		<1	0.63
RMD-205		13851 Steveston Hwy.	9/27/2010 13:40	0.69	<1		<2	15		<1	0.20
RMD-205		13851 Steveston Hwy.	10/4/2010 13:45	0.76	<1		<2	16		<1	0.23
RMD-205		13851 Steveston Hwy.	10/18/2010 13:35	0.74	<1		2	14		<1	0.16
RMD-205		13851 Steveston Hwy.	11/1/2010 13:30	0.83	<1		<2	13		<1	0.17
RMD-205		13851 Steveston Hwy.	11/8/2010 13:50	0.79	<1		<2	10		<1	0.24
RMD-205		13851 Steveston Hwy.	11/15/2010 13:45	0.85	<1		<2	11		<1	0.25
RMD-205		13851 Steveston Hwy.	11/22/2010 13:45	0.89	<1		<2	8.0		<1	0.28
RMD-205		13851 Steveston Hwy.	11/29/2010 13:45	0.97	<1		<2	8.0		<1	0.41

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-205		13851 Steveston Hwy.	12/6/2010 13:45	0.79	<1		2	8.0		<1	0.22
RMD-205		13851 Steveston Hwy.	12/13/2010 13:50	0.99	<1		2	6.0		<1	0.18
RMD-205		13851 Steveston Hwy.	12/20/2010 13:45	0.94	<1		2	7.0		<1	0.16
RMD-269		14951 Triangle Rd.	1/13/2010 15:15	1.0	<1		2	6.0		<1	0.46
RMD-269		14951 Triangle Rd.	1/20/2010 15:00	1.1	<1		2	7.0		<1	0.57
RMD-269		14951 Triangle Rd.	1/27/2010 15:10	0.52	<1		2	8.0		<1	0.49
RMD-269		14951 Triangle Rd.	2/3/2010 15:13	0.69	<1		2	7.0		<1	0.56
RMD-269		14951 Triangle Rd.	2/10/2010 15:15	0.64	<1		2	6.0		<1	0.17
RMD-269		14951 Triangle Rd.	2/17/2010 14:45	0.73	<1		2	7.0		<1	0.20
RMD-269		14951 Triangle Rd.	2/24/2010 14:30	0.86	<1		2	6.0		<1	0.12
RMD-269		14951 Triangle Rd.	3/3/2010 14:45	0.79	<1		2	7.0		<1	0.17
RMD-269		14951 Triangle Rd.	3/10/2010 14:45	0.79	<1		2	6.0		<1	0.12
RMD-269		14951 Triangle Rd.	3/17/2010 15:10	0.97	<1		2	8.0		<1	0.09
RMD-269		14951 Triangle Rd.	3/24/2010 14:45	0.83	<1		2	8.0		<1	0.11
RMD-269		14951 Triangle Rd.	3/31/2010 15:15	0.81	<1		2	9.0		<1	0.20
RMD-269		14951 Triangle Rd.	4/7/2010 15:05	0.90	<1		2	8.0		<1	0.13
RMD-269		14951 Triangle Rd.	4/14/2010 15:00	0.84	<1		2	9.0		<1	0.15
RMD-269		14951 Triangle Rd.	4/21/2010 15:30	0.99	<1		2	11		<1	0.12
RMD-269		14951 Triangle Rd.	4/28/2010 15:10	1.1	<1		2	10		<1	0.23
RMD-269		14951 Triangle Rd.	5/5/2010 15:10	0.97	<1		2	9.0		<1	0.22
RMD-269		14951 Triangle Rd.	5/12/2010 15:10	0.78	<1		2	10		<1	0.48
RMD-269		14951 Triangle Rd.	5/19/2010 15:10	1.0	<1		2	12		<1	0.23
RMD-269		14951 Triangle Rd.	5/26/2010 15:00	0.58	<1		2	14		<1	0.17
RMD-269		14951 Triangle Rd.	6/2/2010 14:45	0.59	<1		2	14		<1	0.18
RMD-269		14951 Triangle Rd.	6/9/2010 15:00	0.61	<1		4	15		<1	0.18
RMD-269		14951 Triangle Rd.	6/16/2010 15:00	0.52	<1		2	15		<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-269		14951 Triangle Rd.	6/24/2010 15:03	0.53	<1		<2	15		<1	0.23
RMD-269		14951 Triangle Rd.	6/30/2010 10:00	0.85	<1		<2	13		<1	0.41
RMD-269		14951 Triangle Rd.	7/7/2010 15:02	0.70	<1		<2	14		<1	0.49
RMD-269		14951 Triangle Rd.	7/14/2010 15:00	0.68	<1		<2	18		<1	0.53
RMD-269		14951 Triangle Rd.	7/21/2010 15:00	0.77	<1		<2	15		<1	0.35
RMD-269		14951 Triangle Rd.	7/28/2010 14:00	0.73	<1		<2	14		<1	0.37
RMD-269		14951 Triangle Rd.	8/4/2010 15:00	0.74	<1		<2	18		<1	0.32
RMD-269		14951 Triangle Rd.	8/11/2010 15:36	0.64	<1		<2	16		<1	0.27
RMD-269		14951 Triangle Rd.	8/18/2010 15:27	0.71	<1		<2	18		<1	0.25
RMD-269		14951 Triangle Rd.	8/25/2010 15:10	0.69	<1		<2	18		<1	0.29
RMD-269		14951 Triangle Rd.	9/1/2010 15:00	0.66	<1		<2	19		<1	0.32
RMD-269		14951 Triangle Rd.	9/8/2010 15:10	0.61	<1		<2	16		<1	0.38
RMD-269		14951 Triangle Rd.	9/15/2010 15:00	0.55	<1		<2	20		<1	0.36
RMD-269		14951 Triangle Rd.	9/22/2010 15:00	0.53	<1		<2	18		<1	0.39
RMD-269		14951 Triangle Rd.	9/29/2010 15:35	0.52	<1		4	17		<1	0.15
RMD-269		14951 Triangle Rd.	10/6/2010 15:20	0.62	<1		<2	15		<1	0.16
RMD-269		14951 Triangle Rd.	10/13/2010 15:15	0.82	<1		<2	15		<1	0.14
RMD-269		14951 Triangle Rd.	10/20/2010 15:00	0.88	<1		<2	14		<1	0.26
RMD-269		14951 Triangle Rd.	10/27/2010 15:15	0.71	<1		<2	14		<1	0.15
RMD-269		14951 Triangle Rd.	11/3/2010 15:15	0.87	<1		<2	13		<1	0.16
RMD-269		14951 Triangle Rd.	11/10/2010 10:50	0.85	<1		<2	11		<1	0.23
RMD-269		14951 Triangle Rd.	11/17/2010 15:45	0.77	<1		<2	10		<1	0.16
RMD-269		14951 Triangle Rd.	12/1/2010 15:00	0.91	<1		<2	7.0		<1	0.21
RMD-269		14951 Triangle Rd.	12/8/2010 15:00	1.0	<1		2	9.0		<1	0.19
RMD-269		14951 Triangle Rd.	12/15/2010 15:40	0.95	<1		<2	6.0		<1	0.17
RMD-269		14951 Triangle Rd.	12/22/2010 16:10	0.91	<1		<2	5.0		<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-202		1500 Valemont Way	1/4/2010 15:15	0.64	<1		<2	4.0		<1	0.59
RMD-202		1500 Valemont Way	1/11/2010 14:45	1.0	<1		<2	4.0		<1	0.54
RMD-202		1500 Valemont Way	1/18/2010 15:00	0.64	<1		<2	6.0		<1	0.68
RMD-202		1500 Valemont Way	1/25/2010 14:45	0.62	<1		<2	7.0		<1	0.15
RMD-202		1500 Valemont Way	2/1/2010 15:05	0.67	<1		<2	5.0		<1	0.48
RMD-202		1500 Valemont Way	2/8/2010 15:08	0.56	<1		<2	6.0		<1	0.26
RMD-202		1500 Valemont Way	2/15/2010 14:45	0.78	<1		<2	7.0		<1	0.23
RMD-202		1500 Valemont Way	2/22/2010 15:00	0.82	<1		<2	5.0		<1	0.22
RMD-202		1500 Valemont Way	3/1/2010 15:25	0.77	<1		<2	8.0		<1	0.28
RMD-202		1500 Valemont Way	3/8/2010 14:45	0.82	<1		<2	6.0		<1	0.26
RMD-202		1500 Valemont Way	3/15/2010 15:35	0.99	<1		<2	8.0		<1	0.15
RMD-202		1500 Valemont Way	3/22/2010 15:00	0.87	<1		<2	7.0		<1	0.15
RMD-202		1500 Valemont Way	3/29/2010 15:00	0.95	<1		2	7.0		<1	0.21
RMD-202		1500 Valemont Way	4/6/2010 15:10	0.90	<1		<2	7.0		<1	0.32
RMD-202		1500 Valemont Way	4/12/2010 15:15	0.88	<1		<2	7.0		<1	0.24
RMD-202		1500 Valemont Way	4/19/2010 15:30	0.92	<1		<2	10		<1	0.23
RMD-202		1500 Valemont Way	4/26/2010 15:20	0.93	<1		<2	9.0		<1	0.26
RMD-202		1500 Valemont Way	5/3/2010 15:00	0.98	<1		<2	8.0		<1	0.11
RMD-202		1500 Valemont Way	5/10/2010 15:30	0.75	<1		<2	9.0		<1	0.13
RMD-202		1500 Valemont Way	5/17/2010 15:15	0.78	<1		<2	10		<1	0.21
RMD-202		1500 Valemont Way	5/25/2010 15:17	0.94	<1		<2	12		<1	0.11
RMD-202		1500 Valemont Way	5/31/2010 15:15	0.92	<1		<2	12		<1	0.09
RMD-202		1500 Valemont Way	6/7/2010 15:30	0.75	<1		<2	10		<1	0.18
RMD-202		1500 Valemont Way	6/14/2010 15:30	0.36	<1		<2	12		<1	0.22
RMD-202		1500 Valemont Way	6/28/2010 15:15	0.93	<1		<2	14		<1	0.27
RMD-202		1500 Valemont Way	7/5/2010 15:30	0.93	<1		<2	14		<1	0.17

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-202		1500 Valemont Way	7/12/2010 15:00	0.98	<1		<2	14		<1	0.15
RMD-202		1500 Valemont Way	7/19/2010 15:20	0.97	<1		2	14		<1	0.11
RMD-202		1500 Valemont Way	7/26/2010 15:00	0.86	<1		<2	14		<1	0.12
RMD-202		1500 Valemont Way	8/3/2010 15:10	0.81	<1		<2	18		<1	0.13
RMD-202		1500 Valemont Way	8/9/2010 15:30	1.0	<1		2	16		<1	0.10
RMD-202		1500 Valemont Way	8/16/2010 15:15	0.83	<1		<2	17		<1	0.16
RMD-202		1500 Valemont Way	8/23/2010 15:30	0.86	<1		6	15		<1	0.20
RMD-202		1500 Valemont Way	8/30/2010 15:00	0.98	<1		<2	19		<1	0.09
RMD-202		1500 Valemont Way	9/7/2010 15:20	0.58	<1		<2	15		<1	0.17
RMD-202		1500 Valemont Way	9/13/2010 15:00	0.90	<1		<2	17		<1	0.13
RMD-202		1500 Valemont Way	9/20/2010 14:45	0.54	<1		<2	17		<1	0.18
RMD-202		1500 Valemont Way	9/27/2010 15:30	0.61	<1		<2	15		<1	0.36
RMD-202		1500 Valemont Way	10/4/2010 15:30	0.51	<1		2	16		<1	0.30
RMD-202		1500 Valemont Way	10/18/2010 15:18	0.13	<1		2	15		<1	0.37
RMD-202		1500 Valemont Way	11/1/2010 15:00	0.26	<1		<2	13		<1	0.18
RMD-202		1500 Valemont Way	11/8/2010 15:50	0.33	<1		<2	11		<1	0.28
RMD-202		1500 Valemont Way	11/15/2010 15:15	0.07	<1		4	12		<1	0.39
RMD-202		1500 Valemont Way	11/22/2010 15:30	0.58	<1		<2	8.0		<1	0.27
RMD-202		1500 Valemont Way	11/29/2010 15:15	0.87	<1		<2	8.0		<1	0.11
RMD-202		1500 Valemont Way	12/6/2010 14:15	0.70	<1		4	7.0		<1	0.16
RMD-202		1500 Valemont Way	12/13/2010 15:35	0.89	<1		<2	6.0		<1	0.19
RMD-202		1500 Valemont Way	12/20/2010 15:15	0.77	<1		<2	8.0		<1	0.21
DEL-317		1720 56th Street	6/30/2010 12:30	1.0	<1		<2	12		<1	0.16
RMD-267		17240 Fedoruk	1/4/2010 14:35	0.45	<1		2	5.0		<1	0.61
RMD-267		17240 Fedoruk	1/11/2010 14:00	0.97	<1		<2	5.0		<1	0.17
RMD-267		17240 Fedoruk	1/18/2010 14:00	0.64	<1		<2	7.0		<1	0.46

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-267		17240 Fedoruk	1/25/2010 14:05	0.74	<1		4	8.0		<1	0.45
RMD-267		17240 Fedoruk	2/1/2010 14:17	0.76	<1		2	7.0		<1	0.39
RMD-267		17240 Fedoruk	2/8/2010 14:18	0.62	<1		2	7.0		<1	0.19
RMD-267		17240 Fedoruk	2/15/2010 14:00	0.90	<1		2	7.0		<1	0.14
RMD-267		17240 Fedoruk	2/22/2010 14:00	0.76	<1		2	6.0		<1	0.17
RMD-267		17240 Fedoruk	3/1/2010 14:25	0.83	<1		2	8.0		<1	0.19
RMD-267		17240 Fedoruk	3/8/2010 14:00	0.83	<1		2	6.0		<1	0.19
RMD-267		17240 Fedoruk	3/16/2010 14:35	1.0	<1		2	8.0		<1	0.16
RMD-267		17240 Fedoruk	3/22/2010 14:00	0.89	<1		2	7.0		<1	0.14
RMD-267		17240 Fedoruk	3/29/2010 14:00	1.1	<1		4	8.0		<1	0.19
RMD-267		17240 Fedoruk	4/6/2010 14:18	1.0	<1		2	8.0		<1	0.16
RMD-267		17240 Fedoruk	4/12/2010 14:00	0.97	<1		2	8.0		<1	0.17
RMD-267		17240 Fedoruk	4/19/2010 14:30	0.95	<1		2	11		<1	0.18
RMD-267		17240 Fedoruk	4/26/2010 14:20	0.97	<1		2	9.0		<1	0.13
RMD-267		17240 Fedoruk	5/3/2010 14:00	0.91	<1		2	9.0		<1	0.10
RMD-267		17240 Fedoruk	5/10/2010 14:30	0.96	<1		2	11		<1	0.09
RMD-267		17240 Fedoruk	5/17/2010 14:15	0.95	<1		2	11		<1	0.28
RMD-267		17240 Fedoruk	5/25/2010 14:20	1.0	<1		2	13		<1	0.13
RMD-267		17240 Fedoruk	5/31/2010 14:30	1.0	<1		2	13		<1	0.07
RMD-267		17240 Fedoruk	6/7/2010 14:30	0.82	<1		2	12		<1	0.16
RMD-267		17240 Fedoruk	6/14/2010 14:30	0.90	<1		2	12		<1	0.19
RMD-267		17240 Fedoruk	6/28/2010 14:30	0.83	<1		2	15		<1	0.09
RMD-267		17240 Fedoruk	7/5/2010 14:30	0.90	<1		2	15		<1	0.13
RMD-267		17240 Fedoruk	7/12/2010 14:15	0.96	<1		2	15		<1	0.11
RMD-267		17240 Fedoruk	7/19/2010 14:20	1.0	<1		2	15		<1	0.11
RMD-267		17240 Fedoruk	7/26/2010 14:00	1.0	<1		2	17		<1	0.11

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-267		17240 Fedoruk	8/3/2010 14:10	1.1	<1		<2	18		<1	0.29
RMD-267		17240 Fedoruk	8/9/2010 14:30	1.1	<1		<2	17		<1	0.12
RMD-267		17240 Fedoruk	8/16/2010 14:30	0.94	<1		<2	18		<1	0.16
RMD-267		17240 Fedoruk	8/23/2010 14:30	0.84	<1		<2	16		<1	0.18
RMD-267		17240 Fedoruk	8/30/2010 14:15	1.0	<1		<2	19		<1	0.15
RMD-267		17240 Fedoruk	9/8/2010 14:20	0.34	<1		<2	17		<1	0.29
RMD-267		17240 Fedoruk	9/13/2010 14:00	0.95	<1		2	18		<1	0.12
RMD-267		17240 Fedoruk	9/20/2010 14:00	1.0	<1		<2	18		<1	0.12
RMD-267		17240 Fedoruk	9/27/2010 14:00	0.57	<1		<2	15		<1	0.27
RMD-267		17240 Fedoruk	10/4/2010 14:00	0.36	<1		<2	16		<1	0.33
RMD-267		17240 Fedoruk	10/18/2010 13:52	0.57	<1		<2	15		<1	0.22
RMD-267		17240 Fedoruk	11/1/2010 13:45	0.42	<1		<2	14		<1	0.22
RMD-267		17240 Fedoruk	11/8/2010 14:10	0.62	<1		<2	11		<1	0.30
RMD-267		17240 Fedoruk	11/15/2010 14:00	0.66	<1		<2	12		<1	0.23
RMD-267		17240 Fedoruk	11/22/2010 14:05	1.0	<1		<2	9.0		<1	0.10
RMD-267		17240 Fedoruk	11/29/2010 14:00	1.0	<1		<2	9.0		<1	0.12
RMD-267		17240 Fedoruk	12/6/2010 14:00	0.79	<1		<2	8.0		<1	0.17
RMD-267		17240 Fedoruk	12/13/2010 14:10	1.1	<1		<2	6.0		<1	0.17
RMD-267		17240 Fedoruk	12/20/2010 14:00	0.87	<1		<2	7.0		<1	0.18
RMD-276		22271 Cochrane Drive	9/27/2010 14:40	0.06	<1		14	15		<1	0.40
RMD-276		22271 Cochrane Drive	10/4/2010 15:15	0.14	<1		140	16		<1	0.42
RMD-276		22271 Cochrane Drive	10/18/2010 14:30	0.08	<1		150	14		<1	0.38
RMD-276		22271 Cochrane Drive	11/1/2010 14:00	0.10	<1		<2	14		<1	0.29
RMD-276		22271 Cochrane Drive	11/8/2010 14:30	0.13	<1		18	11		<1	0.32
RMD-276		22271 Cochrane Drive	11/15/2010 14:30	0.05	<1		26	13		<1	0.29
RMD-276		22271 Cochrane Drive	11/22/2010 14:40	0.08	<1		4	9.0		<1	0.32

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-276		22271 Cochrane Drive	11/29/2010 14:30	0.10	<1		8	10		<1	0.27
RMD-276		22271 Cochrane Drive	12/6/2010 14:30	0.15	<1		6	9.0		<1	0.38
RMD-276		22271 Cochrane Drive	12/13/2010 15:00	0.12	<1		14	7.0		<1	0.43
RMD-276		22271 Cochrane Drive	12/20/2010 14:30	0.09	<1		2	8.0		<1	0.39
RMD-249		23000 Blk. Dyke Rd.	3/8/2010 14:15	0.29	<1		96	7.0		<1	0.34
RMD-249		23000 Blk. Dyke Rd.	3/15/2010 14:55	0.23	<1		34	9.0		<1	0.46
RMD-249		23000 Blk. Dyke Rd.	3/22/2010 14:45	0.26	<1		250	8.0		<1	0.38
RMD-249		23000 Blk. Dyke Rd.	3/29/2010 14:15	0.17	<1		430	9.0		<1	0.41
RMD-249		23000 Blk. Dyke Rd.	4/6/2010 14:30	0.39	<1		<2	7.0		<1	0.37
RMD-249		23000 Blk. Dyke Rd.	4/12/2010 14:15	0.24	<1		160	9.0		<1	0.39
RMD-249		23000 Blk. Dyke Rd.	4/19/2010 14:50	0.14	<1		4	12		<1	0.28
RMD-249		23000 Blk. Dyke Rd.	4/26/2010 14:40	0.19	<1		6	11		<1	0.27
RMD-249		23000 Blk. Dyke Rd.	5/3/2010 14:15	0.26	<1		2	11		<1	0.17
RMD-249		23000 Blk. Dyke Rd.	5/10/2010 14:50	0.24	<1		16	11		<1	0.26
RMD-249		23000 Blk. Dyke Rd.	5/17/2010 14:35	0.21	<1		<2	12		<1	0.19
RMD-249		23000 Blk. Dyke Rd.	5/25/2010 14:38	0.30	<1		<2	14		<1	0.16
RMD-249		23000 Blk. Dyke Rd.	5/31/2010 14:45	0.30	<1		<2	15		<1	0.15
RMD-249		23000 Blk. Dyke Rd.	6/7/2010 14:50	0.18	<1		20	14		<1	0.29
RMD-249		23000 Blk. Dyke Rd.	6/14/2010 14:50	0.07	<1		34	14		<1	0.25
RMD-249		23000 Blk. Dyke Rd.	6/28/2010 14:45	0.05	<1		94	17		<1	0.26
RMD-249		23000 Blk. Dyke Rd.	7/5/2010 15:00	<0.01	<1		100	17		<1	0.27
RMD-249		23000 Blk. Dyke Rd.	7/12/2010 14:30	0.07	<1		26	18		<1	0.25
RMD-249		23000 Blk. Dyke Rd.	7/13/2010 13:00	0.22	<1		6	14		<1	0.44
RMD-249		23000 Blk. Dyke Rd.	7/19/2010 14:40	0.10	<1		64	18		<1	0.25
RMD-249		23000 Blk. Dyke Rd.	7/26/2010 14:30	0.04	<1		<2	18		<1	0.31
RMD-249		23000 Blk. Dyke Rd.	8/3/2010 14:30	0.02	<1		380	20		<1	0.22

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-249		23000 Blk. Dyke Rd.	8/9/2010 14:50	0.05	<1		84	17		<1	0.22
RMD-249		23000 Blk. Dyke Rd.	8/16/2010 14:45	0.07	<1		10	16		<1	0.29
RMD-249		23000 Blk. Dyke Rd.	8/23/2010 14:50	<0.01	<1		10	18		<1	0.19
RMD-249		23000 Blk. Dyke Rd.	8/30/2010 14:30	0.06	<1		<2	15		<1	0.55
RMD-249		23000 Blk. Dyke Rd.	9/7/2010 14:40	0.12	<1		54	14		<1	0.72
RMD-249		23000 Blk. Dyke Rd.	9/13/2010 14:15	0.15	<1		<2	16		<1	0.48
RMD-249		23000 Blk. Dyke Rd.	9/20/2010 14:15	0.12	<1		<2	16		<1	0.33
RMD-249		23000 Blk. Dyke Rd.	9/27/2010 14:20	0.01	<1		30	14		<1	0.49
RMD-249		23000 Blk. Dyke Rd.	10/4/2010 14:30	0.18	<1		170	16		<1	0.52
RMD-249		23000 Blk. Dyke Rd.	10/18/2010 14:10	0.06	<1		<2	15		<1	0.44
RMD-249		23000 Blk. Dyke Rd.	11/1/2010 14:15	0.06	<1		2	13		<1	0.45
RMD-249		23000 Blk. Dyke Rd.	11/8/2010 14:50	0.14	<1		<2	10		<1	0.41
RMD-249		23000 Blk. Dyke Rd.	11/15/2010 14:15	0.15	<1		<2	12		<1	0.39
RMD-249		23000 Blk. Dyke Rd.	11/22/2010 14:20	0.17	<1		<2	9.0		<1	0.38
RMD-249		23000 Blk. Dyke Rd.	11/29/2010 14:15	0.23	<1		<2	9.0		<1	0.38
RMD-249		23000 Blk. Dyke Rd.	12/6/2010 15:15	0.13	<1		2	9.0		<1	0.45
RMD-249		23000 Blk. Dyke Rd.	12/13/2010 14:30	0.19	<1		<2	7.0		<1	0.57
RMD-249		23000 Blk. Dyke Rd.	12/20/2010 14:15	0.26	<1		4	8.0		<1	0.48
RMD-203		23260 Westminster Hwy.	1/4/2010 14:57	0.21	<1		<2	5.0		<1	1.0
RMD-203		23260 Westminster Hwy.	1/11/2010 14:15	0.68	<1		<2	5.0		<1	0.65
RMD-203		23260 Westminster Hwy.	1/18/2010 14:30	0.59	<1		<2	6.0		<1	0.90
RMD-203		23260 Westminster Hwy.	1/25/2010 14:25	0.60	<1		<2	7.0		<1	0.59
RMD-203		23260 Westminster Hwy.	2/1/2010 14:39	0.58	<1		<2	6.0		<1	0.54
RMD-203		23260 Westminster Hwy.	2/8/2010 14:45	0.49	<1		<2	6.0		<1	0.62
RMD-203		23260 Westminster Hwy.	2/15/2010 14:15	0.57	<1		<2	7.0		<1	0.56
RMD-203		23260 Westminster Hwy.	2/22/2010 14:45	0.48	<1		<2	6.0		<1	0.47

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-203		23260 Westminster Hwy.	3/1/2010 15:05	0.48	<1		<2	8.0		<1	0.53
RMD-203		23260 Westminster Hwy.	3/8/2010 14:30	0.37	<1		<2	7.0		<1	0.48
RMD-203		23260 Westminster Hwy.	3/15/2010 15:15	0.47	<1		<2	8.0		<1	0.52
RMD-203		23260 Westminster Hwy.	3/22/2010 14:30	0.46	<1		<2	7.0		<1	0.42
RMD-203		23260 Westminster Hwy.	3/29/2010 14:30	0.44	<1		<2	7.0		<1	0.45
RMD-203		23260 Westminster Hwy.	4/6/2010 14:50	0.43	<1		<2	7.0		<1	0.55
RMD-203		23260 Westminster Hwy.	4/12/2010 15:00	0.57	<1		<2	8.0		<1	0.56
RMD-203		23260 Westminster Hwy.	4/19/2010 15:10	0.45	<1		<2	11		<1	0.44
RMD-203		23260 Westminster Hwy.	4/26/2010 15:00	0.44	<1		<2	9.0		<1	0.35
RMD-203		23260 Westminster Hwy.	5/3/2010 14:30	0.52	<1		<2	8.0		<1	0.46
RMD-203		23260 Westminster Hwy.	5/10/2010 15:10	0.31	<1		<2	9.0		<1	0.37
RMD-203		23260 Westminster Hwy.	5/17/2010 14:55	0.38	<1		2	11		<1	0.32
RMD-203		23260 Westminster Hwy.	5/25/2010 15:00	0.46	<1		<2	12		<1	0.26
RMD-203		23260 Westminster Hwy.	5/31/2010 15:00	0.52	<1		<2	12		<1	0.19
RMD-203		23260 Westminster Hwy.	6/7/2010 15:10	0.39	<1		<2	12		<1	0.38
RMD-203		23260 Westminster Hwy.	6/14/2010 15:10	0.25	<1		<2	12		<1	0.32
RMD-203		23260 Westminster Hwy.	6/28/2010 15:00	0.26	<1		<2	13		<1	0.28
RMD-203		23260 Westminster Hwy.	7/5/2010 14:45	0.27	<1		<2	13		<1	0.31
RMD-203		23260 Westminster Hwy.	7/12/2010 14:45	0.24	<1		<2	14		<1	0.33
RMD-203		23260 Westminster Hwy.	7/19/2010 15:00	0.32	<1		<2	13		<1	0.34
RMD-203		23260 Westminster Hwy.	7/26/2010 14:45	0.13	<1		<2	14		<1	0.39
RMD-203		23260 Westminster Hwy.	8/3/2010 14:45	0.16	<1		<2	17		<1	0.24
RMD-203		23260 Westminster Hwy.	8/9/2010 15:10	0.15	<1		<2	13		<1	0.24
RMD-203		23260 Westminster Hwy.	8/16/2010 15:00	0.20	<1		<2	15		<1	0.29
RMD-203		23260 Westminster Hwy.	8/23/2010 15:10	0.15	<1		2	14		<1	0.31
RMD-203		23260 Westminster Hwy.	8/30/2010 14:45	0.18	<1		<2	16		<1	0.27

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-203		23260 Westminster Hwy.	9/7/2010 15:00	0.14	<1		<2	14		<1	0.31
RMD-203		23260 Westminster Hwy.	9/13/2010 14:45	0.17	<1		2	17		<1	0.30
RMD-203		23260 Westminster Hwy.	9/20/2010 14:30	0.09	<1		<2	15		<1	0.39
RMD-203		23260 Westminster Hwy.	9/27/2010 15:10	0.15	<1		4	14		<1	0.43
RMD-203		23260 Westminster Hwy.	10/4/2010 14:45	0.16	<1		10	16		<1	0.46
RMD-203		23260 Westminster Hwy.	10/18/2010 15:01	0.11	<1		2	15		<1	0.37
RMD-203		23260 Westminster Hwy.	11/1/2010 14:45	0.10	<1		4	14		<1	0.35
RMD-203		23260 Westminster Hwy.	11/8/2010 15:30	0.25	<1		6	10		<1	0.37
RMD-203		23260 Westminster Hwy.	11/15/2010 15:00	0.20	<1		<2	12		<1	0.34
RMD-203		23260 Westminster Hwy.	11/22/2010 15:10	0.25	<1		2	9.0		<1	0.40
RMD-203		23260 Westminster Hwy.	11/29/2010 15:00	0.32	<1		<2	9.0		<1	0.34
RMD-203		23260 Westminster Hwy.	12/6/2010 15:00	0.27	<1		2	9.0		<1	0.36
RMD-203		23260 Westminster Hwy.	12/13/2010 15:15	0.33	<1		2	7.0		<1	0.67
RMD-203		23260 Westminster Hwy.	12/20/2010 15:00	0.31	<1		12	8.0		<1	0.62
DEL-315		2760 41B Street	6/30/2010 10:10	0.91	<1		2	12		<1	0.35
RMDSp-204-1		3180 Granville after flushing	1/25/2010 15:30	1.1	<1		<2	8.0		<1	0.63
RMD-204		3180 Granville Ave.	1/4/2010 12:30	0.68	<1		<2	6.0		<1	0.53
RMD-204		3180 Granville Ave.	1/11/2010 12:30	1.0	<1		<2	6.0		<1	0.40
RMD-204		3180 Granville Ave.	1/18/2010 12:30	0.69	<1		750	6.0		<1	0.44
RMD-204		3180 Granville Ave.	2/1/2010 12:30	0.83	<1		10	7.0		<1	0.41
RMD-204		3180 Granville Ave.	2/8/2010 12:30	0.83	<1		<2	7.0		<1	0.12
RMD-204		3180 Granville Ave.	2/15/2010 12:30	0.87	<1		<2	7.0		<1	0.15
RMD-204		3180 Granville Ave.	2/22/2010 12:30	0.79	<1		<2	7.0		<1	0.33
RMD-204		3180 Granville Ave.	3/1/2010 12:25	0.89	<1		<2	8.0		<1	0.10
RMD-204		3180 Granville Ave.	3/8/2010 12:30	0.86	<1		<2	7.0		1	0.11

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-204		3180 Granville Ave.	3/10/2010 12:30	0.80	<1		<2	6.0		<1	0.08
RMD-204		3180 Granville Ave.	3/11/2010 16:00	0.85	<1		<2	5.0		<1	0.16
RMD-204		3180 Granville Ave.	3/15/2010 12:35	0.98	<1		<2	8.0		<1	0.13
RMD-204		3180 Granville Ave.	3/22/2010 12:30	0.90	<1		<2	7.0		<1	0.11
RMD-204		3180 Granville Ave.	3/29/2010 12:30	0.98	<1		<2	7.0		<1	0.11
RMD-204		3180 Granville Ave.	4/6/2010 12:20	0.86	<1		<2	8.0		<1	0.11
RMD-204		3180 Granville Ave.	4/12/2010 12:30	0.93	<1		2	8.0		<1	0.15
RMD-204		3180 Granville Ave.	4/19/2010 12:30	0.97	<1		<2	12		<1	0.18
RMD-204		3180 Granville Ave.	4/26/2010 12:20	1.1	<1		2	10		<1	0.15
RMD-204		3180 Granville Ave.	5/3/2010 12:30	1.0	<1		<2	10		<1	0.17
RMD-204		3180 Granville Ave.	5/10/2010 12:30	0.98	<1		<2	11		<1	0.19
RMD-204		3180 Granville Ave.	5/17/2010 12:15	1.0	<1		<2	12		<1	0.17
RMD-204		3180 Granville Ave.	5/25/2010 12:20	1.1	<1		<2	13		<1	0.13
RMD-204		3180 Granville Ave.	5/31/2010 12:50	0.91	<1		<2	13		<1	0.12
RMD-204		3180 Granville Ave.	6/7/2010 12:30	0.87	<1		<2	12		<1	0.17
RMD-204		3180 Granville Ave.	6/14/2010 12:30	0.90	<1		<2	12		<1	0.35
RMD-204		3180 Granville Ave.	6/28/2010 13:00	0.75	<1		<2	14		<1	0.50
RMD-204		3180 Granville Ave.	7/5/2010 13:00	0.79	<1		<2	12		<1	0.53
RMD-204		3180 Granville Ave.	7/12/2010 12:45	0.79	<1		<2	14		<1	0.38
RMD-204		3180 Granville Ave.	7/19/2010 12:20	0.77	<1		<2	12		<1	0.33
RMD-204		3180 Granville Ave.	7/26/2010 12:30	0.56	<1		<2	14		<1	0.35
RMD-204		3180 Granville Ave.	8/3/2010 12:30	0.85	<1		<2	14		<1	0.25
RMD-204		3180 Granville Ave.	8/9/2010 12:30	0.72	<1		<2	14		<1	0.33
RMD-204		3180 Granville Ave.	8/16/2010 12:45	0.82	<1		<2	16		<1	0.31
RMD-204		3180 Granville Ave.	8/23/2010 12:30	0.83	<1		<2	14		<1	0.30
RMD-204		3180 Granville Ave.	8/30/2010 12:30	0.70	<1		<2	16		<1	0.31

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-204		3180 Granville Ave.	9/7/2010 12:20	0.72	<1		<2	15		<1	0.39
RMD-204		3180 Granville Ave.	9/13/2010 12:30	0.68	<1		<2	17		<1	0.33
RMD-204		3180 Granville Ave.	9/20/2010 12:30	0.81	<1		<2	17		<1	0.45
RMD-204		3180 Granville Ave.	9/27/2010 12:15	0.69	<1		<2	15		<1	0.20
RMD-204		3180 Granville Ave.	10/4/2010 12:30	0.67	<1		<2	16		<1	0.18
RMD-204		3180 Granville Ave.	10/18/2010 12:20	0.70	<1		<2	14		<1	0.13
RMD-204		3180 Granville Ave.	11/1/2010 12:15	0.57	<1		<2	13		<1	0.12
RMD-204		3180 Granville Ave.	11/8/2010 12:10	0.86	<1		2	11		<1	0.25
RMD-204		3180 Granville Ave.	11/15/2010 12:30	0.87	<1		26	12		<1	0.29
RMD-204		3180 Granville Ave.	11/29/2010 12:40	0.72	<1		<2	9.0		<1	0.23
RMD-204		3180 Granville Ave.	12/6/2010 12:30	0.62	<1		<2	9.0		<1	0.23
RMD-204		3180 Granville Ave.	12/13/2010 12:15	0.96	<1		<2	7.0		<1	0.19
RMD-204		3180 Granville Ave.	12/20/2010 12:30	0.86	<1		<2	8.0		<1	0.15
RMD-204		3180 Granville Ave. (before flushing)	1/25/2010 12:15	1.2	<1		<2	8.0		<1	0.64
RMD-271		3800 Cessna Drive	1/5/2010 13:15	0.53	<1			6.0		<1	0.50
RMD-271		3800 Cessna Drive	1/13/2010 13:15	0.60	<1		<2	7.0		<1	0.37
RMD-271		3800 Cessna Drive	1/20/2010 13:15	0.62	<1		<2	7.0		<1	0.31
RMD-271		3800 Cessna Drive	1/27/2010 13:30	0.71	<1		<2	9.0		<1	0.31
RMD-271		3800 Cessna Drive	2/3/2010 13:32	0.89	<1		<2	7.0		<1	0.28
RMD-271		3800 Cessna Drive	2/10/2010 13:15	0.48	<1		<2	8.0		<1	0.20
RMD-271		3800 Cessna Drive	2/17/2010 13:15	0.68	<1		<2	8.0		<1	0.12
RMD-271		3800 Cessna Drive	2/24/2010 13:15	0.62	<1		<2	8.0		<1	0.24
RMD-271		3800 Cessna Drive	3/3/2010 13:30	0.62	<1		<2	7.0		<1	0.18
RMD-271		3800 Cessna Drive	3/10/2010 13:15	0.58	<1		<2	7.0		<1	0.15
RMD-271		3800 Cessna Drive	3/17/2010 13:30	0.68	<1		<2	9.0		<1	0.14

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-271		3800 Cessna Drive	3/24/2010 13:15	0.80	<1		<2	8.0		<1	0.14
RMD-271		3800 Cessna Drive	3/31/2010 13:40	0.82	<1		<2	9.0		<1	0.09
RMD-271		3800 Cessna Drive	4/7/2010 13:30	0.78	<1		<2	8.0		<1	0.10
RMD-271		3800 Cessna Drive	4/14/2010 13:15	0.83	<1		<2	9.0		<1	0.18
RMD-271		3800 Cessna Drive	4/21/2010 14:10	1.0	<1		<2	10		<1	0.12
RMD-271		3800 Cessna Drive	4/28/2010 13:30	1.0	<1		<2	11		<1	0.12
RMD-271		3800 Cessna Drive	5/5/2010 13:30	0.95	<1		<2	11		<1	0.22
RMD-271		3800 Cessna Drive	5/12/2010 13:30	0.83	<1		<2	11		<1	0.18
RMD-271		3800 Cessna Drive	5/19/2010 13:30	0.51	<1		<2	12		<1	0.15
RMD-271		3800 Cessna Drive	5/26/2010 13:15	0.78	<1		<2	14		<1	0.15
RMD-271		3800 Cessna Drive	6/2/2010 13:15	0.70	<1		<2	14		<1	0.16
RMD-271		3800 Cessna Drive	6/9/2010 13:15	0.62	<1		<2	14		<1	0.18
RMD-271		3800 Cessna Drive	6/16/2010 13:15	0.74	<1		<2	15		<1	0.17
RMD-271		3800 Cessna Drive	6/24/2010 13:38	0.65	<1		<2	15		<1	0.15
RMD-271		3800 Cessna Drive	6/30/2010 8:45	0.57	<1		<2	14		<1	0.36
RMD-271		3800 Cessna Drive	7/7/2010 13:20	0.54	<1		<2	15		<1	0.38
RMD-271		3800 Cessna Drive	7/14/2010 13:30	0.58	<1		<2	15		<1	0.32
RMD-271		3800 Cessna Drive	7/21/2010 13:15	0.50	<1		<2	16		<1	0.31
RMD-271		3800 Cessna Drive	7/28/2010 13:15	0.53	<1		<2	16		<1	0.36
RMD-271		3800 Cessna Drive	8/4/2010 13:15	0.59	<1		<2	17		<1	0.23
RMD-271		3800 Cessna Drive	8/11/2010 13:20	0.52	<1		<2	17		<1	0.23
RMD-271		3800 Cessna Drive	8/18/2010 13:21	0.24	<1		<2	18		<1	0.24
RMD-271		3800 Cessna Drive	8/25/2010 13:30	0.56	<1		<2	16		<1	0.26
RMD-271		3800 Cessna Drive	9/1/2010 13:30	0.47	<1		<2	18		<1	0.29
RMD-271		3800 Cessna Drive	9/8/2010 13:30	0.54	<1		<2	16		<1	0.31
RMD-271		3800 Cessna Drive	9/15/2010 13:00	0.22	<1		<2	19		<1	0.34

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-271		3800 Cessna Drive	9/22/2010 13:15	0.37	<1		<2	18		<1	0.95
RMD-271		3800 Cessna Drive	9/29/2010 13:45	0.36	<1		<2	16		<1	0.18
RMD-271		3800 Cessna Drive	10/6/2010 13:30	0.31	<1		<2	17		<1	0.17
RMD-271		3800 Cessna Drive	10/13/2010 13:30	0.57	<1		<2	15		<1	0.17
RMD-271		3800 Cessna Drive	10/20/2010 13:30	0.46	<1		2	17		<1	0.25
RMD-271		3800 Cessna Drive	10/27/2010 13:45	0.54	<1		4	16		<1	0.16
RMD-271		3800 Cessna Drive	11/3/2010 13:30	0.48	<1		2	14		<1	0.14
RMD-271		3800 Cessna Drive	11/10/2010 9:20	0.29	<1		54	13		<1	0.26
RMD-271		3800 Cessna Drive	11/17/2010 14:30	0.60	<1		4	12		<1	0.23
RMD-271		3800 Cessna Drive	11/24/2010 13:15	0.64	<1		2	9.0		<1	0.20
RMD-271		3800 Cessna Drive	12/1/2010 13:30	0.55	<1		<2	11		<1	0.18
RMD-271		3800 Cessna Drive	12/8/2010 13:40	0.69	<1		<2	11		<1	0.28
RMD-271		3800 Cessna Drive	12/15/2010 13:55	0.77	<1		<2	8.0		<1	0.18
RMD-271		3800 Cessna Drive	12/22/2010 14:30	0.85	<1		<2	9.0		<1	0.15
RMD-271		3800 Cessna Drive	12/29/2010 13:45	0.87	<1		NA	8.0		<1	0.17
RMD-206		4251 Moncton St.	1/4/2010 12:51	0.65	<1		<2	4.0		<1	0.58
RMD-206		4251 Moncton St.	1/11/2010 12:45	1.1	<1		<2	5.0		<1	0.46
RMD-206		4251 Moncton St.	1/18/2010 12:45	0.82	<1		<2	6.0		<1	0.60
RMD-206		4251 Moncton St.	1/25/2010 12:25	1.1	<1		<2	8.0		<1	0.46
RMD-206		4251 Moncton St.	2/1/2010 12:47	0.72	<1		<2	6.0		<1	0.31
RMD-206		4251 Moncton St.	2/8/2010 12:54	0.79	<1		<2	6.0		<1	0.12
RMD-206		4251 Moncton St.	2/15/2010 12:45	0.83	<1		<2	6.0		<1	0.12
RMD-206		4251 Moncton St.	2/22/2010 12:45	0.82	<1		<2	6.0		<1	0.12
RMD-206		4251 Moncton St.	3/1/2010 12:45	0.91	<1		<2	8.0		<1	0.11
RMD-206		4251 Moncton St.	3/8/2010 12:45	0.76	<1		<2	5.0		<1	0.16
RMD-206		4251 Moncton St.	3/15/2010 12:55	0.89	<1		<2	8.0		<1	0.16

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-206		4251 Moncton St.	3/22/2010 12:45	0.90	<1		<2	7.0		<1	0.10
RMD-206		4251 Moncton St.	3/29/2010 12:45	0.92	<1		<2	6.0		<1	0.11
RMD-206		4251 Moncton St.	4/6/2010 12:38	0.85	<1		<2	7.0		<1	0.13
RMD-206		4251 Moncton St.	4/12/2010 12:45	0.90	<1		<2	8.0		<1	0.10
RMD-206		4251 Moncton St.	4/19/2010 14:50	0.94	<1		<2	11		<1	0.20
RMD-206		4251 Moncton St.	4/26/2010 12:40	1.1	<1		<2	9.0		<1	0.10
RMD-206		4251 Moncton St.	5/3/2010 12:45	1.1	<1		2	9.0		<1	0.21
RMD-206		4251 Moncton St.	5/10/2010 12:50	0.97	<1		<2	10		<1	0.16
RMD-206		4251 Moncton St.	5/17/2010 12:30	0.87	<1		<2	11		<1	0.26
RMD-206		4251 Moncton St.	5/25/2010 12:41	0.89	<1		<2	12		<1	0.17
RMD-206		4251 Moncton St.	5/31/2010 13:15	0.92	<1		<2	12		<1	0.12
RMD-206		4251 Moncton St.	6/7/2010 12:50	0.75	<1		<2	11		<1	0.27
RMD-206		4251 Moncton St.	6/14/2010 12:50	0.89	<1		<2	11		<1	0.28
RMD-206		4251 Moncton St.	6/28/2010 13:15	0.71	<1		<2	12		<1	0.49
RMD-206		4251 Moncton St.	7/5/2010 13:15	0.70	<1		<2	12		<1	0.52
RMD-206		4251 Moncton St.	7/12/2010 13:00	0.70	<1		<2	12		<1	0.42
RMD-206		4251 Moncton St.	7/19/2010 12:40	0.76	<1		2	11		<1	0.44
RMD-206		4251 Moncton St.	7/26/2010 12:45	0.76	<1		<2	13		<1	0.31
RMD-206		4251 Moncton St.	8/3/2010 12:45	0.67	<1		<2	13		<1	0.29
RMD-206		4251 Moncton St.	8/9/2010 12:50	0.88	<1		<2	12		<1	0.28
RMD-206		4251 Moncton St.	8/16/2010 13:00	0.83	<1		<2	14		<1	0.29
RMD-206		4251 Moncton St.	8/23/2010 12:50	0.73	<1		<2	13		<1	0.28
RMD-206		4251 Moncton St.	8/30/2010 12:45	0.60	<1		<2	15		<1	0.29
RMD-206		4251 Moncton St.	9/7/2010 12:40	0.58	<1		<2	14		<1	0.34
RMD-206		4251 Moncton St.	9/13/2010 12:45	0.71	<1		<2	16		<1	0.37
RMD-206		4251 Moncton St.	9/20/2010 12:45	0.69	<1		<2	17		<1	0.45

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-206		4251 Moncton St.	9/27/2010 12:35	0.67	<1		<2	15		<1	0.22
RMD-206		4251 Moncton St.	10/4/2010 12:45	0.64	<1		<2	17		<1	0.17
RMD-206		4251 Moncton St.	10/18/2010 12:36	0.73	<1		<2	15		<1	0.18
RMD-206		4251 Moncton St.	11/1/2010 12:30	0.62	<1		<2	14		<1	0.17
RMD-206		4251 Moncton St.	11/8/2010 12:30	0.69	<1		<2	10		<1	0.33
RMD-206		4251 Moncton St.	11/15/2010 13:00	0.84	<1		<2	11		<1	0.16
RMD-206		4251 Moncton St.	11/22/2010 12:35	0.87	<1		<2	8.0		<1	0.17
RMD-206		4251 Moncton St.	11/29/2010 12:50	0.85	<1		<2	9.0		<1	0.14
RMD-206		4251 Moncton St.	12/6/2010 12:45	0.87	<1		<2	8.0		<1	0.21
RMD-206		4251 Moncton St.	12/13/2010 12:35	0.92	<1		2	7.0		<1	0.22
RMD-206		4251 Moncton St.	12/20/2010 12:45	0.89	<1		<2	7.0		<1	0.15
DEL-222		4734 51st Street	6/30/2010 9:00	0.91	<1		<2	11		<1	0.45
DEL-221		4802 42A Avenue	6/30/2010 9:20	0.94	<1		<2	18		<1	1.6
DEL-318		4933 Cliff Drive	6/30/2010 10:45	0.81	<1		<2	13		<1	0.34
DEL-319		5169 Kilkenny Drive	6/30/2010 11:05	0.85	<1		<2	12		<1	0.29
RMD-275		5180 Smith Cres.	9/27/2010 14:55	0.06	<1		<2	14		<1	0.44
RMD-275		5180 Smith Cres.	10/4/2010 15:00	0.16	<1		2	16		<1	0.47
RMD-275		5180 Smith Cres.	10/18/2010 14:47	0.09	<1		<2	15		<1	0.46
RMD-275		5180 Smith Cres.	11/1/2010 14:30	0.06	<1		<2	14		<1	0.35
RMD-275		5180 Smith Cres.	11/8/2010 15:10	0.22	<1		<2	11		<1	0.38
RMD-275		5180 Smith Cres.	11/15/2010 14:45	0.15	<1		2	12		<1	0.53
RMD-275		5180 Smith Cres.	11/22/2010 14:55	0.22	<1		<2	9.0		<1	0.39
RMD-275		5180 Smith Cres.	11/29/2010 14:45	0.26	<1		<2	9.0		<1	0.33
RMD-275		5180 Smith Cres.	12/6/2010 14:45	0.16	<1		<2	9.0		<1	0.32
RMD-275		5180 Smith Cres.	12/13/2010 14:45	0.17	<1		2	7.0		<1	0.56
RMD-275		5180 Smith Cres.	12/20/2010 14:45	0.24	<1		2	8.0		<1	0.41

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
DEL-313		5191 Robertson Road	6/30/2010 9:45	0.29	<1		<2	17		<1	1.2
DEL-312		5289 Commodore Drive	6/30/2010 8:40	1.0	<1		<2	10		<1	0.29
RMD-254		5300 No. 3 Rd.	1/13/2010 14:00	0.99	<1		<2	5.0		<1	0.52
RMD-254		5300 No. 3 Rd.	1/20/2010 14:15	0.94	<1		<2	6.0		<1	0.89
RMD-254		5300 No. 3 Rd.	1/27/2010 14:30	0.73	<1		<2	8.0		<1	0.44
RMD-254		5300 No. 3 Rd.	2/3/2010 14:30	0.78	<1		<2	6.0		<1	0.17
RMD-254		5300 No. 3 Rd.	2/10/2010 14:15	0.88	<1		<2	6.0		<1	0.14
RMD-254		5300 No. 3 Rd.	2/17/2010 14:00	0.92	<1		<2	6.0		<1	0.13
RMD-254		5300 No. 3 Rd.	2/24/2010 14:00	0.49	<1		<2	6.0		<1	0.15
RMD-254		5300 No. 3 Rd.	3/3/2010 14:15	0.86	<1		<2	6.0		<1	0.13
RMD-254		5300 No. 3 Rd.	3/10/2010 14:15	0.77	<1		<2	6.0		<1	0.14
RMD-254		5300 No. 3 Rd.	3/17/2010 14:30	1.0	<1		<2	8.0		<1	0.09
RMD-254		5300 No. 3 Rd.	3/24/2010 14:15	0.83	<1		<2	7.0		<1	0.15
RMD-254		5300 No. 3 Rd.	3/31/2010 14:35	0.94	<1		<2	8.0		<1	0.15
RMD-254		5300 No. 3 Rd.	4/7/2010 14:25	0.80	<1		<2	7.0		<1	0.11
RMD-254		5300 No. 3 Rd.	4/14/2010 14:30	0.91	<1		<2	8.0		<1	0.13
RMD-254		5300 No. 3 Rd.	4/21/2010 15:10	1.0	<1		<2	9.0		<1	0.10
RMD-254		5300 No. 3 Rd.	4/28/2010 14:30	1.1	<1		<2	9.0		<1	0.27
RMD-254		5300 No. 3 Rd.	5/5/2010 14:30	0.99	<1		<2	9.0		<1	0.22
RMD-254		5300 No. 3 Rd.	5/12/2010 14:30	0.81	<1		<2	9.0		<1	0.19
RMD-254		5300 No. 3 Rd.	5/19/2010 14:30	0.94	<1		<2	11		<1	0.19
RMD-254		5300 No. 3 Rd.	5/26/2010 14:30	0.82	<1		<2	12		<1	0.18
RMD-254		5300 No. 3 Rd.	6/2/2010 14:00	0.81	<1		<2	12		<1	0.18
RMD-254		5300 No. 3 Rd.	6/9/2010 14:15	0.49	<1		<2	12		<1	0.23
RMD-254		5300 No. 3 Rd.	6/16/2010 14:30	0.48	<1		<2	12		<1	0.20
RMD-254		5300 No. 3 Rd.	6/24/2010 14:18	0.75	<1		<2	12		<1	0.21

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-254		5300 No. 3 Rd.	6/30/2010 9:30	0.86	<1		<2	12		<1	0.39
RMD-254		5300 No. 3 Rd.	7/7/2010 14:10	0.76	<1		<2	12		<1	0.40
RMD-254		5300 No. 3 Rd.	7/14/2010 14:30	0.77	<1		<2	13		<1	0.43
RMD-254		5300 No. 3 Rd.	7/21/2010 14:30	0.45	<1		<2	13		<1	0.33
RMD-254		5300 No. 3 Rd.	7/28/2010 13:30	0.69	<1		<2	13		<1	0.37
RMD-254		5300 No. 3 Rd.	8/4/2010 14:30	0.82	<1		<2	14		<1	0.26
RMD-254		5300 No. 3 Rd.	8/11/2010 14:32	0.73	<1		<2	14		<1	0.23
RMD-254		5300 No. 3 Rd.	8/18/2010 14:35	0.96	<1		<2	14		<1	0.39
RMD-254		5300 No. 3 Rd.	8/25/2010 14:30	0.71	<1		<2	14		<1	0.28
RMD-254		5300 No. 3 Rd.	9/1/2010 14:15	0.81	<1		<2	15		<1	0.34
RMD-254		5300 No. 3 Rd.	9/8/2010 14:30	0.69	<1		<2	14		<1	0.35
RMD-254		5300 No. 3 Rd.	9/15/2010 13:45	0.58	<1		<2	16		<1	0.40
RMD-254		5300 No. 3 Rd.	9/22/2010 14:00	0.64	<1		<2	17		<1	0.50
RMD-254		5300 No. 3 Rd.	9/29/2010 14:55	0.80	<1		<2	14		<1	0.26
RMD-254		5300 No. 3 Rd.	10/6/2010 14:40	0.84	<1		<2	14		<1	0.20
RMD-254		5300 No. 3 Rd.	10/13/2010 14:35	0.76	<1		<2	14		<1	0.19
RMD-254		5300 No. 3 Rd.	10/20/2010 14:30	0.60	<1		2	14		<1	0.18
RMD-254		5300 No. 3 Rd.	10/27/2010 14:45	0.86	<1		<2	14		<1	0.18
RMD-254		5300 No. 3 Rd.	11/3/2010 14:35	0.91	<1		4	10		<1	0.14
RMD-254		5300 No. 3 Rd.	11/10/2010 10:30	0.88	<1		<2	10		<1	0.18
RMD-254		5300 No. 3 Rd.	11/17/2010 15:25	0.89	<1		<2	10		<1	0.16
RMD-254		5300 No. 3 Rd.	11/24/2010 14:25	1.0	<1		<2	7.0		<1	0.24
RMD-254		5300 No. 3 Rd.	12/1/2010 14:30	0.85	<1		<2	8.0		<1	0.17
RMD-254		5300 No. 3 Rd.	12/8/2010 14:30	1.0	<1		<2	7.0		<1	0.22
RMD-254		5300 No. 3 Rd.	12/15/2010 15:05	1.0	<1		<2	5.0		<1	0.14
RMD-254		5300 No. 3 Rd.	12/22/2010 15:45	0.95	<1		<2	5.0		<1	0.14

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-254		5300 No. 3 Rd.	12/29/2010 14:45	0.89	<1		NA	8.0		<1	0.14
RMD-251		5951 McCallan Rd.	1/13/2010 12:30	1.0	<1		<2	5.0		<1	1.2
RMD-251		5951 McCallan Rd.	1/20/2010 12:30	1.1	<1		<2	6.0		<1	0.56
RMD-251		5951 McCallan Rd.	1/27/2010 12:30	0.75	<1		<2	8.0		<1	0.50
RMD-251		5951 McCallan Rd.	2/3/2010 12:35	0.57	<1		<2	6.0		<1	0.24
RMD-251		5951 McCallan Rd.	2/10/2010 12:30	0.74	<1		<2	6.0		<1	0.11
RMD-251		5951 McCallan Rd.	2/17/2010 12:30	0.83	<1		<2	7.0		<1	0.09
RMD-251		5951 McCallan Rd.	2/24/2010 12:30	0.74	<1		<2	6.0		<1	0.13
RMD-251		5951 McCallan Rd.	3/3/2010 12:45	0.82	<1		<2	5.0		<1	0.11
RMD-251		5951 McCallan Rd.	3/10/2010 12:20	0.85	<1		<2	6.0		<1	0.12
RMD-251		5951 McCallan Rd.	3/17/2010 12:30	0.96	<1		<2	8.0		<1	0.08
RMD-251		5951 McCallan Rd.	3/24/2010 12:30	0.96	<1		<2	6.0		<1	0.11
RMD-251		5951 McCallan Rd.	3/31/2010 12:45	0.89	<1		<2	8.0		<1	0.15
RMD-251		5951 McCallan Rd.	4/7/2010 12:30	0.90	<1		<2	7.0		<1	0.09
RMD-251		5951 McCallan Rd.	4/14/2010 12:30	0.91	<1		<2	8.0		<1	0.10
RMD-251		5951 McCallan Rd.	4/21/2010 12:30	1.1	<1		2	9.0		<1	0.08
RMD-251		5951 McCallan Rd.	4/28/2010 12:30	1.3	<1		<2	9.0		<1	0.19
RMD-251		5951 McCallan Rd.	5/5/2010 12:30	0.90	<1		<2	8.0		<1	0.21
RMD-251		5951 McCallan Rd.	5/12/2010 12:35	0.97	<1		<2	8.0		<1	0.40
RMD-251		5951 McCallan Rd.	5/19/2010 12:30	1.2	<1		<2	11		<1	0.20
RMD-251		5951 McCallan Rd.	5/26/2010 12:30	0.87	<1		<2	12		<1	0.16
RMD-251		5951 McCallan Rd.	6/2/2010 12:30	0.80	<1		<2	12		<1	0.17
RMD-251		5951 McCallan Rd.	6/9/2010 12:30	0.92	<1		<2	12		<1	0.26
RMD-251		5951 McCallan Rd.	6/16/2010 12:30	0.79	<1		<2	12		<1	0.17
RMD-251		5951 McCallan Rd.	6/24/2010 12:40	0.79	<1		<2	13		<1	0.19
RMD-251		5951 McCallan Rd.	6/30/2010 7:45	0.86	<1		<2	11		<1	0.51

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-251		5951McCallan Rd.	7/7/2010 12:30	0.87	<1		<2	11		<1	0.61
RMD-251		5951McCallan Rd.	7/14/2010 13:00	0.83	<1		2	12		<1	0.38
RMD-251		5951McCallan Rd.	7/21/2010 12:30	0.87	<1		<2	13		<1	0.31
RMD-251		5951McCallan Rd.	7/28/2010 15:00	0.82	<1		<2	13		<1	0.35
RMD-251		5951McCallan Rd.	8/4/2010 12:30	0.97	<1		<2	12		<1	0.26
RMD-251		5951McCallan Rd.	8/11/2010 12:30	0.80	<1		6	14		<1	0.34
RMD-251		5951McCallan Rd.	8/18/2010 12:32	1.0	<1		<2	13		<1	0.33
RMD-251		5951McCallan Rd.	8/25/2010 12:30	0.83	<1		2	14		<1	0.33
RMD-251		5951McCallan Rd.	9/1/2010 12:40	0.73	<1		6	16		<1	0.32
RMD-251		5951McCallan Rd.	9/8/2010 12:30	0.87	<1		<2	14		<1	0.35
RMD-251		5951McCallan Rd.	9/15/2010 12:15	0.71	<1		<2	16		<1	0.43
RMD-251		5951McCallan Rd.	9/22/2010 12:30	0.69	<1		<2	17		<1	0.47
RMD-251		5951McCallan Rd.	9/29/2010 12:15	0.78	<1		<2	14		<1	0.25
RMD-251		5951McCallan Rd.	10/6/2010 12:15	0.94	<1		<2	14		<1	0.22
RMD-251		5951McCallan Rd.	10/13/2010 12:15	0.92	<1		<2	13		<1	0.15
RMD-251		5951McCallan Rd.	10/20/2010 12:15	1.0	<1		2	14		<1	0.18
RMD-251		5951McCallan Rd.	10/27/2010 12:30	0.79	<1		<2	14		1	0.15
RMD-251		5951McCallan Rd.	11/3/2010 12:15	0.85	<1		<2	11		<1	0.13
RMD-251		5951McCallan Rd.	11/10/2010 7:15	0.89	<1		2	10		<1	0.16
RMD-251		5951McCallan Rd.	11/17/2010 12:15	0.86	<1		4	10		<1	0.14
RMD-251		5951McCallan Rd.	11/24/2010 12:15	0.76	<1		<2	8.0		<1	0.20
RMD-251		5951McCallan Rd.	12/1/2010 12:15	0.92	<1		<2	9.0		<1	0.21
RMD-251		5951McCallan Rd.	12/8/2010 12:30	0.98	<1		<2	7.0		<1	0.18
RMD-251		5951McCallan Rd.	12/15/2010 12:15	1.1	<1		<2	5.0		<1	0.14
RMD-251		5951McCallan Rd.	12/22/2010 12:15	0.93	<1		<2	5.0		<1	0.17
RMD-251		5951McCallan Rd.	12/29/2010 12:30	0.87	<1		NA	7.0		<1	0.10

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Trbidity NTU
RMDSp-01		5951McCallan Rd. after flushing	10/29/2010 5:00	0.83	<1		2	11		<1	0.14
RMDSp-01		5951McCallan Rd. after flushing	10/29/2010 15:30	0.83	<1		2	11		<1	0.14
RMD-251		5951McCallan Rd. before flushing	10/29/2010 5:00	0.88	<1		LA	11		<1	1.7
RMD-251		5951McCallan Rd. before flushing	10/29/2010 5:00	0.88	<1		LA	11		<1	1.7
RMD-255		6000 Blk. Miller Rd.	1/13/2010 13:30	1.3	<1		<2	4.0		<1	1.1
RMD-255		6000 Blk. Miller Rd.	1/20/2010 13:30	0.98	<1		<2	5.0		<1	0.93
RMD-255		6000 Blk. Miller Rd.	1/27/2010 13:50	0.90	<1		<2	7.0		<1	1.0
RMD-255		6000 Blk. Miller Rd.	2/3/2010 13:50	0.90	<1		<2	5.0		<1	0.59
RMD-255		6000 Blk. Miller Rd.	2/10/2010 13:30	0.85	<1		<2	6.0		<1	2.6
RMD-255		6000 Blk. Miller Rd.	2/17/2010 13:30	0.80	<1		<2	6.0		<1	0.86
RMD-255		6000 Blk. Miller Rd.	2/24/2010 13:30	0.89	<1		<2	6.0		<1	0.27
RMD-255		6000 Blk. Miller Rd.	3/3/2010 13:45	0.80	<1		<2	5.0		<1	0.47
RMD-255		6000 Blk. Miller Rd.	3/10/2010 13:30	0.91	<1		<2	5.0		<1	0.26
RMD-255		6000 Blk. Miller Rd.	3/17/2010 13:50	0.87	<1		<2	7.0		<1	0.43
RMD-255		6000 Blk. Miller Rd.	3/24/2010 13:30	0.87	<1		<2	6.0		<1	0.33
RMD-255		6000 Blk. Miller Rd.	3/31/2010 13:55	0.94	<1		<2	8.0		<1	0.74
RMD-255		6000 Blk. Miller Rd.	4/7/2010 13:45	0.75	<1		2	7.0		<1	0.41
RMD-255		6000 Blk. Miller Rd.	4/14/2010 13:30	0.84	<1		<2	7.0		<1	0.28
RMD-255		6000 Blk. Miller Rd.	4/21/2010 14:30	1.2	<1		2	8.0		<1	0.60
RMD-255		6000 Blk. Miller Rd.	4/28/2010 13:50	1.2	<1		<2	8.0		<1	0.55
RMD-255		6000 Blk. Miller Rd.	5/5/2010 13:51	1.2	<1		<2	8.0		<1	0.27
RMD-255		6000 Blk. Miller Rd.	5/12/2010 13:50	1.1	<1		2	8.0		<1	0.58
RMD-255		6000 Blk. Miller Rd.	5/19/2010 14:10	1.2	<1		<2	10		<1	0.38

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-255		6000 Blk. Miller Rd.	5/26/2010 13:30	0.95	<1		<2	11		<1	0.20
RMD-255		6000 Blk. Miller Rd.	6/2/2010 13:30	0.78	<1		<2	12		<1	0.30
RMD-255		6000 Blk. Miller Rd.	6/9/2010 13:30	0.82	<1		<2	12		<1	0.99
RMD-255		6000 Blk. Miller Rd.	6/16/2010 13:30	0.56	<1		2	12		<1	0.66
RMD-255		6000 Blk. Miller Rd.	6/24/2010 13:37	0.73	<1		<2	12		<1	0.49
RMD-255		6000 Blk. Miller Rd.	6/30/2010 9:00	0.79	<1		<2	11		<1	1.2
RMD-255		6000 Blk. Miller Rd.	7/7/2010 13:35	0.87	<1		<2	11		<1	0.59
RMD-255		6000 Blk. Miller Rd.	7/14/2010 13:45	0.86	<1		<2	12		<1	0.60
RMD-255		6000 Blk. Miller Rd.	7/21/2010 13:30	0.77	<1		2	12		<1	0.46
RMD-255		6000 Blk. Miller Rd.	7/28/2010 13:00	0.69	<1		<2	12		<1	0.65
RMD-255		6000 Blk. Miller Rd.	8/4/2010 13:30	0.86	<1		16	12		<1	0.41
RMD-255		6000 Blk. Miller Rd.	8/11/2010 13:38	0.76	<1		<2	12		<1	0.37
RMD-255		6000 Blk. Miller Rd.	8/18/2010 13:37	0.97	<1		2	13		<1	0.34
RMD-255		6000 Blk. Miller Rd.	8/25/2010 13:50	0.80	<1		<2	13		<1	0.44
RMD-255		6000 Blk. Miller Rd.	9/1/2010 13:45	0.85	<1		<2	15		<1	0.44
RMD-255		6000 Blk. Miller Rd.	9/8/2010 13:50	0.89	<1		<2	13		<1	0.97
RMD-255		6000 Blk. Miller Rd.	9/15/2010 13:15	0.64	<1		<2	16		<1	0.77
RMD-255		6000 Blk. Miller Rd.	9/22/2010 13:30	0.77	<1		<2	17		<1	0.47
RMD-255		6000 Blk. Miller Rd.	9/29/2010 14:15	0.78	<1		<2	13		<1	0.34
RMD-255		6000 Blk. Miller Rd.	10/6/2010 14:00	0.80	<1		<2	13		<1	0.24
RMD-255		6000 Blk. Miller Rd.	10/13/2010 14:00	0.80	<1		16	13		<1	0.19
RMD-255		6000 Blk. Miller Rd.	10/20/2010 14:00	1.0	<1		<2	14		<1	0.20
RMD-255		6000 Blk. Miller Rd.	10/27/2010 14:10	0.89	<1		<2	13		<1	0.36
RMD-255		6000 Blk. Miller Rd.	11/3/2010 14:00	0.90	<1		<2	10		<1	0.36
RMD-255		6000 Blk. Miller Rd.	11/10/2010 9:50	0.86	<1		<2	10		<1	0.34
RMD-255		6000 Blk. Miller Rd.	11/17/2010 15:05	0.88	<1		LA	9.0		<1	0.40

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-255		6000 Blk. Miller Rd.	11/24/2010 13:45	0.86	<1		2	8.0		<1	0.23
RMD-255		6000 Blk. Miller Rd.	12/1/2010 14:00	0.94	<1		2	8.0		<1	0.62
RMD-255		6000 Blk. Miller Rd.	12/8/2010 14:00	0.92	<1		2	7.0		<1	0.51
RMD-255		6000 Blk. Miller Rd.	12/15/2010 14:25	1.1	<1		2	5.0		<1	0.42
RMD-255		6000 Blk. Miller Rd.	12/22/2010 15:00	0.97	<1		2	5.0		<1	0.47
RMD-255		6000 Blk. Miller Rd.	12/29/2010 14:15	0.92	<1		NA	6.0		<1	0.29
RMD-250		6071 Azure Rd.	1/13/2010 13:00	0.99	<1		2	5.0		<1	0.45
RMD-250		6071 Azure Rd.	1/20/2010 13:00	1.1	<1		2	6.0		<1	0.77
RMD-250		6071 Azure Rd.	1/27/2010 13:10	0.73	<1		2	8.0		<1	0.38
RMD-250		6071 Azure Rd.	2/3/2010 13:10	0.72	<1		2	7.0		<1	0.22
RMD-250		6071 Azure Rd.	2/10/2010 13:00	0.83	<1		2	7.0		<1	0.08
RMD-250		6071 Azure Rd.	2/17/2010 13:00	0.87	<1		2	6.0		<1	0.10
RMD-250		6071 Azure Rd.	2/24/2010 13:00	0.83	<1		2	7.0		<1	0.25
RMD-250		6071 Azure Rd.	3/3/2010 13:15	0.89	<1		2	7.0		<1	0.10
RMD-250		6071 Azure Rd.	3/10/2010 13:00	0.81	<1		2	6.0		<1	0.10
RMD-250		6071 Azure Rd.	3/17/2010 13:10	0.90	<1		2	8.0		<1	0.09
RMD-250		6071 Azure Rd.	3/24/2010 13:00	0.83	<1		2	6.0		<1	0.15
RMD-250		6071 Azure Rd.	3/31/2010 13:25	0.70	<1		2	8.0		<1	0.10
RMD-250		6071 Azure Rd.	4/7/2010 13:10	0.81	<1		2	8.0		<1	0.18
RMD-250		6071 Azure Rd.	4/14/2010 13:00	0.84	<1		2	8.0		<1	0.10
RMD-250		6071 Azure Rd.	4/21/2010 13:50	1.0	<1		2	10		<1	0.14
RMD-250		6071 Azure Rd.	4/28/2010 13:10	1.1	<1		2	9.0		<1	0.31
RMD-250		6071 Azure Rd.	5/5/2010 13:10	1.1	<1		2	9.0		<1	0.32
RMD-250		6071 Azure Rd.	5/12/2010 13:15	0.91	<1		2	9.0		<1	0.31
RMD-250		6071 Azure Rd.	5/19/2010 13:10	1.1	<1		2	11		<1	0.19
RMD-250		6071 Azure Rd.	5/26/2010 13:00	0.79	<1		2	13		<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-250		6071 Azure Rd.	6/2/2010 13:00	0.76	<1		<2	13		<1	0.22
RMD-250		6071 Azure Rd.	6/9/2010 13:00	0.91	<1		<2	12		<1	0.27
RMD-250		6071 Azure Rd.	6/16/2010 13:00	0.74	<1		<2	13		<1	0.23
RMD-250		6071 Azure Rd.	6/24/2010 13:20	0.81	<1		<2	14		<1	0.23
RMD-250		6071 Azure Rd.	6/30/2010 8:15	0.73	<1		<2	14		<1	0.38
RMD-250		6071 Azure Rd.	7/7/2010 13:00	0.81	<1		<2	12		<1	0.50
RMD-250		6071 Azure Rd.	7/14/2010 13:15	0.80	<1		<2	13		<1	0.51
RMD-250		6071 Azure Rd.	7/21/2010 13:00	0.79	<1		2	14		<1	0.37
RMD-250		6071 Azure Rd.	7/28/2010 14:45	0.82	<1		<2	14		<1	0.48
RMD-250		6071 Azure Rd.	8/4/2010 13:00	0.86	<1		<2	15		<1	0.29
RMD-250		6071 Azure Rd.	8/11/2010 13:00	0.79	<1		2	15		<1	0.31
RMD-250		6071 Azure Rd.	8/18/2010 13:05	0.86	<1		<2	14		<1	0.26
RMD-250		6071 Azure Rd.	8/25/2010 13:10	0.78	<1		<2	14		<1	0.30
RMD-250		6071 Azure Rd.	9/1/2010 13:15	0.76	<1		<2	15		<1	0.35
RMD-250		6071 Azure Rd.	9/8/2010 13:10	0.76	<1		2	14		<1	0.41
RMD-250		6071 Azure Rd.	9/15/2010 12:45	0.66	LA		<2	17		LA	0.47
RMD-250		6071 Azure Rd.	9/22/2010 13:00	0.60	<1		<2	17		<1	0.53
RMD-250		6071 Azure Rd.	9/29/2010 13:30	0.68	<1		<2	15		<1	0.22
RMD-250		6071 Azure Rd.	10/6/2010 13:10	0.76	<1		<2	15		<1	0.24
RMD-250		6071 Azure Rd.	10/13/2010 13:10	0.77	<1		<2	15		<1	0.14
RMD-250		6071 Azure Rd.	10/20/2010 13:15	1.0	<1		<2	15		<1	0.26
RMD-250		6071 Azure Rd.	10/27/2010 13:30	0.79	<1		2	14		<1	0.19
RMD-250		6071 Azure Rd.	11/3/2010 13:10	0.85	<1		<2	11		<1	0.15
RMD-250		6071 Azure Rd.	11/10/2010 9:00	0.78	<1		2	12		<1	0.16
RMD-250		6071 Azure Rd.	11/17/2010 14:10	0.88	<1		<2	11		<1	0.18
RMD-250		6071 Azure Rd.	11/24/2010 12:55	1.0	<1		<2	8.0		<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-250		6071 Azure Rd.	12/1/2010 13:15	0.95	<1		<2	9.0		<1	0.24
RMD-250		6071 Azure Rd.	12/8/2010 13:30	0.98	<1		<2	9.0		<1	0.21
RMD-250		6071 Azure Rd.	12/15/2010 13:35	1.0	<1		<2	7.0		<1	0.12
RMD-250		6071 Azure Rd.	12/22/2010 14:10	0.95	<1		<2	6.0		<1	0.17
RMD-250		6071 Azure Rd.	12/29/2010 13:30	0.84	<1		NA	8.0		<1	0.15
RMD-257		6640 Blundell Rd.	1/6/2010 15:15	1.1	<1		<2	4.0		<1	0.53
RMD-257		6640 Blundell Rd.	1/8/2010 7:20	1.0	<1		<2	6.0		<1	0.60
RMD-257		6640 Blundell Rd.	1/15/2010 11:00	1.0	<1		<2	5.0		<1	0.55
RMD-257		6640 Blundell Rd.	1/22/2010 7:15	1.3	<1		<2	7.0		<1	0.77
RMD-257		6640 Blundell Rd.	1/29/2010 7:45	0.80	<1		<2	4.0		<1	0.43
RMD-257		6640 Blundell Rd.	2/5/2010 7:45	0.93	<1		<2	7.0		<1	0.12
RMD-257		6640 Blundell Rd.	2/12/2010 8:15	0.86	<1		<2	5.0		<1	0.09
RMD-257		6640 Blundell Rd.	2/19/2010 7:20	0.98	<1		<2	7.0		<1	0.11
RMD-257		6640 Blundell Rd.	2/26/2010 8:00	0.89	<1		<2	5.0		<1	0.09
RMD-257		6640 Blundell Rd.	3/5/2010 7:20	0.99	<1		<2	7.0		<1	0.10
RMD-257		6640 Blundell Rd.	3/12/2010 8:45	0.91	<1		<2	5.0		<1	0.10
RMD-257		6640 Blundell Rd.	3/19/2010 7:20	0.98	<1		<2	7.0		<1	0.13
RMD-257		6640 Blundell Rd.	3/26/2010 7:45	0.76	<1		<2	6.0		<1	0.11
RMD-257		6640 Blundell Rd.	4/9/2010 7:45	0.92	<1		<2	7.0		<1	0.11
RMD-257		6640 Blundell Rd.	4/16/2010 7:15	1.1	<1		<2	9.0		<1	0.12
RMD-257		6640 Blundell Rd.	4/23/2010 8:00	1.0	<1		<2	8.0		<1	0.13
RMD-257		6640 Blundell Rd.	4/30/2010 7:30	1.1	<1		<2	8.0		<1	0.22
RMD-257		6640 Blundell Rd.	5/7/2010 8:15	1.0	<1		<2	8.0		<1	0.23
RMD-257		6640 Blundell Rd.	5/14/2010 7:20	0.85	<1		<2	9.0		<1	0.21
RMD-257		6640 Blundell Rd.	5/20/2010 8:15	0.58	<1		<2	10		<1	0.12
RMD-257		6640 Blundell Rd.	5/28/2010 7:30	0.84	<1		<2	10		<1	0.15

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-257		6640 Blundell Rd.	6/4/2010 8:30	0.68	<1		<2	12		<1	0.14
RMD-257		6640 Blundell Rd.	6/10/2010 12:30	0.88	<1		<2	10		<1	0.23
RMD-257		6640 Blundell Rd.	6/18/2010 8:45	0.81	<1		<2	12		<1	0.19
RMD-257		6640 Blundell Rd.	6/25/2010 7:20	0.93	<1		<2	10		<1	0.64
RMD-257		6640 Blundell Rd.	7/2/2010 7:45	0.82	<1		<2	12		<1	0.40
RMD-257		6640 Blundell Rd.	7/9/2010 7:20	0.71	<1		<2	9.0		<1	0.55
RMD-257		6640 Blundell Rd.	7/23/2010 7:10	0.81	<1		<2	10		<1	0.35
RMD-257		6640 Blundell Rd.	7/30/2010 8:00	0.78	<1		<2	12		<1	0.26
RMD-257		6640 Blundell Rd.	8/6/2010 7:20	0.97	<1		<2	11		<1	0.27
RMD-257		6640 Blundell Rd.	8/13/2010 7:50	0.93	<1		<2	13		<1	0.37
RMD-257		6640 Blundell Rd.	8/20/2010 7:20	0.96	<1		<2	12		<1	0.25
RMD-257		6640 Blundell Rd.	8/27/2010 8:00	0.79	<1		<2	14		<1	0.29
RMD-257		6640 Blundell Rd.	9/3/2010 7:15	0.82	<1		<2	12		<1	0.41
RMD-257		6640 Blundell Rd.	9/10/2010 8:00	0.76	<1		<2	15		<1	0.37
RMD-257		6640 Blundell Rd.	9/17/2010 7:20	0.72	<1		<2	14		<1	0.44
RMD-257		6640 Blundell Rd.	9/24/2010 7:45	0.61	<1		<2	16		<1	0.38
RMD-257		6640 Blundell Rd.	10/1/2010 7:20	0.68	<1		<2	13		<1	0.17
RMD-257		6640 Blundell Rd.	10/15/2010 7:15	0.91	<1		<2	13		<1	0.15
RMD-257		6640 Blundell Rd.	10/22/2010 7:45	1.0	<1		<2	14		<1	0.43
RMD-257		6640 Blundell Rd.	10/29/2010 7:15	1.0	<1		<2	10		<1	0.14
RMD-257		6640 Blundell Rd.	10/29/2010 7:15	1.0	<1		<2	10		<1	0.14
RMD-257		6640 Blundell Rd.	11/5/2010 7:41	0.70	<1		<2	11		<1	0.13
RMD-257		6640 Blundell Rd.	11/12/2010 7:20	0.87	<1		<2	9.0		<1	0.13
RMD-257		6640 Blundell Rd.	11/19/2010 8:00	0.89	<1		<2	10		<1	0.20
RMD-257		6640 Blundell Rd.	11/26/2010 7:15	0.74	<1		<2	8.0		<1	0.21
RMD-257		6640 Blundell Rd.	12/3/2010 6:40	0.91	<1		<2	8.0		<1	0.16

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-257		6640 Blundell Rd.	12/10/2010 7:55	0.93	<1		2	6.0		<1	0.10
RMD-257		6640 Blundell Rd.	12/17/2010 8:00	1.1	<1		<2	5.0		<1	0.14
RMD-257		6640 Blundell Rd.	12/31/2010 7:30	0.71	<1		NA	6.0		<1	0.14
RMD-278		6651 Fraserwood Place	10/1/2010 9:20	0.04	<1		150	16		<1	0.25
RMD-278		6651 Fraserwood Place	10/15/2010 9:45	0.08	<1		150	15		<1	0.27
RMD-278		6651 Fraserwood Place	10/22/2010 10:45	0.06	<1		94	16		<1	0.23
RMD-278		6651 Fraserwood Place	10/29/2010 9:40	0.20	<1		120	13		<1	0.26
RMD-278		6651 Fraserwood Place	10/29/2010 9:40	0.20	<1		120	13		<1	0.26
RMD-278		6651 Fraserwood Place	11/5/2010 10:42	0.05	<1		240	15		<1	0.25
RMD-278		6651 Fraserwood Place	11/12/2010 9:35	<0.01	<1		190	12		<1	0.21
RMD-278		6651 Fraserwood Place	11/19/2010 11:00	0.05	<1		60	13		<1	0.30
RMD-278		6651 Fraserwood Place	11/26/2010 9:20	0.12	<1		<2	8.0		<1	0.31
RMD-278		6651 Fraserwood Place	12/3/2010 10:00	0.01	<1		130	11		<1	0.24
RMD-278		6651 Fraserwood Place	12/10/2010 9:35	0.02	<1		38	8.0		<1	0.32
RMD-278		6651 Fraserwood Place	12/17/2010 10:45	0.04	<1		6	8.0		<1	0.35
RMD-278		6651 Fraserwood Place	12/31/2010 10:30	0.05	<1		NA	10		<1	0.26
RMD-258		7000 Blk. Dyke Rd.	1/6/2010 15:00	0.99	<1		<2	5.0		<1	0.72
RMD-258		7000 Blk. Dyke Rd.	1/8/2010 8:40	1.1	<1		2	7.0		<1	0.47
RMD-258		7000 Blk. Dyke Rd.	1/15/2010 10:45	0.97	<1		<2	6.0		<1	0.66
RMD-258		7000 Blk. Dyke Rd.	1/22/2010 8:50	1.1	<1		<2	8.0		<1	0.57
RMD-258		7000 Blk. Dyke Rd.	1/29/2010 8:00	0.73	<1		<2	4.0		<1	0.37
RMD-258		7000 Blk. Dyke Rd.	2/5/2010 8:25	0.91	<1		16	8.0		<1	0.14
RMD-258		7000 Blk. Dyke Rd.	2/12/2010 8:30	0.86	<1		<2	6.0		<1	0.10
RMD-258		7000 Blk. Dyke Rd.	2/19/2010 8:50	0.91	<1		<2	8.0		<1	0.10
RMD-258		7000 Blk. Dyke Rd.	2/26/2010 8:15	0.76	<1		<2	6.0		<1	0.08
RMD-258		7000 Blk. Dyke Rd.	3/5/2010 8:50	0.91	<1		<2	8.0		<1	0.08

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-258		7000 Blk. Dyke Rd.	3/12/2010 9:00	0.82	<1		<2	6.0		<1	0.10
RMD-258		7000 Blk. Dyke Rd.	3/19/2010 8:55	1.0	<1		<2	8.0		<1	0.10
RMD-258		7000 Blk. Dyke Rd.	3/26/2010 8:00	0.89	<1		<2	7.0		<1	0.11
RMD-258		7000 Blk. Dyke Rd.	4/9/2010 8:00	0.85	<1		<2	7.0		<1	0.11
RMD-258		7000 Blk. Dyke Rd.	4/16/2010 8:55	1.1	<1		8	10		<1	0.10
RMD-258		7000 Blk. Dyke Rd.	4/23/2010 8:15	1.0	<1		<2	10		<1	0.12
RMD-258		7000 Blk. Dyke Rd.	4/30/2010 8:10	0.98	<1		<2	10		<1	0.17
RMD-258		7000 Blk. Dyke Rd.	5/7/2010 8:30	0.87	<1		<2	10		<1	0.20
RMD-258		7000 Blk. Dyke Rd.	5/14/2010 8:30	0.88	<1		<2	12		<1	0.20
RMD-258		7000 Blk. Dyke Rd.	5/20/2010 8:30	0.76	<1		<2	10		<1	0.20
RMD-258		7000 Blk. Dyke Rd.	5/28/2010 8:40	0.72	<1		<2	11		<1	0.16
RMD-258		7000 Blk. Dyke Rd.	6/4/2010 8:15	0.69	<1		<2	13		<1	0.13
RMD-258		7000 Blk. Dyke Rd.	6/11/2010 8:30	0.74	<1		<2	12		<1	0.19
RMD-258		7000 Blk. Dyke Rd.	6/18/2010 9:00	0.73	<1		2	14		<1	0.21
RMD-258		7000 Blk. Dyke Rd.	6/25/2010 8:30	0.82	<1		4	13		<1	0.50
RMD-258		7000 Blk. Dyke Rd.	7/2/2010 8:00	0.52	<1		<2	15		<1	0.35
RMD-258		7000 Blk. Dyke Rd.	7/9/2010 8:25	0.61	<1		<2	14		<1	0.52
RMD-258		7000 Blk. Dyke Rd.	7/23/2010 8:30	0.66	<1		<2	14		<1	0.32
RMD-258		7000 Blk. Dyke Rd.	7/30/2010 8:15	0.65	<1		2	17		<1	0.29
RMD-258		7000 Blk. Dyke Rd.	8/6/2010 8:40	0.76	<1		<2	15		<1	0.23
RMD-258		7000 Blk. Dyke Rd.	8/13/2010 8:09	0.62	<1		<2	16		<1	0.28
RMD-258		7000 Blk. Dyke Rd.	8/20/2010 8:35	0.85	<1		<2	16		<1	0.28
RMD-258		7000 Blk. Dyke Rd.	8/27/2010 8:15	0.24	<1		<2	18		<1	0.26
RMD-258		7000 Blk. Dyke Rd.	9/3/2010 8:25	0.71	<1		<2	14		<1	0.32
RMD-258		7000 Blk. Dyke Rd.	9/10/2010 8:15	0.74	<1		<2	17		<1	0.38
RMD-258		7000 Blk. Dyke Rd.	9/17/2010 8:30	0.69	<1		<2	15		<1	0.41

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-258		7000 Blk. Dyke Rd.	9/24/2010 8:00	0.56	<1		<2	17		<1	0.33
RMD-258		7000 Blk. Dyke Rd.	10/1/2010 8:25	0.66	<1		4	15		<1	0.16
RMD-258		7000 Blk. Dyke Rd.	10/15/2010 8:30	0.85	<1		<2	14		<1	0.14
RMD-258		7000 Blk. Dyke Rd.	10/22/2010 8:00	0.90	<1		<2	15		<1	0.13
RMD-258		7000 Blk. Dyke Rd.	10/29/2010 8:00	0.88	<1		170	12		<1	0.13
RMD-258		7000 Blk. Dyke Rd.	10/29/2010 8:00	0.88	<1		170	12		<1	0.13
RMD-258		7000 Blk. Dyke Rd.	11/5/2010 7:55	0.73	<1		4	13		<1	0.13
RMD-258		7000 Blk. Dyke Rd.	11/12/2010 8:35	0.85	<1		<2	10		<1	0.17
RMD-258		7000 Blk. Dyke Rd.	11/19/2010 8:15	0.88	<1		<2	11		<1	0.17
RMD-258		7000 Blk. Dyke Rd.	12/3/2010 6:55	0.85	<1		<2	8.0		<1	0.15
RMD-258		7000 Blk. Dyke Rd.	12/10/2010 7:20	0.89	<1		<2	7.0		<1	0.21
RMD-258		7000 Blk. Dyke Rd.	12/17/2010 8:15	1.0	<1		<2	6.0		<1	0.12
RMD-272		751 Catalina Cres.	9/29/2010 14:00	0.68	<1		<2	15		<1	0.17
RMD-272		751 Catalina Cres.	10/6/2010 13:45	0.67	<1		<2	15		<1	0.17
RMD-272		751 Catalina Cres.	10/13/2010 13:45	0.86	<1		4	14		<1	0.19
RMD-272		751 Catalina Cres.	10/20/2010 13:45	0.95	<1		2	14		<1	0.17
RMD-272		751 Catalina Cres.	10/27/2010 14:00	0.75	<1		<2	14		<1	0.15
RMD-272		751 Catalina Cres.	11/3/2010 13:45	0.81	<1		<2	12		<1	0.17
RMD-272		751 Catalina Cres.	11/10/2010 9:35	0.66	<1		<2	11		<1	0.15
RMD-272		751 Catalina Cres.	11/17/2010 14:45	0.83	<1		<2	10		<1	0.17
RMD-272		751 Catalina Cres.	11/24/2010 13:30	0.72	<1		<2	8.0		<1	0.22
RMD-272		751 Catalina Cres.	12/1/2010 13:45	0.92	<1		<2	9.0		<1	0.20
RMD-272		751 Catalina Cres.	12/8/2010 13:50	0.94	<1		<2	8.0		<1	0.17
RMD-272		751 Catalina Cres.	12/15/2010 14:10	1.0	<1		<2	6.0		<1	0.18
RMD-272		751 Catalina Cres.	12/22/2010 14:45	0.93	<1		<2	6.0		<1	0.15
RMD-272		751 Catalina Cres.	12/29/2010 14:00	0.85	<1		NA	7.0		<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mis	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-270		8200 Jones Rd.	1/13/2010 14:30	1.1	<1		<2	6.0		<1	0.40
RMD-270		8200 Jones Rd.	1/20/2010 14:30	1.2	<1		<2	6.0		<1	0.52
RMD-270		8200 Jones Rd.	1/27/2010 14:50	0.80	<1		<2	8.0		<1	0.43
RMD-270		8200 Jones Rd.	2/3/2010 14:53	0.77	<1		<2	6.0		<1	0.48
RMD-270		8200 Jones Rd.	2/10/2010 14:30	0.95	<1		<2	7.0		<1	0.10
RMD-270		8200 Jones Rd.	2/17/2010 14:30	0.87	<1		<2	7.0		<1	0.12
RMD-270		8200 Jones Rd.	2/24/2010 14:15	0.79	<1		<2	7.0		<1	0.12
RMD-270		8200 Jones Rd.	3/3/2010 14:30	0.89	<1		<2	6.0		<1	0.17
RMD-270		8200 Jones Rd.	3/10/2010 14:30	0.83	<1		<2	6.0		<1	0.12
RMD-270		8200 Jones Rd.	3/17/2010 14:50	1.0	<1		<2	8.0		<1	0.11
RMD-270		8200 Jones Rd.	3/24/2010 14:30	0.78	<1		<2	7.0		<1	0.14
RMD-270		8200 Jones Rd.	3/31/2010 14:55	0.86	<1		<2	8.0		<1	0.25
RMD-270		8200 Jones Rd.	4/7/2010 14:45	0.98	<1		<2	7.0		<1	0.12
RMD-270		8200 Jones Rd.	4/14/2010 14:45	0.82	<1		<2	8.0		<1	0.13
RMD-270		8200 Jones Rd.	4/21/2010 13:30	1.1	<1		<2	10		<1	0.13
RMD-270		8200 Jones Rd.	4/28/2010 14:50	1.1	<1		<2	10		<1	0.27
RMD-270		8200 Jones Rd.	5/5/2010 14:52	1.1	<1		<2	9.0		<1	0.34
RMD-270		8200 Jones Rd.	5/12/2010 14:50	0.91	<1		<2	9.0		<1	0.35
RMD-270		8200 Jones Rd.	5/19/2010 14:50	1.0	<1		<2	11		<1	0.27
RMD-270		8200 Jones Rd.	5/26/2010 14:45	0.83	<1		<2	12		<1	0.30
RMD-270		8200 Jones Rd.	6/2/2010 14:30	0.72	<1		2	13		1	0.22
RMD-270		8200 Jones Rd.	6/4/2010 15:00	0.80	<1		2	13		<1	0.16
RMD-270		8200 Jones Rd.	6/9/2010 14:30	0.69	<1		<2	14		<1	0.17
RMD-270		8200 Jones Rd.	6/16/2010 14:45	0.67	<1		2	13		<1	0.24
RMD-270		8200 Jones Rd.	6/24/2010 14:41	0.74	<1		<2	14		<1	0.19
RMD-270		8200 Jones Rd.	6/30/2010 9:45	0.74	<1		<2	12		<1	0.47

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-270		8200 Jones Rd.	7/7/2010 14:28	0.72	<1		<2	13		<1	0.70
RMD-270		8200 Jones Rd.	7/14/2010 14:45	0.71	<1		<2	13		<1	0.46
RMD-270		8200 Jones Rd.	7/21/2010 14:45	0.38	<1		2	14		<1	0.32
RMD-270		8200 Jones Rd.	7/28/2010 13:45	0.83	<1		<2	14		<1	0.29
RMD-270		8200 Jones Rd.	8/4/2010 14:45	0.83	<1		<2	14		<1	0.24
RMD-270		8200 Jones Rd.	8/11/2010 14:55	0.67	<1		<2	15		<1	0.25
RMD-270		8200 Jones Rd.	8/18/2010 14:55	0.64	<1		<2	16		<1	0.27
RMD-270		8200 Jones Rd.	8/25/2010 14:50	0.69	<1		6	15		<1	0.29
RMD-270		8200 Jones Rd.	9/1/2010 14:30	0.76	<1		<2	15		<1	0.35
RMD-270		8200 Jones Rd.	9/8/2010 14:50	0.70	<1		<2	15		<1	0.38
RMD-270		8200 Jones Rd.	9/15/2010 14:00	0.70	<1		<2	17		<1	0.44
RMD-270		8200 Jones Rd.	9/22/2010 14:45	0.57	<1		<2	18		<1	0.46
RMD-270		8200 Jones Rd.	9/29/2010 15:15	0.62	<1		<2	15		<1	0.20
RMD-270		8200 Jones Rd.	10/6/2010 15:00	0.68	<1		2	15		<1	0.18
RMD-270		8200 Jones Rd.	10/13/2010 14:55	0.84	<1		<2	14		<1	0.18
RMD-270		8200 Jones Rd.	10/20/2010 14:45	0.98	<1		<2	16		<1	0.22
RMD-270		8200 Jones Rd.	10/27/2010 15:00	0.79	<1		<2	14		<1	0.13
RMD-270		8200 Jones Rd.	11/3/2010 14:55	0.82	<1		<2	11		<1	0.16
RMD-270		8200 Jones Rd.	11/10/2010 8:45	0.79	<1		<2	11		<1	0.15
RMD-270		8200 Jones Rd.	11/17/2010 13:50	0.76	<1		4	10		<1	0.22
RMD-270		8200 Jones Rd.	11/24/2010 14:40	1.0	<1		<2	8.0		<1	0.22
RMD-270		8200 Jones Rd.	12/1/2010 14:45	0.94	<1		<2	9.0		<1	0.17
RMD-270		8200 Jones Rd.	12/8/2010 14:45	1.0	<1		<2	8.0		<1	0.36
RMD-270		8200 Jones Rd.	12/15/2010 15:20	0.94	<1		<2	6.0		<1	0.14
RMD-270		8200 Jones Rd.	12/22/2010 13:50	0.93	<1		<2	6.0		<1	0.14
RMD-270		8200 Jones Rd.	12/29/2010 15:15	0.82	<1		NA	7.0		<1	0.14

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMDSp-02		9031 Ash St.	1/25/2010 13:30	0.51	<1		<2	7.0		<1	1.2
RMDSp-03		9211 Glenacres Dr.	1/25/2010 13:45	0.67	<1		<2	7.0		<1	1.4
RMD-266		9380 General Currie Rd.	1/6/2010 14:00	1.2	<1		<2	4.0		<1	0.63
RMD-266		9380 General Currie Rd.	1/8/2010 7:40	1.2	<1		<2	6.0		<1	0.75
RMD-266		9380 General Currie Rd.	1/15/2010 10:00	1.6	<1		<2	5.0		<1	0.48
RMD-266		9380 General Currie Rd.	1/22/2010 7:35	1.1	<1		<2	7.0		<1	0.53
RMD-266		9380 General Currie Rd.	1/29/2010 8:45	0.67	<1		<2	4.0		<1	0.43
RMD-266		9380 General Currie Rd.	2/5/2010 7:55	0.92	<1		140	7.0		<1	0.10
RMD-266		9380 General Currie Rd.	2/12/2010 9:15	0.94	<1		4	5.0		<1	0.08
RMD-266		9380 General Currie Rd.	2/19/2010 7:40	0.91	<1		<2	7.0		<1	0.11
RMD-266		9380 General Currie Rd.	2/26/2010 9:00	0.86	<1		<2	6.0		<1	0.12
RMD-266		9380 General Currie Rd.	3/5/2010 7:40	1.0	<1		<2	7.0		<1	0.12
RMD-266		9380 General Currie Rd.	3/12/2010 9:45	0.98	<1		<2	7.0		<1	0.11
RMD-266		9380 General Currie Rd.	3/19/2010 7:40	0.93	<1		<2	7.0		<1	0.09
RMD-266		9380 General Currie Rd.	3/26/2010 8:45	0.93	<1		<2	6.0		<1	0.09
RMD-266		9380 General Currie Rd.	4/9/2010 9:00	0.89	<1		<2	7.0		<1	0.10
RMD-266		9380 General Currie Rd.	4/16/2010 7:35	0.72	<1		2	9.0		<1	0.12
RMD-266		9380 General Currie Rd.	4/23/2010 9:15	1.0	<1		<2	8.0		<1	0.10
RMD-266		9380 General Currie Rd.	4/30/2010 7:50	1.2	<1		<2	8.0		<1	0.22
RMD-266		9380 General Currie Rd.	5/7/2010 9:15	1.1	<1		<2	8.0		<1	0.30
RMD-266		9380 General Currie Rd.	5/14/2010 7:40	0.79	<1		<2	10		<1	0.21
RMD-266		9380 General Currie Rd.	5/20/2010 9:15	0.99	<1		2	11		<1	0.16
RMD-266		9380 General Currie Rd.	5/28/2010 7:50	0.76	<1		<2	11		<1	0.15
RMD-266		9380 General Currie Rd.	6/4/2010 9:15	0.85	<1		<2	12		<1	0.17
RMD-266		9380 General Currie Rd.	6/11/2010 7:20	0.85	<1		<2	11		<1	0.18
RMD-266		9380 General Currie Rd.	6/18/2010 9:45	0.77	<1		<2	12		<1	0.20

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-266		9380 General Currie Rd.	6/25/2010 7:40	0.93	<1		<2	11		<1	0.50
RMD-266		9380 General Currie Rd.	7/2/2010 8:45	0.79	<1		<2	13		<1	0.38
RMD-266		9380 General Currie Rd.	7/9/2010 7:35	0.80	<1		<2	10		<1	0.53
RMD-266		9380 General Currie Rd.	7/23/2010 7:30	1.1	<1		<2	11		<1	0.34
RMD-266		9380 General Currie Rd.	7/30/2010 9:00	1.1	<1		<2	12		<1	0.24
RMD-266		9380 General Currie Rd.	8/6/2010 7:40	1.0	<1		<2	11		<1	0.26
RMD-266		9380 General Currie Rd.	8/13/2010 9:02	0.86	<1		<2	13		<1	0.27
RMD-266		9380 General Currie Rd.	8/20/2010 7:40	0.95	<1		<2	12		<1	0.26
RMD-266		9380 General Currie Rd.	8/27/2010 9:00	0.89	<1		2	14		<1	0.32
RMD-266		9380 General Currie Rd.	9/3/2010 7:35	0.80	<1		<2	13		<1	0.32
RMD-266		9380 General Currie Rd.	9/10/2010 9:00	0.99	<1		2	16		<1	0.38
RMD-266		9380 General Currie Rd.	9/17/2010 7:40	0.92	<1		<2	14		<1	0.48
RMD-266		9380 General Currie Rd.	9/24/2010 8:45	0.83	<1		<2	17		<1	0.31
RMD-266		9380 General Currie Rd.	10/1/2010 7:40	0.74	<1		<2	13		<1	0.21
RMD-266		9380 General Currie Rd.	10/15/2010 7:35	0.88	<1		<2	13		<1	0.19
RMD-266		9380 General Currie Rd.	10/22/2010 8:45	1.0	<1		<2	14		<1	0.15
RMD-266		9380 General Currie Rd.	10/29/2010 7:30	0.76	<1		<2	11		<1	0.14
RMD-266		9380 General Currie Rd.	10/29/2010 7:30	0.76	<1		<2	11		<1	0.14
RMD-266		9380 General Currie Rd.	11/5/2010 8:36	0.78	<1		2	12		<1	0.14
RMD-266		9380 General Currie Rd.	11/12/2010 7:35	1.0	<1		<2	9.0		<1	0.22
RMD-266		9380 General Currie Rd.	11/19/2010 9:00	0.97	<1		<2	11		<1	0.23
RMD-266		9380 General Currie Rd.	11/26/2010 7:35	0.99	<1		<2	8.0		<1	0.21
RMD-266		9380 General Currie Rd.	12/3/2010 7:20	0.94	<1		<2	7.0		<1	0.15
RMD-266		9380 General Currie Rd.	12/10/2010 8:15	1.0	<1		<2	5.0		<1	0.14
RMD-266		9380 General Currie Rd.	12/17/2010 9:00	1.1	<1		<2	5.0		<1	0.10
RMD-266		9380 General Currie Rd.	12/31/2010 8:30	0.70	<1		NA	6.0		<1	0.11

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-252		9751 Pendleton Rd.	1/13/2010 12:45	0.99	<1		<2	5.0		<1	0.53
RMD-252		9751 Pendleton Rd.	1/20/2010 12:45	1.1	<1		<2	6.0		<1	0.53
RMD-252		9751 Pendleton Rd.	1/27/2010 12:50	0.67	<1		<2	8.0		<1	0.36
RMD-252		9751 Pendleton Rd.	2/3/2010 12:49	1.0	<1		<2	6.0		<1	1.0
RMD-252		9751 Pendleton Rd.	2/10/2010 12:45	0.85	<1		<2	7.0		<1	0.14
RMD-252		9751 Pendleton Rd.	2/17/2010 12:45	0.84	<1		<2	6.0		<1	0.18
RMD-252		9751 Pendleton Rd.	2/24/2010 12:45	0.86	<1		<2	7.0		<1	0.10
RMD-252		9751 Pendleton Rd.	3/3/2010 13:00	0.97	<1		<2	6.0		<1	0.17
RMD-252		9751 Pendleton Rd.	3/10/2010 12:45	0.78	<1		4	7.0		<1	0.10
RMD-252		9751 Pendleton Rd.	3/17/2010 12:50	0.86	<1		<2	8.0		<1	0.12
RMD-252		9751 Pendleton Rd.	3/24/2010 12:45	0.84	<1		<2	7.0		<1	0.20
RMD-252		9751 Pendleton Rd.	3/31/2010 13:05	0.85	<1		<2	8.0		<1	0.16
RMD-252		9751 Pendleton Rd.	4/7/2010 12:50	0.75	<1		<2	8.0		<1	0.11
RMD-252		9751 Pendleton Rd.	4/14/2010 12:45	0.80	<1		<2	8.0		<1	0.19
RMD-252		9751 Pendleton Rd.	4/21/2010 12:50	1.1	<1		<2	10		<1	0.11
RMD-252		9751 Pendleton Rd.	4/28/2010 12:50	1.1	<1		<2	10		<1	0.17
RMD-252		9751 Pendleton Rd.	5/5/2010 12:50	0.95	<1		<2	9.0		<1	0.24
RMD-252		9751 Pendleton Rd.	5/12/2010 12:55	0.88	<1		<2	9.0		<1	0.26
RMD-252		9751 Pendleton Rd.	5/19/2010 12:50	0.94	<1		<2	11		<1	0.18
RMD-252		9751 Pendleton Rd.	5/26/2010 12:45	0.77	<1		<2	13		<1	0.19
RMD-252		9751 Pendleton Rd.	6/2/2010 12:45	0.77	<1		<2	13		<1	0.14
RMD-252		9751 Pendleton Rd.	6/9/2010 12:45	0.73	<1		2	13		<1	0.20
RMD-252		9751 Pendleton Rd.	6/16/2010 12:45	0.74	<1		<2	14		<1	0.18
RMD-252		9751 Pendleton Rd.	6/24/2010 12:59	0.88	<1		2	14		<1	0.23
RMD-252		9751 Pendleton Rd.	6/30/2010 8:00	0.70	<1		<2	13		<1	0.40
RMD-252		9751 Pendleton Rd.	7/7/2010 12:45	0.79	<1		<2	13		<1	0.44

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-252		9751 Pendleton Rd.	7/14/2010 12:45	0.74	<1		<2	14		<1	0.35
RMD-252		9751 Pendleton Rd.	7/21/2010 12:45	0.85	<1		<2	14		<1	0.33
RMD-252		9751 Pendleton Rd.	7/28/2010 14:30	0.72	<1		<2	14		<1	0.35
RMD-252		9751 Pendleton Rd.	8/4/2010 12:45	0.73	<1		<2	15		<1	0.30
RMD-252		9751 Pendleton Rd.	8/11/2010 12:45	0.71	<1		<2	15		<1	0.26
RMD-252		9751 Pendleton Rd.	8/18/2010 12:50	0.79	<1		<2	15		<1	0.27
RMD-252		9751 Pendleton Rd.	8/25/2010 12:50	0.79	<1		<2	14		<1	0.43
RMD-252		9751 Pendleton Rd.	9/1/2010 13:00	0.72	<1		44	16		<1	0.29
RMD-252		9751 Pendleton Rd.	9/8/2010 12:50	0.73	<1		<2	14		<1	0.37
RMD-252		9751 Pendleton Rd.	9/15/2010 12:30	0.59	<1		<2	17		<1	0.47
RMD-252		9751 Pendleton Rd.	9/22/2010 12:45	0.49	<1		<2	17		<1	0.47
RMD-252		9751 Pendleton Rd.	9/29/2010 12:35	0.58	<1		<2	15		<1	0.22
RMD-252		9751 Pendleton Rd.	10/6/2010 12:35	0.63	<1		<2	15		<1	0.23
RMD-252		9751 Pendleton Rd.	10/13/2010 12:35	0.75	<1		<2	14		<1	0.17
RMD-252		9751 Pendleton Rd.	10/20/2010 12:30	0.87	<1		<2	15		<1	0.24
RMD-252		9751 Pendleton Rd.	10/27/2010 13:00	0.77	<1		<2	15		<1	0.16
RMD-252		9751 Pendleton Rd.	11/3/2010 12:35	0.82	<1		2	12		<1	0.14
RMD-252		9751 Pendleton Rd.	11/10/2010 7:50	0.82	<1		<2	11		<1	0.19
RMD-252		9751 Pendleton Rd.	11/17/2010 12:50	0.84	<1		<2	11		<1	0.15
RMD-252		9751 Pendleton Rd.	11/24/2010 15:55	0.74	<1		46	8.0		<1	0.23
RMD-252		9751 Pendleton Rd.	12/1/2010 12:30	0.85	<1		<2	10		<1	0.36
RMD-252		9751 Pendleton Rd.	12/8/2010 13:00	0.94	<1		<2	9.0		<1	0.54
RMD-252		9751 Pendleton Rd.	12/15/2010 12:55	1.0	<1		<2	7.0		<1	0.17
RMD-252		9751 Pendleton Rd.	12/22/2010 12:50	0.86	<1		<2	7.0		<1	0.16
RMD-252		9751 Pendleton Rd.	12/29/2010 13:00	0.84	<1		NA	8.0		<1	0.17
RMDSp-01		9791 Glenacres Dr.	1/25/2010 13:15	0.83	<1		<2	7.0		<1	1.4

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-261		9911 Sidaway Rd.	1/6/2010 13:15	1.1	<1		<2	5.0		<1	0.67
RMD-261		9911 Sidaway Rd.	1/8/2010 9:20	1.1	<1		<2	7.0		<1	0.49
RMD-261		9911 Sidaway Rd.	1/15/2010 9:00	1.5	<1		4	5.0		<1	0.63
RMD-261		9911 Sidaway Rd.	1/22/2010 9:10	1.1	<1		<2	8.0		<1	0.47
RMD-261		9911 Sidaway Rd.	1/29/2010 10:15	0.88	<1		<2	6.0		<1	0.37
RMD-261		9911 Sidaway Rd.	2/5/2010 9:05	0.87	<1		<2	7.0		<1	0.13
RMD-261		9911 Sidaway Rd.	2/12/2010 9:45	0.97	<1		4	6.0		<1	0.10
RMD-261		9911 Sidaway Rd.	2/19/2010 9:10	0.99	<1		<2	7.0		<1	0.12
RMD-261		9911 Sidaway Rd.	2/26/2010 9:45	0.82	<1		<2	6.0		<1	0.10
RMD-261		9911 Sidaway Rd.	3/5/2010 9:10	0.99	<1		<2	8.0		<1	0.08
RMD-261		9911 Sidaway Rd.	3/12/2010 10:30	0.89	<1		<2	7.0		<1	0.09
RMD-261		9911 Sidaway Rd.	3/19/2010 9:15	0.90	<1		<2	8.0		<1	0.10
RMD-261		9911 Sidaway Rd.	3/26/2010 9:15	0.90	<1		<2	7.0		<1	0.11
RMD-261		9911 Sidaway Rd.	4/9/2010 9:15	0.89	<1		<2	6.0		<1	0.14
RMD-261		9911 Sidaway Rd.	4/16/2010 9:15	1.1	<1		<2	10		<1	0.09
RMD-261		9911 Sidaway Rd.	4/23/2010 9:30	0.97	<1		<2	8.0		<1	0.11
RMD-261		9911 Sidaway Rd.	4/30/2010 9:20	1.1	<1		<2	9.0		<1	0.21
RMD-261		9911 Sidaway Rd.	5/7/2010 10:15	1.1	<1		<2	8.0		<1	0.21
RMD-261		9911 Sidaway Rd.	5/14/2010 9:10	0.86	<1		2	10		<1	0.22
RMD-261		9911 Sidaway Rd.	5/20/2010 9:45	1.1	<1		<2	10		<1	0.17
RMD-261		9911 Sidaway Rd.	5/28/2010 9:15	0.83	<1		<2	10		<1	0.17
RMD-261		9911 Sidaway Rd.	6/4/2010 10:00	0.74	<1		<2	12		<1	0.17
RMD-261		9911 Sidaway Rd.	6/11/2010 8:50	0.81	<1		<2	11		<1	0.15
RMD-261		9911 Sidaway Rd.	6/18/2010 10:30	0.73	<1		<2	12		<1	0.19
RMD-261		9911 Sidaway Rd.	6/25/2010 9:05	0.88	<1		<2	11		<1	0.48
RMD-261		9911 Sidaway Rd.	7/2/2010 9:00	0.71	<1		<2	12		<1	0.43

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-261		9911 Sidaway Rd.	7/9/2010 8:55	0.83	<1		<2	10		<1	0.63
RMD-261		9911 Sidaway Rd.	7/23/2010 9:10	0.79	<1		<2	11		<1	0.31
RMD-261		9911 Sidaway Rd.	7/30/2010 9:45	0.85	<1		<2	13		<1	0.26
RMD-261		9911 Sidaway Rd.	8/6/2010 9:15	0.75	<1		2	12		<1	0.25
RMD-261		9911 Sidaway Rd.	8/13/2010 9:31	0.83	<1		<2	13		<1	0.27
RMD-261		9911 Sidaway Rd.	8/20/2010 9:10	0.91	<1		<2	12		<1	0.28
RMD-261		9911 Sidaway Rd.	8/27/2010 9:45	0.86	<1		<2	14		<1	0.27
RMD-261		9911 Sidaway Rd.	9/3/2010 9:05	0.81	<1		<2	13		<1	0.36
RMD-261		9911 Sidaway Rd.	9/10/2010 9:45	0.80	<1		<2	15		<1	0.37
RMD-261		9911 Sidaway Rd.	9/17/2010 9:10	0.80	<1		<2	14		<1	0.43
RMD-261		9911 Sidaway Rd.	9/24/2010 9:30	0.92	<1		<2	16		<1	0.36
RMD-261		9911 Sidaway Rd.	10/1/2010 9:00	0.57	<1		<2	14		<1	0.17
RMD-261		9911 Sidaway Rd.	10/15/2010 9:05	0.87	<1		<2	13		<1	0.15
RMD-261		9911 Sidaway Rd.	10/22/2010 9:15	0.98	<1		<2	14		<1	0.12
RMD-261		9911 Sidaway Rd.	10/29/2010 9:05	0.91	<1		<2	11		<1	0.11
RMD-261		9911 Sidaway Rd.	10/29/2010 9:05	0.91	<1		<2	11		<1	0.11
RMD-261		9911 Sidaway Rd.	11/5/2010 9:11	0.71	<1		LA	12		<1	0.14
RMD-261		9911 Sidaway Rd.	11/12/2010 9:15	0.80	<1		2	10		<1	0.16
RMD-261		9911 Sidaway Rd.	11/19/2010 9:30	0.50	<1		<2	10		<1	0.20
RMD-261		9911 Sidaway Rd.	11/26/2010 9:00	0.88	<1		<2	8.0		<1	0.19
RMD-261		9911 Sidaway Rd.	12/3/2010 8:00	0.94	<1		<2	8.0		<1	0.18
RMD-261		9911 Sidaway Rd.	12/10/2010 9:15	1.0	<1		<2	6.0		<1	0.15
RMD-261		9911 Sidaway Rd.	12/17/2010 9:30	1.1	<1		<2	5.0		<1	0.11
RMD-261		9911 Sidaway Rd.	12/31/2010 9:00	0.73	<1		NA	7.0		<1	0.14
RMD-277		Opp. 11280 Twigg Place	10/1/2010 10:40	0.35	<1		<2	18		<1	0.20
RMD-277		Opp. 11280 Twigg Place	10/15/2010 10:55	0.21	<1		<2	17		<1	0.14

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-277		Opp. 11280 Twigg Place	10/22/2010 10:30	0.74	<1		<2	17		<1	0.15
RMD-277		Opp. 11280 Twigg Place	10/29/2010 11:00	0.65	<1		2	15		<1	0.14
RMD-277		Opp. 11280 Twigg Place	10/29/2010 11:00	0.65	<1		2	15		<1	0.14
RMD-277		Opp. 11280 Twigg Place	11/5/2010 10:21	0.52	<1		<2	16		<1	0.13
RMD-277		Opp. 11280 Twigg Place	11/12/2010 10:50	0.46	<1		2	14		<1	0.16
RMD-277		Opp. 11280 Twigg Place	11/19/2010 10:45	0.57	<1		<2	14		<1	0.15
RMD-277		Opp. 11280 Twigg Place	11/26/2010 10:35	0.58	<1		<2	10		<1	0.15
RMD-277		Opp. 11280 Twigg Place	12/3/2010 8:55	0.80	<1		<2	10		<1	0.18
RMD-277		Opp. 11280 Twigg Place	12/10/2010 10:50	0.55	<1		<2	8.0		<1	0.16
RMD-277		Opp. 11280 Twigg Place	12/17/2010 10:30	0.92	<1		<2	7.0		<1	0.13
RMD-277		Opp. 11280 Twigg Place	12/31/2010 10:00	0.67	<1		NA	10		<1	0.21
RMD-279		Opp. 20371 Westminster Hwy.	10/1/2010 9:35	0.08	<1		100	15		<1	0.34
RMD-279		Opp. 20371 Westminster Hwy.	10/15/2010 10:00	0.09	<1		180	14		<1	0.52
RMD-279		Opp. 20371 Westminster Hwy.	10/22/2010 11:00	0.05	<1		24	15		<1	0.36
RMD-279		Opp. 20371 Westminster Hwy.	10/29/2010 9:55	0.08	<1		LA	14		<1	0.36
RMD-279		Opp. 20371 Westminster Hwy.	10/29/2010 9:55	0.08	<1		LA	14		<1	0.36
RMD-279		Opp. 20371 Westminster Hwy.	11/5/2010 11:00	0.04	<1		220	13		<1	0.33
RMD-279		Opp. 20371 Westminster Hwy.	11/12/2010 9:50	<0.01	<1		180	11		<1	0.31
RMD-279		Opp. 20371 Westminster Hwy.	11/19/2010 11:15	<0.01	<1		52	12		<1	0.24

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-279		Opp. 20371 Westminster Hwy.	11/26/2010 9:35	0.10	<1		LA	8.0		<1	0.32
RMD-279		Opp. 20371 Westminster Hwy.	12/3/2010 9:40	0.05	<1		38	9.0		<1	0.33
RMD-279		Opp. 20371 Westminster Hwy.	12/10/2010 9:50	0.06	<1		30	8.0		<1	0.42
RMD-279		Opp. 20371 Westminster Hwy.	12/17/2010 11:00	0.12	<1		2	7.0		<1	0.47
RMD-279		Opp. 20371 Westminster Hwy.	12/31/2010 10:15	0.07	<1		NA	8.0		<1	0.36
RMD-273		Opp. 8331 Fairfax Place	9/29/2010 12:50	0.40	<1		<2	18		<1	1.0
RMD-273		Opp. 8331 Fairfax Place	10/6/2010 12:50	0.45	<1		<2	17		<1	1.2
RMD-273		Opp. 8331 Fairfax Place	10/13/2010 12:50	0.68	<1		<2	16		<1	1.1
RMD-273		Opp. 8331 Fairfax Place	10/20/2010 12:45	0.68	<1		<2	17		<1	0.25
RMD-273		Opp. 8331 Fairfax Place	10/27/2010 12:45	0.74	<1		<2	16		<1	0.13
RMD-273		Opp. 8331 Fairfax Place	11/3/2010 12:50	0.68	<1		<2	14		<1	0.81
RMD-273		Opp. 8331 Fairfax Place	11/10/2010 7:35	0.76	<1		<2	12		<1	0.23
RMD-273		Opp. 8331 Fairfax Place	11/17/2010 12:35	0.70	<1		<2	12		<1	0.15
RMD-273		Opp. 8331 Fairfax Place	11/24/2010 12:35	0.81	<1		<2	8.0		<1	0.15
RMD-273		Opp. 8331 Fairfax Place	12/1/2010 12:45	0.76	<1		<2	9.0		<1	0.19
RMD-273		Opp. 8331 Fairfax Place	12/8/2010 12:45	0.84	<1		<2	9.0		<1	0.30
RMD-273		Opp. 8331 Fairfax Place	12/15/2010 12:35	0.99	<1		<2	8.0		<1	0.15
RMD-273		Opp. 8331 Fairfax Place	12/22/2010 12:35	0.90	<1		<2	7.0		<1	0.24
RMD-273		Opp. 8331 Fairfax Place	12/29/2010 12:45	0.79	<1		NA	9.0		<1	0.19
RMD-212		Opp. 8880 Williams Rd.	1/4/2010 11:35	0.79	<1		<2	4.0		<1	0.61
RMD-212		Opp. 8880 Williams Rd.	1/11/2010 13:15	1.3	<1		<2	5.0		<1	0.71
RMD-212		Opp. 8880 Williams Rd.	1/18/2010 13:15	1.0	<1		<2	6.0		<1	0.42

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-212		Opp. 8880 Williams Rd.	1/25/2010 13:05	1.2	<1		<2	8.0		<1	0.57
RMD-212		Opp. 8880 Williams Rd.	2/1/2010 13:21	0.66	<1		2	6.0		<1	0.46
RMD-212		Opp. 8880 Williams Rd.	2/8/2010 13:28	0.73	<1		<2	6.0		<1	0.12
RMD-212		Opp. 8880 Williams Rd.	2/15/2010 13:15	1.1	<1		<2	6.0		<1	0.15
RMD-212		Opp. 8880 Williams Rd.	2/22/2010 13:15	0.86	<1		<2	6.0		<1	0.08
RMD-212		Opp. 8880 Williams Rd.	3/1/2010 13:25	0.93	<1		2	8.0		<1	0.08
RMD-212		Opp. 8880 Williams Rd.	3/8/2010 13:15	0.77	<1		<2	5.0		<1	0.13
RMD-212		Opp. 8880 Williams Rd.	3/15/2010 13:35	0.96	<1		<2	8.0		<1	0.11
RMD-212		Opp. 8880 Williams Rd.	3/22/2010 13:15	0.87	<1		<2	6.0		<1	0.09
RMD-212		Opp. 8880 Williams Rd.	3/29/2010 13:15	1.1	<1		2	7.0		<1	0.12
RMD-212		Opp. 8880 Williams Rd.	4/6/2010 13:20	0.91	<1		<2	8.0		<1	0.20
RMD-212		Opp. 8880 Williams Rd.	4/12/2010 13:15	0.88	<1		<2	8.0		<1	0.11
RMD-212		Opp. 8880 Williams Rd.	4/19/2010 13:30	0.93	<1		<2	11		<1	0.17
RMD-212		Opp. 8880 Williams Rd.	4/26/2010 13:20	1.0	<1		2	9.0		<1	0.13
RMD-212		Opp. 8880 Williams Rd.	5/3/2010 13:15	1.2	<1		<2	9.0		<1	0.22
RMD-212		Opp. 8880 Williams Rd.	5/10/2010 13:30	0.99	<1		<2	10		<1	0.16
RMD-212		Opp. 8880 Williams Rd.	5/17/2010 13:15	1.2	<1		<2	11		<1	0.19
RMD-212		Opp. 8880 Williams Rd.	5/25/2010 13:18	1.0	<1		<2	12		<1	0.13
RMD-212		Opp. 8880 Williams Rd.	5/31/2010 13:45	1.0	<1		2	12		<1	0.16
RMD-212		Opp. 8880 Williams Rd.	6/7/2010 13:30	0.64	<1		<2	12		<1	3.4
RMD-212		Opp. 8880 Williams Rd.	6/14/2010 13:30	0.45	<1		<2	12		<1	3.5
RMD-212		Opp. 8880 Williams Rd.	7/19/2010 13:20	0.74	<1		<2	12		<1	0.36
RMD-212		Opp. 8880 Williams Rd.	7/26/2010 13:15	0.68	<1		<2	16		<1	0.61
RMD-212		Opp. 8880 Williams Rd.	8/3/2010 13:15	0.73	<1		<2	14		<1	0.24
RMD-212		Opp. 8880 Williams Rd.	8/9/2010 13:30	0.87	<1		<2	12		<1	0.30
RMD-212		Opp. 8880 Williams Rd.	8/16/2010 13:30	0.85	<1		<2	15		<1	0.32

Sample Name	Sample Type	Sample Reported Name	Sample Date	Chlorine Free mg/L	Ecoli MF/100mLs	Ecoli MPN/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Total Coliform MPN/100mLs	Turbidity NTU
RMD-212		Opp. 8880 Williams Rd.	8/23/2010 13:30	0.77	<1		2	14		<1	0.29
RMD-212		Opp. 8880 Williams Rd.	8/30/2010 13:15	0.31	<1		<2	15		<1	0.29
RMD-212		Opp. 8880 Williams Rd.	9/7/2010 13:20	0.87	<1		2	14		<1	0.34
RMD-212		Opp. 8880 Williams Rd.	9/13/2010 13:15	0.86	<1		2	16		<1	0.36
RMD-212		Opp. 8880 Williams Rd.	9/20/2010 13:15	1.0	<1		2	17		<1	0.47
RMD-212		Opp. 8880 Williams Rd.	9/27/2010 13:10	0.88	<1		<2	15		<1	0.25
RMD-212		Opp. 8880 Williams Rd.	10/4/2010 13:15	0.80	<1		<2	16		<1	0.21
RMD-212		Opp. 8880 Williams Rd.	10/18/2010 13:08	0.81	<1		<2	15		<1	0.15
RMD-212		Opp. 8880 Williams Rd.	11/1/2010 13:00	0.76	<1		<2	13		<1	2.0
RMD-212		Opp. 8880 Williams Rd.	11/8/2010 13:10	0.78	<1		<2	10		<1	0.17
RMD-212		Opp. 8880 Williams Rd.	11/15/2010 13:15	0.88	<1		<2	11		<1	0.14
RMD-212		Opp. 8880 Williams Rd.	11/22/2010 13:10	0.84	<1		<2	9.0		<1	0.21
RMD-212		Opp. 8880 Williams Rd.	11/29/2010 13:15	0.92	<1		<2	9.0		<1	0.15
RMD-212		Opp. 8880 Williams Rd.	12/6/2010 13:15	0.97	<1		<2	8.0		<1	0.15
RMD-212		Opp. 8880 Williams Rd.	12/13/2010 13:10	0.95	<1		<2	6.0		<1	0.16
RMD-212		Opp. 8880 Williams Rd.	12/20/2010 13:15	0.91	<1		<2	7.0		<1	0.17

APPENDIX 3 : CITY OF RICHMOND S.C.A.D.A AND PREASURE TESTING SITES

RICHMOND WATER PRV AND PRESSURE SITES ON SCADA			
	STATION NAME	STATION TYPE	INSTALLATION
216	SHELL & STEVESTON PRV	WATER PRV	PERMANENT
217	NELSON & BLUNDELL PRV	WATER PRV	PERMANENT
218	SHELL & BLUNDELL PRV	WATER PRV	PERMANENT
219	SHELL & WILLIAMS PRV	WATER PRV	PERMANENT
220	SHELL & BIRD PRV	WATER PRV	PERMANENT
251	NELSON & WESTMINSTER PRV	WATER PRV	WIP
252	FERGUSON PRV	WATER PRV	PERMANENT
253	GRAUER PRV	WATER PRV	PERMANENT
254	OAKSTREET PRV	WATER PRV	PERMANENT
	NELSON NORTH PRV	WATER PRV	PERMANENT
	CAMBIE PRV	WATER PRV	NO SCADA
	OAK & RIVER	WATER PRV	NO SCADA
	SHELL & MONTEITH	WATER PRV	NO SCADA
	SHELL & WESTMINSTER	WATER PRV	NO SCADA
	PRESSURE SITES		
5	QUEENSBOROUGH	DRAINAGE	PERMANENT
40	NO 6 ROAD SOUTH	DRAINAGE	PERMANENT
143	STEVESTON	SANI PUMPS	PERMANENT
146	BARNARD	SANI PUMPS	PERMANENT
106	LYNAS	SANI PUMPS	PERMANENT
167	BRIGHOUSE	SANI PUMPS	PERMANENT
206	EDGEMERE	SANI PUMPS	PERMANENT
42	GRAYBAR	SANI PUMPS	PERMANENT
110	RICHMOND PARK	SANI PUMPS	PERMANENT
174	LESLIE	SANI PUMPS	PERMANENT
189	SIMPSON	SANI PUMPS	PERMANENT
193	BURROWS	SANI PUMPS	PERMANENT
190	BURKEVILLE	SANI PUMPS	PERMANENT
119	TWIGG	SANI PUMPS	PERMANENT
180	RICHMOND CENTRE	SANI PUMPS	PERMANENT
89	WOODHEAD EAST	SANI PUMPS	PERMANENT
122	MAPLE	SANI PUMPS	PERMANENT
	ROBINSON	SANI PUMPS	PERMANENT

APPENDIX 4 – CITY OF RICHMOND WATER SAMPLING SITES

MONDAY				
1	Valmont & Knox Way	1500 Valmont Way	Sampling Station	202
2	Westminster Hwy & Willett Ave.	23260 Westminster Hwy.	Sampling Station	203
3	3180 Granville Ave.	3180 Granville Ave.	Sampling Station	204
4	Fraser Wharves	13851 Steveston Hwy.	Sampling Station	205
5	Steveston Ball Park	4251 Moncton Street	Sampling Station	206
6	13200 No. 4 Rd	13200 No. 4 Rd.	Sampling Station	208
7	South Arm Park	Opp. 8880 Williams Rd.	Sampling Station	212
8	Opp. Richmond Nature Park	11720 Westminster Hwy.	Sampling Station	214
9	11080 No. 2 Rd.	11080 No. 2 Rd.	Sampling Station	216
10	17240 Fedoruk Rd.	17240 Fedoruk Rd.	Sampling Station	267
TUESDAY				
1	No. 2 Rd. & Blundell Rd.	6640 Blundell Rd.	Sampling Station	257
2	Gilbert Rd. & Dyke Rd.	7000 Blk Dyke Rd.	Sampling Station	258
3	10020 Amethyst Ave.	10020 Amethyst Ave.	Sampling Station	259
4	11111 Horseshoe Way	11111 Horseshoe Way	Sampling Station	260
5	Mylora Golf Course	9911 Sidaway Rd.	Sampling Station	261
6	13799 Commerce Pkwy.	13799 Commerce Pkwy.	Sampling Station	262
7	Cambie Community Centre	12560 Cambie Rd.	Sampling Station	263
8	13100 Mitchell Rd.	13100 Mitchell Rd.	Sampling Station	264

TUESDAY CONTINUED

	9 Ash St & General Currie	9380 General Currie Rd.	Sampling Station	266
	10 13000 Blk. Garden City Rd.	13800 No. 3 Rd.	Sampling Station	268
	WEDNESDAY			
	1 Shell & Dyke Rd.	11000 Blk Dyke Rd.	Sampling Station	249
	2 6071 Azure Rd.	6071 Azure Rd.	Sampling Station	250
	3 Opp. Works Yard	5951 McCallan Rd.	Sampling Station	251
	4 Hugh Boyd School	9751 Pendleton Rd.	Sampling Station	252
	5 No.3 Rd.& Steveston Hwy	11051 No.3 Rd.	Sampling Station	253
PWT - 118	6 8000 Blk. Alderbridge Way	5300 No. 3 Rd.	Sampling Station	254
	7 Miller Rd. Sample Station	6000 Blk. Miller Rd.	Sampling Station	255
	8 McDonald Beach	1000 Blk. McDonald Rd.	Sampling Station	256
	9 14951 Triangle Rd.	14951 Triangle Rd.	Sampling Station	269
	10 8200 Jones Rd.	8200 Jones Rd.	Sampling Station	270

APPENDIX 5 : THM AND HAA TEST RESULTS

			THM (ppb)						HAA (ppb)						Extras
			Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes		Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid		
Sample		Date Sampled													pH units pH
RMD-250	6071 Azure Rd.	11/24/2010 12:55	<1	<1	<1	26	26		<0.5	18	<1	15	29	62	
RMD-251	5951McCallan Rd.	11/24/2010 12:15	<1	<1	<1	26	26		<0.5	20	<1	22	27	69	
RMD-258	7000 Blk. Dyke Rd.	11/29/2010 14:45	<1	<1	<1	25	25		<0.5	13	<1	5	22	39	
RMD-259	10020 Amethyst Ave.	11/24/2010 14:20	<1	<1	<1	26	26		<0.5	19	<1	17	29	65	7.2

PWT - 119

PWT - 120

Sample	Date Sampled	THM (ppb)							HAA (ppb)					
		Bromo-chloro-methane	Bromoform	Chloro-dibromomethane	Chloroform	Total Trihalomethanes	Total THM Quarterly Average		Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid
RMD-250	5/26/2009 12:15	<1	<1	<1	49	49			<0.5	30	<1	3	36	69
RMD-250	8/18/2009 12:35	<1	<1	<1	46	46			<0.5	26	<1	4	36	66
RMD-250	11/24/2009 20:00	<1	<1	<1	70	70			<0.5	40	<1	10	30.4	80
RMD-250	1/19/2010 12:45	<1	<1	<1	53	53	55		<0.5	54	<1	23	61	140
RMD-250	5/18/2010 7:50	<1	<1	<1	76	76	61		<0.5	48	<1	9	48	105
RMD-250	9/15/2010 14:30	<1	<1	<1	39	39	60		<0.5	38	<1	4	61	103
RMD-250	11/24/2010 12:55	<1	<1	<1	26	26	49		<0.5	18	<1	15	29	62
RMD-251	5/26/2009 12:30	<1	<1	<1	51	51			<0.5	23	<1	7	24	54
RMD-251	8/18/2009 12:20	<1	<1	<1	43	43			<0.5	26	<1	4	38	68
RMD-251	11/24/2009 13:49	<1	<1	<1	66	66			<0.5	45	<1	10	34.5	90
RMD-251	1/19/2010 13:10	<1	<1	<1	47	47	52		<0.5	38	<1	11	30.8	79
RMD-251	5/18/2010 7:30	<1	<1	<1	76	77	58		<0.5	49	<1	16	49	114
RMD-251	9/15/2010 14:00	<1	<1	<1	39	39	57		<0.5	37	<1	5	61	103
RMD-251	11/24/2010 12:15	<1	<1	<1	26	26	47		<0.5	20	<1	22	27	69
RMD-258	5/26/2009 15:30	<1	<1	<1	56	56			<0.5	34	<1	6	46	86
RMD-258	8/18/2009 15:30	<1	<1	<1	46	46			<0.5	24	<1	2	36	62
RMD-258	11/24/2009 14:45	<1	<1	<1	59	59			<0.5	48	<1	9	38	95
RMD-258	1/19/2010 13:35	<1	<1	<1	43	43	51		<0.5	39	<1	7	34.7	81
RMD-258	5/18/2010 8:15	<1	<1	<1	79	79	57		<0.5	45	<1	13	49	107
RMD-258	9/15/2010 12:30	<1	<1	<1	38	38	55		<0.5	38	<1	6	58	102
RMD-258	11/29/2010 14:45	<1	<1	<1	25	25	46		<0.5	13	<1	5	22	39
RMD-259	5/26/2009 14:30	<1	<1	<1	54	54			<0.5	32	<1	7	41	80
RMD-259	8/18/2009 14:30	<1	<1	<1	44	44			<0.5	22	<1	4	26	52
RMD-259	11/24/2009 14:00	<1	<1	<1	60	60			<0.5	44	<1	9	35.5	88
RMD-259	1/19/2010 14:00	<1	<1	<1	51	51	52		<0.5	36	<1	19	29.3	85
RMD-259	5/18/2010 8:35	<1	<1	<1	78	78	58		<0.5	45	<1	6	43	94
RMD-259	9/15/2010 13:00	<1	<1	<1	39	39	57		<0.5	33	<1	5	51	89
RMD-259	11/24/2010 14:20	<1	<1	<1	26	26	49		<0.5	19	<1	17	29	65

APPENDIX 6 : CITY OF RICHMOND : 2008 HEAVEY METAL TESTING RESULTS

Sample Name	Sample Reported Name	Date Sampled	Aluminum Total mg/L	Arsenic Total mg/L	Barium Total mg/L	Boron Total mg/L	Cadmium Total mg/L	Calcium Total mg/L	Chromium Total mg/L	Cobalt Total mg/L	Copper Total mg/L	Iron Total mg/L	Lead Total mg/L	Magnesium Total mg/L	Manganese Total mg/L	Molybdenum Total mg/L	Nickel Total mg/L	Selenium Total mg/L	Silver Total mg/L	Sodium Total mg/L	Zinc Total mg/L
RMD-250	6071 Azure Rd.	6/10/2010	0.08	<0.01	0.003	<0.02	<0.0005	3.7	<0.001	<0.001	0.043	0.02	0.002	0.12	0.003	<0.002	<0.001	<0.01	<0.001	2.6	0.011
RMD-250	6071 Azure Rd.	11/15/2010	0.06	<0.01	0.003	<0.02	<0.0005	3.66	<0.001	<0.001	0.002	<0.01	<0.001	0.12	0.003	<0.002	<0.001	<0.01	<0.001	1.6	<0.002
RMD-257	6640 Blundell Rd.	6/10/2010	0.09	<0.01	0.003	<0.02	<0.0005	3.61	<0.001	<0.001	0.003	0.02	<0.001	0.14	0.004	<0.002	<0.001	<0.01	<0.001	2.6	0.003
RMD-257	6640 Blundell Rd.	11/15/2010	0.06	<0.01	0.003	<0.02	<0.0005	3.55	<0.001	<0.001	<0.002	<0.01	<0.001	0.14	0.002	<0.002	<0.001	<0.01	<0.001	1.7	<0.002
RMD-263	12560 Cambie Rd.	6/10/2010	0.08	<0.01	0.003	<0.02	<0.0005	3.37	<0.001	<0.001	0.003	0.02	<0.001	0.13	0.003	<0.002	<0.001	<0.01	<0.001	2.9	0.004
RMD-263	12560 Cambie Rd.	11/15/2010	0.07	<0.01	0.003	<0.02	<0.0005	2.5	<0.001	<0.001	0.002	0.03	<0.001	0.12	0.004	<0.002	<0.001	<0.01	<0.001	3.9	<0.002

PWT - 121

APPENDIX 7 : SAMPLE DRINKING WATER QUALITY ADVISORY**CANADA LINE WATERMAIN CONSTRUCTION
CLOUDY WATER NOTICE**

To accommodate Canada Line construction and passage along Cambie Street, the Greater Vancouver Water District (GVWD) must re-align the Cambie - Richmond watermain at 41st and 49th Avenues in Vancouver. This watermain is the major source of drinking water to West Richmond.

In preparation of the re-alignment work and in collaboration with the City of Richmond, the GVWD will be conducting a supply and capacity test on the night of February 17, 2007 from 10:00 p.m. to 7:00 a.m. This Test may result in turbidity (or cloudy water), discolouration or low pressure at your water taps.

These impacts are purely aesthetic. Either run taps until water becomes clear, or refrigerate drinking water ahead of time.

During this time the City of Richmond will conduct monitoring to ensure water quality. We appreciate your understanding throughout this test.

For further information on water quality or water supply, please contact the City of Richmond's Public Works Control Centre at 604-244-1262.

For general information on Canada Line construction visit www.canadaline.ca, or call 604-608-0200.

APPENDIX 8 : SPECIFIC EMERGENCY RESPONSE PLANS

Fecal or E. coli, Positive Response

If a water sample tests positive for fecal coliform, the following response plan will occur;

- The municipality's water quality personnel and the MHO will be notified via the Metro Vancouver laboratory.
- Interim samples from the site will be examined. (Interim samples are samples in the period between when the fecal positive sample was taken, and when it was determined to be fecal positive).
- Arrangements will be made for the immediate collection of a repeat sample (including, where possible, samples from upstream and downstream of the fecal positive sample).
- The chlorine residual for the sample noted on the sampler's Water Sample Data Sheet will be reviewed to determine if a localized loss of disinfectant occurred.
- All water utility personnel will be contacted to determine if there was any loss of pressure, or other unusual events, that may have led to contaminants entering the system.
- The need for a boil water advisory will be evaluated by the City and the MHO. If a boil water advisory is deemed necessary, the municipality will carry out various means to inform the public. The Metro Vancouver will be informed of this public advisory.
- The City in consultation with the MHO will determine the need and extent for a boil water advisory.
- The Metro Vancouver Laboratory will initiate procedures to identify species of the fecal positive organism with standard biochemical tests.
- The MHO will be contacted with the repeat sample results and the results of the species identification on the fecal positive sample when these tests are complete.

In the event of possible E. coli or Fecal Coliform contamination all steps to ensure public health and safety will be taken including, if necessary, banning water usage.

Chemical or Biological Contamination Response

In the event of chemical or biological contamination, in source waters or the city's distribution system, the following actions will be taken, by both the City of Richmond and Metro Vancouver:

- immediately notify the regional health authority.
- identify the chemical and any public health risk factors associated with its presence in potable water.
- isolate the contaminated zone area and determine the level of contamination
- issue a public advisory in consultation with the MHO.

In the event of possible biological or chemical contamination all steps to safety will be taken to ensure public health including, if necessary, banning water usage.

Turbidity Response

Turbidity (cloudy water) occurs during periods of heavy rain at/around GVWD water sources. Following completion of the Seymour-Capilano Filtration project the number of turbidity events should be reduced. The City of Richmond in conjunction with the Regional Health Authority has developed a turbidity response plan, which considers the City's responsibility for due diligence without unreasonably constraining the water utility's ability to operate the system.

During turbidity events of >1 NTU the staff will.

- begin a rigorous sampling program for microbiological activity and residual chlorine
- monitored the City's S.C.A.D.A. system with updates sent to the regional Health Authority on a predetermined schedule
- issue a public communication in consultation with the regional Health Authority
- if necessary issue a boil water advisory will be issued to residents receiving turbid water.

Response to Interruption of Primary and/or Secondary Disinfection

Upon notification by Metro Vancouver Operations that an interruption in disinfection has occurred:

- Staff will monitor residual levels of chlorine at strategic locations in the Metro Vancouver supply area,
- The city's S.C.A.D.A. system will be monitored with updates sent to the regional Health Authority on a predetermined schedule, as set by the Health Authority,
- In cases where chlorine residual is less than 0.2 ppm, city crews will flush the affected area until an acceptable level is achieved.
- These actions will continue until disinfection is resumed and adequate levels of residual chlorine have been reached in the distribution system

Response to Loss of Pressure Due to High Demand

In the event of a pressure loss due to high demand;

- City staff will attempt to rectify the problem as soon as possible using various demands management techniques and by supplementing supply to problem areas.
- The Metro Vancouver and the MHO will be notified, and updated concerning any water quality issues.
- City staff will perform chlorine residual tests at various locations to determine if adequate disinfectant is present in the distribution.
- All water quality complaints from the public will be thoroughly investigated due to the potential for water contamination during low water pressure.

Response to Water Main Breaks with Suspected Contamination

All water main breaks where chemical or microbiological contamination of the system is suspected will be immediately reported to the MHO. The municipality will isolate the contaminated section from the rest of the distribution system. Once the water main has been repaired, chlorine residual testing will be conducted at various locations affected by the main break. If low chlorine residuals are found, necessary actions to increase the levels of free chlorine will be carried out. If bacterial contamination is suspected, water samples will be taken and appropriate action taken.

DEVELOPMENT PERMIT PANEL

REPORTS AND ACCOMPANYING PLANS

TO BE CONSIDERED BY COUNCIL

AT THE COUNCIL MEETING

SCHEDULED FOR

Monday, July 25, 2011

Mayor Malcolm D. Brodie	Councillor Bill McNulty
Councillor Linda Barnes	Councillor Harold Steves
Councillor Derek Dang	Director, City Clerk's Office
Councillor Evelina Halsey-Brandt	Director, Development
Councillor Greg Halsey-Brandt	Council Chambers Binder
Councillor Sue Halsey-Brandt	Front of House Counter Copy
Councillor Ken Johnston	



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: July 20, 2011

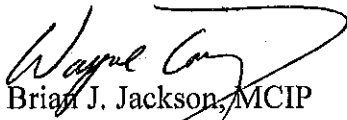
From: Brian J. Jackson, MCIP
Director of Development

File: DP 07-381317

Re: **Application by – Matthew Cheng Architects Inc. for Development Permit at 8391, 8411 and 8471 Williams Road**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on May 11, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

for 
Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.



Development Permit Panel

Wednesday, May 11, 2011

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, General Manager, Planning and Development, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 13, 2011, be adopted.

CARRIED

2. Development Permit DP 07-381317 (File Ref. No.: DP 07-381317) (REDMS No. 3176501)

APPLICANT: Matthew Cheng Architects Inc.

PROPERTY LOCATION: 8391, 8411, and 8471 Williams Road

INTENT OF PERMIT:

1. To permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

Applicant's Comments

Matthew Cheng, Architect, Matthew Cheng Architects Inc., gave a brief presentation on the proposed 15-unit townhouse project.

He noted that the proposed project was presented to the Advisory Design Panel (ADP) for a second time in February 2011. The Panel supported the project as the Panel's initial concerns related to design elements were addressed. Moreover, Mr. Cheng spoke of several concerns that were raised at the Public Hearing. He stated that the proposed project design had been modified in an effort to address these concerns as well. He listed the following measures as his response to the principle concerns expressed at the November 15, 2010 Public Hearing:

- the garbage and recycling area has been relocated against the front building, adjacent to the temporary entry driveway; it is now 7.2 metres from the east property line; and
- the required 3.0 metres side yard setback is maintained to provide a better interface with the existing single-family home to the west.

Mr. Cheng spoke of the outdoor amenity space, and noted that the area will be surrounded by a layer of landscaping at three sides, with bollard separating the space and the drive aisle. The space will be divided into two parts: (i) the children's play area; and (ii) benches with a trellis unit. In addition, bike stalls and covered mailboxes will be placed on the east part of the subject site in order to allow for maximum grass coverage.

He commented that the outdoor amenity space was designed to lend itself well to integration with the future development at 8371 Williams Road as the amenity space, along with the garbage/recycling facilities will eventually be shared.

Mr. Cheng stated that vehicle access would be provided through a temporary driveway access to Williams Road and an internal east-west drive aisle that would run east-west. It was noted that a future permanent access to Piggot Road would be provided through an access easement on the future development site to the west. He commented on the proposed drive aisle arrangement, noting that it does not allow for on-site truck turning. However, this is only a temporary arrangement as trucks will be able to turn on-site, once adjacent properties to the east redevelop.

Fred Liu, Landscape Architect, Fred Liu & Associates Inc., provided a brief summary of the proposed landscaping. He echoed Mr. Cheng's comments surrounding the amenity space, mailboxes, and garbage/recycling area.

Panel Discussion

In reply to comments made by the Panel, Mr. Cheng and Mr. Liu advised the following:

- two pieces of outdoor play equipment are proposed for the amenity space;
- the outdoor play equipment suits children three years and up;
- the amenity space cannot accommodate more pieces of play equipment, or larger pieces of play equipment; and
- the design revisions were triggered by comments made by Council.

Development Permit Panel
Wednesday, May 11, 2011

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application, and the requested variance as the applicant has responded well to Council's concerns. Moreover, the applicant has dealt favourably with other aspects of the proposal, such as the garbage/recycling area and the outdoor amenity space. These areas will be shared with residents of the future development to the west as an access easement was secured a rezoning.

Panel Discussion

There was general agreement that the outdoor amenity space was lacking. The Panel expressed concerns related to the appropriateness of the play equipment, noting that the equipment would only be suitable for younger children.

The Chair requested that the applicant consider more comprehensive play equipment before this application comes forward for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit, which would:

1. *Permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units;*

be issued on the condition that the applicant meet with City staff to review the amenity area in order to incorporate suitable play equipment.

CARRIED

3. Development Permit DP 10-544504

(File Ref. No.: DP 10-544504) (REDMS No. 3200208)

APPLICANT: Townline Gardens Inc. (dba The Gardens Joint Venture)

PROPERTY LOCATION: 12011 Steveston Highway and 10800 No. 5 Road

INTENT OF PERMIT:

1. To permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: Application by Matthew Cheng Architects Inc. for a Development Permit at
8391, 8411 and 8471 Williams Road

To: DPP Mtg. MAY 11, 2011

Date: April 14, 2011

File: DP 07-381317

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architects Inc. has applied to the City of Richmond for permission to develop 15 townhouses at 8391, 8411 and 8471 Williams Road. This site is being rezoned from Single Detached (RS1/E) to Medium Density Townhouses (RTM1) for this project under Bylaw 8234 (RZ 04-287969; 8391 and 8411 Williams Road) and Bylaw 8661 (RZ 08-434086; 8471 Williams Road). The zoning district names have changed as the rezoning application was submitted under the former Zoning & Development Bylaw No. 5300 to rezone the site from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.6)".

The site is currently vacant. Infrastructure improvements were secured through the rezoning and will be constructed through the required Servicing Agreement (SA 08-438218). Works include but may not be limited to, upgrades to the existing storm system as determined by the approved capacity analysis. No frontage beautification works are required.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, existing single-family dwellings on lots zoned Single Detached (RS1/B) and Single Detached (RS1/E);
- To the east, existing single-family dwellings on lots zoned Single Detached (RS1/E); it is noted that the second and third lots to the east (8511 and 8531 Williams Road) are included in an active rezoning application (RZ 08-414049 & DP 09-466065) to permit a 10-unit townhouse development;
- To the south, across Williams Road, existing church zoned Assembly (ASY); and
- To the west, existing single-family lot zoned Single Detached (RS1/E) at the corner of Williams Road and Piggott Drive.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of 8391 and 8411 Williams Road (RZ 04-287969) was held on May 22, 2007. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern associated with the density proposed.

The proposed zoning (RTM1 with a maximum density of 0.7 FAR) and the proposed density (0.63 FAR) complies with the site's "Low-Density Residential" land use designation in the Official Community Plan (OCP). The subject site is within an area identified by the Arterial Road Redevelopment Policy that includes provisions for the consideration of multiple family development within proximity to a Neighbourhood Service Centre and/or a City Community Centre.

2. Concern associated with the additional vehicle traffic anticipated in association with the proposal.

Staff's review of the development proposal concludes that, based on consideration of the scale of the proposed development, the traffic volume expected to be generated by the site is not significant relative to the through traffic already on Williams Road. Vehicles on Pigott Drive are not expected to experience any increased delays accessing Williams Road.

3. Concern that development will impact drainage patterns within the neighbourhood.

Development is required to manage on-site drainage to ensure there is no negative impact on adjacent properties.

4. Concern that the development will erect tall divisive fencing and that the character of the development will not complement the existing single-family pattern of the block.

Proposed fence along the rear property line is at 1.8 m (6 ft.), which is in compliance with the Zoning Bylaw. The buildings have been designed with consideration of the adjacent single-family dwellings. The buildings proposed on the northern portion of the site are limited to two (2) storeys; and the end units of the buildings located adjacent to Williams Road are stepped down to 2½ storeys to minimize impact on the adjacent single-family dwellings.

The Public Hearing for the rezoning of 8471 Williams Road (RZ 08-434086) was held on November 15, 2010. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern that the location of the garbage and recycling enclosure is too close (3.3 m) to the adjacent properties.

The garbage and recycling area is relocated to against the front building adjacent to the temporary entry driveway. It is now 7.2 m from the east property line.

2. Concern that the side yard setback is being requested adjacent to an existing single-family development to the west.

The required 3.0 m side yard setback is maintained to provide a better interface with the existing single-family home to the west.

3. Concern that tandem parking stalls are being proposed and their conversion into habitable space.

The proposed number of tandem parking stalls is reduced from 20 stalls to 16 stalls. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space was secured at rezoning.

4. Concern that number of visitor parking stalls is not enough.

The proposed number of visitor parking stalls is in compliance to the Zoning Bylaw.

5. Concern that the proposed townhouse units and landscaping would prevent sunshine from reaching the backyard of the adjacent single-family lots to the north.

The proposed rear yard setback of 6.4 m for the two-storey townhouse units at the back of the site exceeds the rear yard setback requirement under the current single-family zoning (6.0 m for a 2.5 storey high building). The proposed 1.8 m (6 ft.) high fence along the rear property line complies with the fence height restriction for residential property (including single-family and multiple-family developments). No new trees are proposed within 3 m of the rear property line.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Medium Density Townhouses (RTM1) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space was secured at rezoning.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel (ADP) for review on November 17, 2010, but the Panel had some reservations over some design elements of the proposal and asked the applicant to modify and return to ADP for further review. The project was once again presented to ADP for review on February 23, 2011 and the Panel supported the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 23, 2011 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site. The proposed density has been reduced significantly (0.63 vs. 0.70 FAR as permitted under the RTM1 zone) in order to address the adjacency issues.
- The three-storey units proposed on-site are centrally located. All end units in the front buildings adjacent to the neighbouring single-family house to the west, as well as adjacent to the entry driveway have been stepped down from three (3) storeys to 2½ storeys.
- Although the 2½ storey design is not necessarily lower in overall building height, it ensures a greater separation between adjacent properties and the third level of the proposed front buildings.

The proposed setbacks from the east and west property line to the third level of the front buildings are 10.6 m and 4.8 m respectively.

- Two-storey units are also proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setback of 6.4 m exceeds the requirements of the RTM1 zone (3.0 m) and the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east and west are expected to be redeveloped in the future. A conceptual development drawing is on file.

Urban Design and Site Planning

- Vehicle access is provided through a temporary driveway access to Williams Road and an internal east-west running drive aisle. Future permanent access to Piggott Road will be provided through an access easement on the future development site to the west. A cash contribution in the amount of \$5,500 for the removal of the temporary driveway on Williams Road and re-instating continuity of the sidewalk was secured at rezoning.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The arrangement is accepted as an interim arrangement as trucks will be able to turn on-site at the time adjacent properties to the east redevelop. An access easement in favour of the adjacent property to the east was secured at rezoning.
- The layout of the townhouse units is organized around one (1) east-west drive aisle providing access to all unit garages.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in eight (8) of the street fronting units. A covenant was secured at rezoning to prohibit the conversion of tandem parking area into habitable space.
- A total of three (3) visitor parking spaces are provided, including one (1) accessible parking space.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The main outdoor amenity is proposed at the northwest corner of the site; it includes children's play equipment, which is located adjacent to outdoor benches that create an opportunity for passive surveillance of the outdoor amenity area. Additional outdoor amenity space may be provided at the southeast corner of the site once the temporary entry driveway off Williams Road is no longer warranted.
- Due to the small size of future developable area of 8371 Williams Road, the outdoor amenity space, as well as the garbage/recycling facilities at the subject site will be shared by the subject development and future development at 8371 Williams Road. A cross-access easement/agreement was secured at rezoning to facilitate this arrangement.

Architectural Form and Character

- A appropriate pedestrian scale is provided along the public street and internal drive aisle with the inclusion of variation in building height, roof form variety, entry porches, balconies, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- The apparent scale of the proposed front buildings is reduced through architectural design and detailing, which includes establishing a residential scale through articulation of the building façade by introducing projections, recesses, individual entrances, decorative supporting columns, bay windows, and varying building heights.

- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, and planting islands.
- The proposed building materials (face brick, Hardie siding, Hardie board, wood window trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along Williams Road.
- One (1) convertible unit has been incorporated into the design. Accessibility features that allow for aging in place have also been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- An Arborist's Report was submitted in support of the application. The report confirms that an under-sized (16 cm dbh) Florida Dogwood tree is found at the southeast corner of the site. The applicant has agreed to relocate this tree to the southwest corner of the development site. A proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree was secured at rezoning to facilitate this arrangement.
- Seven (7) bylaw-size trees were noted on-site and six (6) of them were identified for removal at rezoning stage due to the poor condition. 12 replacement trees are required.
- After the rezoning application for the development proposal achieved Third Reading, three (3) Tree Permits were issued to allow for the removal of all of the six (6) bylaw-sized trees identified for removal, due to impeding of building demolition.
- The applicant has committed to the protection of one (1) bylaw-sized tree located at the northwest corner of the site adjacent to proposed Unit #115. Tree protection fencing on-site around the driplines of this tree will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- Five (5) conifer and 24 deciduous trees are proposed on-site, which exceeds the 2:1 replacement ratio required by the Official Community Plan (OCP). Hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low aluminum fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- Each townhouse unit has an individual landscaped yard with a grade level permeable interlocking paver patio.
- The lot coverage for landscaping with live plant material is 33.3%. Permeable interlocking pavers are proposed on the entire driveway to improve the permeability of the site. The lot coverage for permeable area (including landscaping) is 52.6%.
- Indoor amenity space is not proposed on-site. A \$15,000 cash-in-lieu contribution was provided as a condition of rezoning approvals (RZ 04-287969 and RZ 08-434086).

Crime Prevention Through Environmental Design

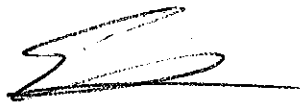
- Natural access control and territoriality are achieved by the single vehicle access point into the site, clearly defined pedestrian pathways to unit entries, and through low fencing and shrubs along the street frontage.
- Pot lighting is proposed at each main unit entry as well as at the secondary entries.

Sustainability

- The applicant proposes the following approaches to address sustainability:
 - Hardie products, which contain 10% post-industrial or pre-consumer recycled content, are used as primary cladding materials. This cladding material is more durable and reduces future maintenance and repair costs.
 - Permeable pavers for the patios and the driveway are used in the project to allow for maximum storm water infiltration potential.
 - Lighting level will be appropriate to create no light pollution to surrounding areas.
 - Planting generally has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and year-round interest.
 - The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
 - Construction techniques during the development phase will be employed to keep the air quality as high as possible.
 - A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc. and will be delivered to an appropriate transfer station for recycle.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, and crime prevention through environmental design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$56,222 (based on total floor area of 28,111 ft²); and
- Submission of a contract with a certified arborist to oversee on-site works conducted on the subject site within the tree protection zones is required. The contract should include provisions for completion of a post-impact assessment report to be reviewed by the City.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

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

Development Application Data Sheet Development Applications Division

DP 07-381317

Attachment 1

Address: 8391, 8411 and 8471 Williams Road

Applicant: Matthew Cheng Architects Inc. Owner: 0896280 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 2,611.5 m² Floor Area Net: 1,803 m²

	Existing	Proposed
Site Area:	2,847.14 m ² (30,646.45 ft ²)	No Change
Land Uses:	Single-Family Residential	Townhouse Residential
OCP Designation:	Low Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM1)
Number of Units:	3 units on 3 lots	15 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.63	none permitted
Lot Coverage - Buildings:	Max. 40%	39.9%	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	46.5%	none
Lot Coverage – Landscaping with Live Plant Materials:	Min. 30%	33.3%	none
Setback – Front Yard:	Min. 6.0 m	6.4 m	none
Setback – Side Yard (East):	Min. 3.0 m	4.4 m	none
Setback – Side Yard (West):	Min. 3.0 m	3.1 m	none
Setback – Rear Yard:	Min. 3.0 m	6.4 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.3 m	none
Lot Size:	min. 30 m wide x 35 m deep	68.86 m (widest part) x 45.72 m deep	none
Off-street Parking Spaces – Residential (standard):	2.0 spaces x 15 units = 30 spaces	30 spaces	none
Off-street Parking Spaces – Residential (small):	not permitted	0	none
Off-street Parking Spaces – Visitor	0.2 spaces x 15 units = 3 spaces	3 spaces	none
Off-street Parking Spaces – Accessible:	2% x 3 spaces = 1 space	1 space	none
Total off-street Spaces:	33 spaces	33 spaces	none

Tandem Parking Spaces	not permitted	16 spaces	Variance Requested
Bicycle Parking Space - Class-1	1.25 spaces x 15 units = 19 spaces	20 spaces	none
Bicycle Parking Space – Class-2	0.2 spaces x 15 units = 3 spaces	3 spaces	none
Amenity Space – Indoor:	Min. 70 m ²	Cash in lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 15 units = 90 m ²	108.1 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, February 23, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- pleased to see the changes the applicant has made to address the Panel's comments in the previous presentation;

Noted

- good to see the columns and other items being revised; consider public art in the project;

Noted. Public art could be incorporate into the fence design.

- addition of the columns to form entry porch is successful;

Noted

- third level of Buildings A and B look like add-ons; continuous roof on second level seem clunky; can be streamlined to achieve the goal of the architect as mentioned in his presentation;

The continuous roof on the second level further reduces the overall massing of the building.

- temporary vehicular access to the site will be converted to amenity space in the future; design development is needed to make the present garbage and recycling area useful;

A revised design for future amenity area at the temporary driveway is now shown according to the ADP comments. This shall include a wide walkway along the garbage area and a turn around facility along the internal drive aisle. The rest of the area is landscaped with trees, shrubs and flowering groundcovers. Grass area initially proposed is now eliminated.

- two five-plexes create a rhythmic play along the street; strong character of individual entries with stronger posts;

Noted

- choice of materials and addition of items have improved the project; massing and rooflines are now better; drop at the shoulders works; a much improved project;

Noted

- consider converting into private yards the common grass area (as part of the patios) on the north side of the project; will be more beneficial to the project from a marketing point of view;

Fence and gates are provided to separate grass area between each unit.

- consider natural treatment of the outdoor amenity area where children can run around and discover things; create a more relaxed and less formal amenity area; integrate the bicycle parking and the mail box area and provide shelter; can serve as meeting place for parents;

The outdoor amenity space is surrounded by a layer of landscaping at three sides with bollard separating the space and the drive aisle. The space is divided into two parts; the children play area with benches and trellis unit and grass area. The covered mailbox and bike stalls are placed at the east to allow for maximum grass area. It is a relaxing configuration where parents can sit either on the bench or on the grass while children can run around in the play zone and grass area. The outdoor amenity area is designed to the needs of the development to allow for a clean, simple and easy to maintain layout. Since this is a townhouse development and all units are provided with generous outdoor space with patio and gardens for their own use and needs, the amenity space can be simplified to prevent future maintenance problems. Therefore, all design treatment are kept simple and in a straight forward manner.

- consider alternative treatment of the area in the southernmost part of the temporary access when it will be converted into an amenity area in the future; consider converting it to an agricultural area where people can plant and not just a grass area;

A revised design for future amenity area at the temporary driveway is now shown according to the ADP comments. This shall include a wide walkway along the garbage area and a turn around facility along the internal drive aisle. The rest of the area is landscaped with trees, shrubs and flowering groundcovers. Grass area initially proposed is now eliminated.

The suggestion given by ADP panel was considered however, we do not see the need of converting such area to an agricultural garden plot. Because this is a townhouse development and there are plenty of garden areas available within individual owners' private gardens. The way it is proposed is cleaner looking and easy to maintain.

- nice improvement particularly with the elevation on the street;

Noted.

- suggest that all avenues are considered to introduce a separate sidewalk and boulevard treatment with street trees; will help to create a more pedestrian-friendly frontage along Williams Road;

The condition has to be determined by the city planning.

- create a layered experience along the frontage; integrate layers of landscape treatments, i.e. groundcover, wall, fences, low hedges;

Layer of low hedges, fence, shrubs, trees and grass are provided along the frontage.

- consider integrated approach to the amenity zone; provide weather protection for mailboxes; consider efficiency in the use of spaces; and

Weather protection is provided for mailbox. The outdoor amenity space is surrounded by a layer of landscaping at three sides with bollard separating the space and the drive aisle. The bench and trellis unit on the west side and the functional bike stalls and covered mailbox at east side create a large and centralized play ground with grass area and the play equipment zone.

- well-presented project; appreciate the changes that are being proposed.

Noted.

Panel Decision

It was moved and seconded

That DP 07-381317 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including a key item highlighted below:

- *design development to landscaping treatment along Williams Road to maximize the buffering effect.*

Landscaping buffer is created by having layers of low hedges, fence, shrubs, trees and grass are provided before the patio and entry along the frontage.



City of Richmond
Planning and Development Department

Development Permit

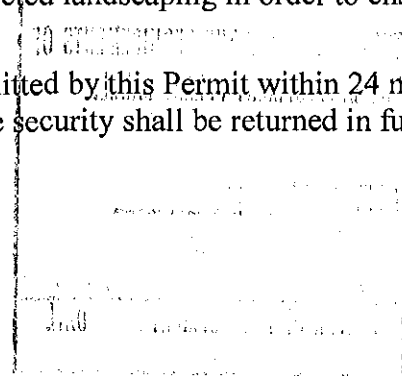
No. DP 07-381317

To the Holder: MATTHEW CHENG ARCHITECTS INC.

Property Address: 8391, 8411 AND 8471 WILLIAMS ROAD

Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to allow tandem parking spaces in eight (8) of the 15 townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$56,222 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



Development Permit

No. DP 07-381317

To the Holder: MATTHEW CHENG ARCHITECTS INC.
Property Address: 8391, 8411 AND 8471 WILLIAMS ROAD
Address: C/O MATTHEW CHENG
UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

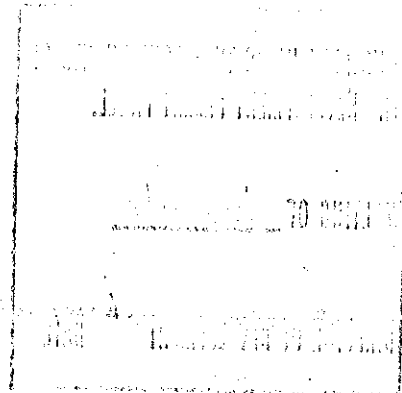
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

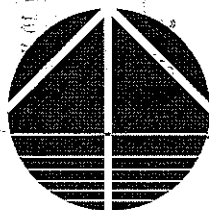
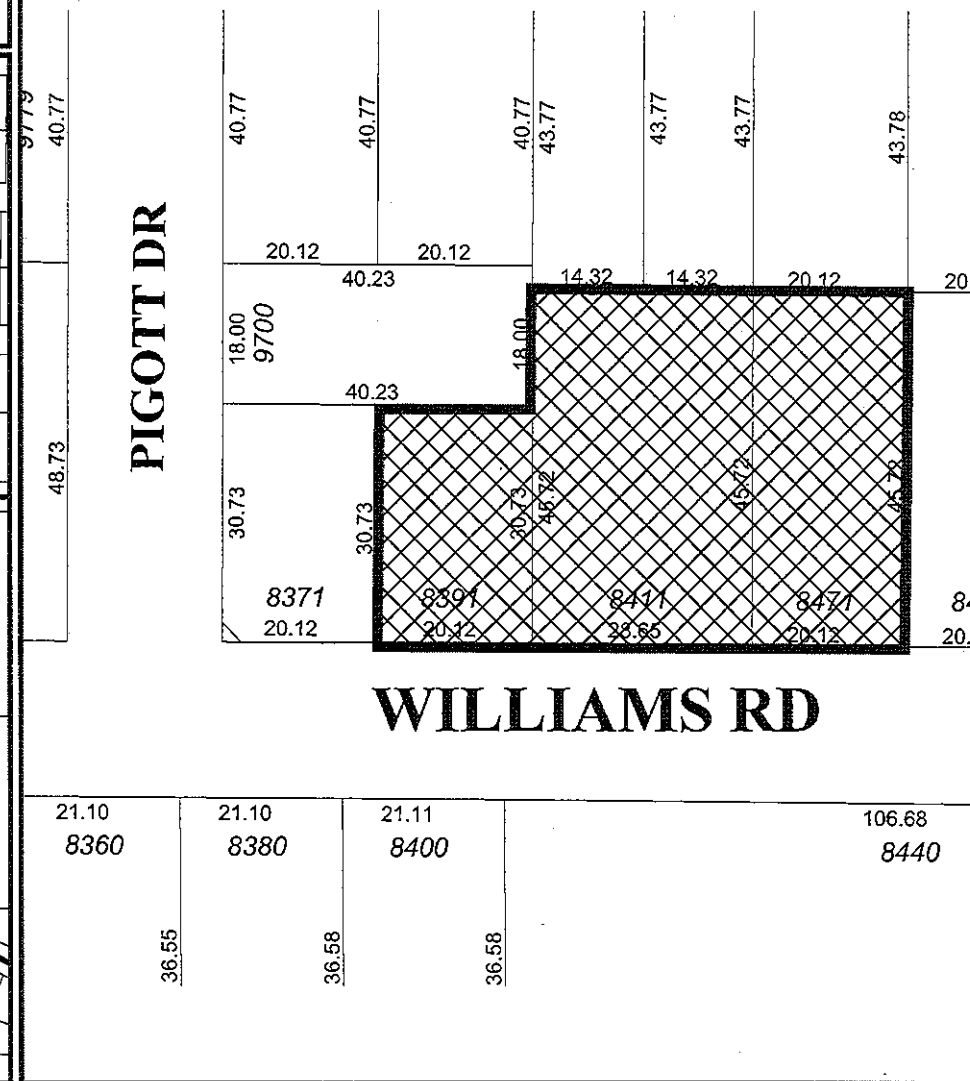
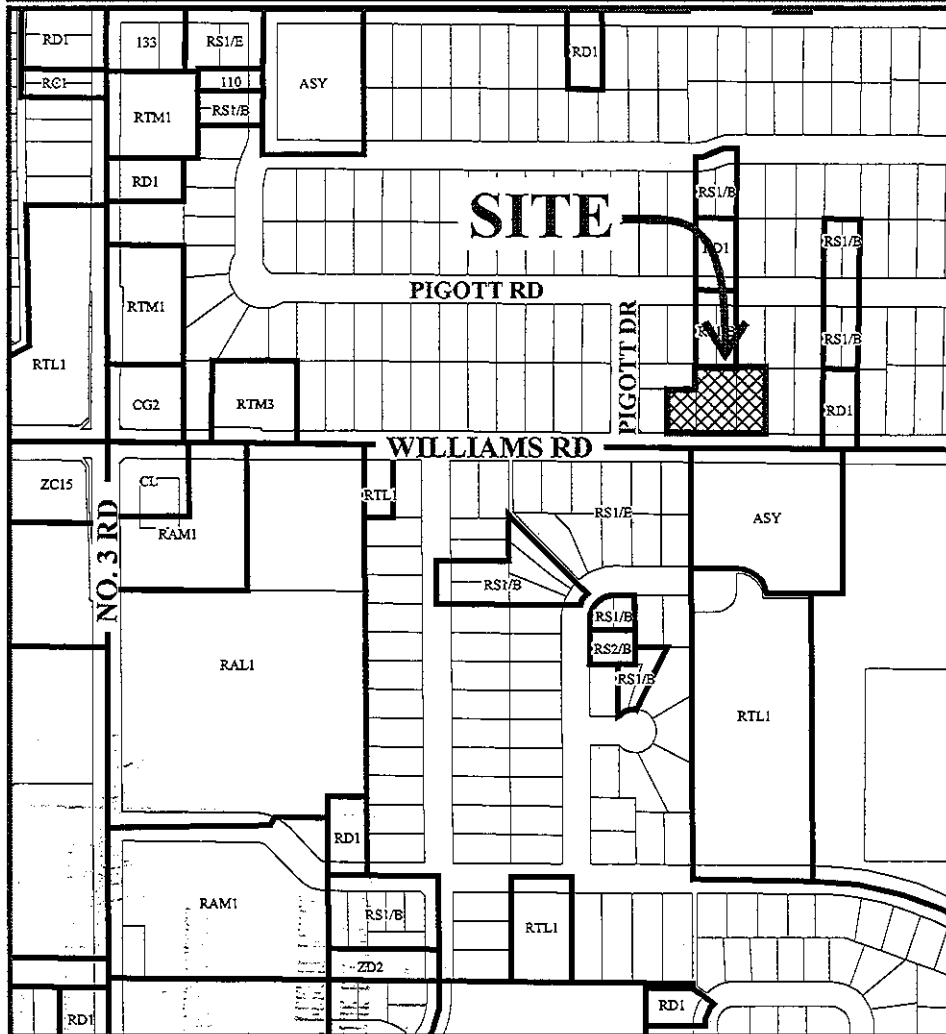
DELIVERED THIS DAY OF

MAYOR





City of Richmond

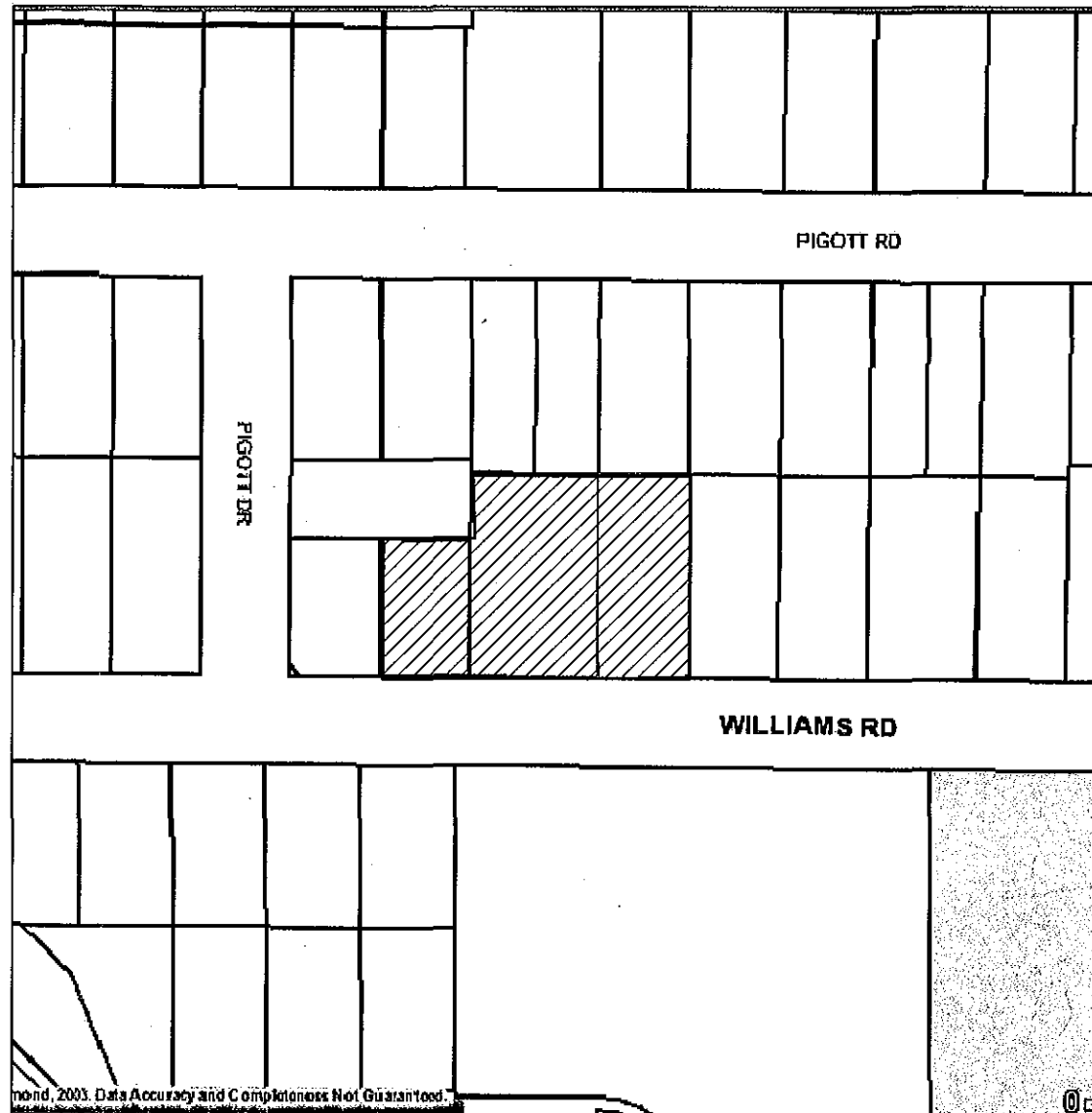


DP 07-381317
SCHEDULE "A"

Original Date: 08/03/07

Revision Date:

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.

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No	Date	Revision
1	06/25/2009	REVISION
2	12/14/2009	ADP REVIEW
3	03/04/2010	ADP REVIEW
4	08/26/2010	ADP REVIEW
5	01/19/2011	ADP REVIEW
6	03/30/2011	DP
7	04/05/2011	DP
8	04/05/2011	DP
9	04/05/2011	DP REV.
10	04/13/2011	ADDITION PMT

Consultants

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

Sheet Title
**SITE AERIAL PHOTO
PROJECT DATA**

Drawn:

SC

Checked:

MC

Scale:

NTS

Project Number:

Revision Date:

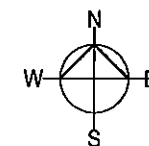
2011/04/13

Print Date:

2011/04/13

Draw. No.

#0



PLAN #1 **APR 14 2011**
DP 07 381317

PROJECT DATA:	REQUIRED:		
SITE AREA:		30646.45 SF (2847.14SM)	
LAND USES:	SINGLE DETACHED	TOWNHOUSE	
OCP DESIGNATION:	LOW-DENSITY RESIDENTIAL	LOW-DENSITY RESIDENTIAL	
ZONING:	RS1/E	RTM1	
NUMBER OF UNITS:	3 ON 3 LOTS	15	
	REQUIRED/ALLOWED:		
FLOOR AREA RATIO:	0.70	0.63 (19,388.34 SF)	
LOT COVERAGE:	MAX. 0.400	0.399 (12,215.2 SF)	
SETBACK-FRONT YARD:	MIN. 6m	6.4m	
SETBACK-SIDE YARD: (EAST)	MIN. 3m	4.4m	
SETBACK-SIDE YARD: (WEST)	MIN. 3m	3.1m	
SETBACK-REAR YARD:	MIN. 4.50m	6.4m	
HEIGHT: (m)	MAX. 12m & 3 STOREY	11.30m & 3 STOREY	
LOT SIZE:	30 m(98.425 ft.) 35 m(114.829 ft.)	0.284 HA (2847.14SM)	
OFF-STREET PARKING RESIDENTIAL/VISITOR:	2/UNIT -0.2 /UNIT	30 AND 3	Variance of 16 Tandem parking stall is requested
OFF-STREET PARKING ACCESSIBLE:	1	1	
OFF-STREET PARKING TOTAL:		33	
TANDEM PARKING SPACES:		16	
INDOOR AMENITY SPACE:	6M/ UNIT	CASH-IN-LIEU	
OUTDOOR AMENITY SPACE:	6M/ UNIT	991.06 SF (108.34SM)	



**MATTHEW CHENG
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No Date Revision
01 09/25/2009 REVISION
02 12/14/2009 ADP REVIEW
03 05/04/2010 ADP REVIEW
04 09/21/2010 ADP REVIEW
05 11/05/2010 ADP REVIEW
06 01/18/2011 ADP REVIEW
07 03/30/2011 DP
08 04/05/2011 DP
09 04/15/2011 ADDITION PMT

Consultants

Project Title
**15 UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

Sheet Title
SITE PLAN

Drawn:
SC

Checked:
MC

Scale:
3/32" = 1'-0"

Project Number:

Revision Date:
2011/04/13

Print Date:
2011/04/13

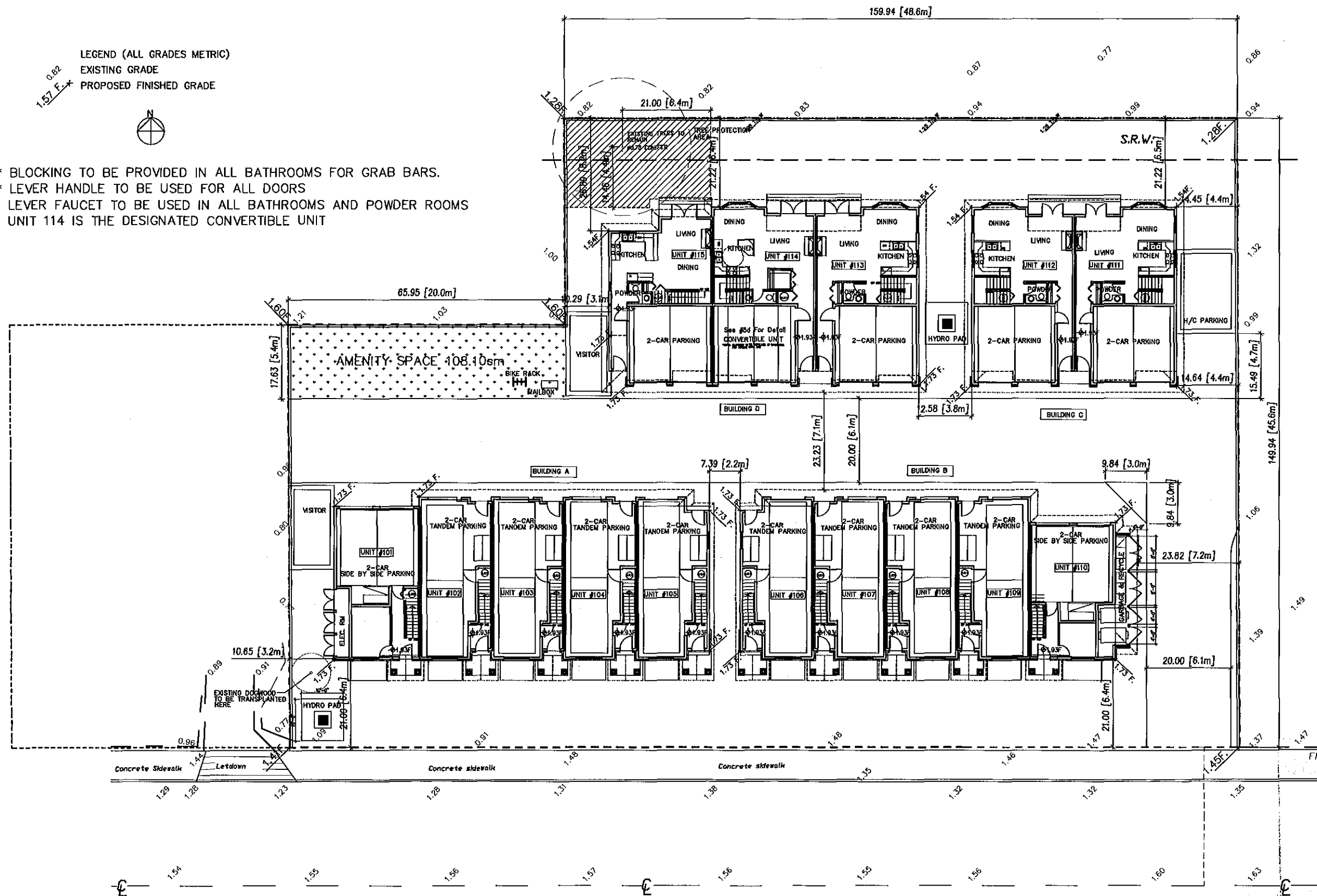
Org. No.

#1

LEGEND (ALL GRADES METRIC)
EXISTING GRADE
PROPOSED FINISHED GRADE



- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS
- * UNIT 114 IS THE DESIGNATED CONVERTIBLE UNIT

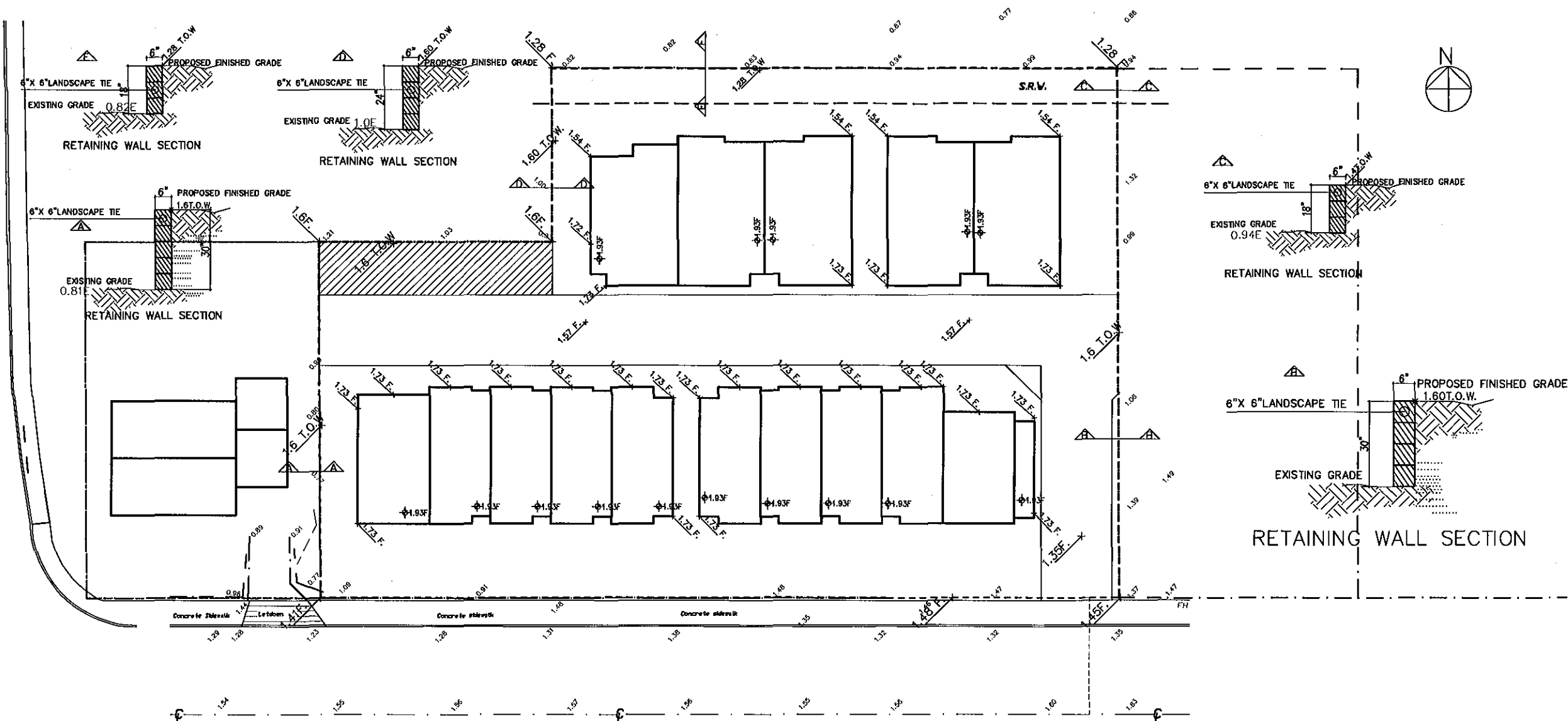


WILLIAMS ROAD

PLAN # 1A

APR 14 2011

DP 07 381317



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No	Date	Revision
1	06/25/2009	REVISION
2	12/14/2009	ADP REVIEW
3	05/04/2010	ADP REVIEW
4	08/21/2010	ADP REVIEW
5	08/26/2010	ADP REVIEW
6	11/08/2010	ADP REVIEW
7	01/16/2011	ADP REVIEW
8	03/20/2011	DP
9	04/05/2011	DP

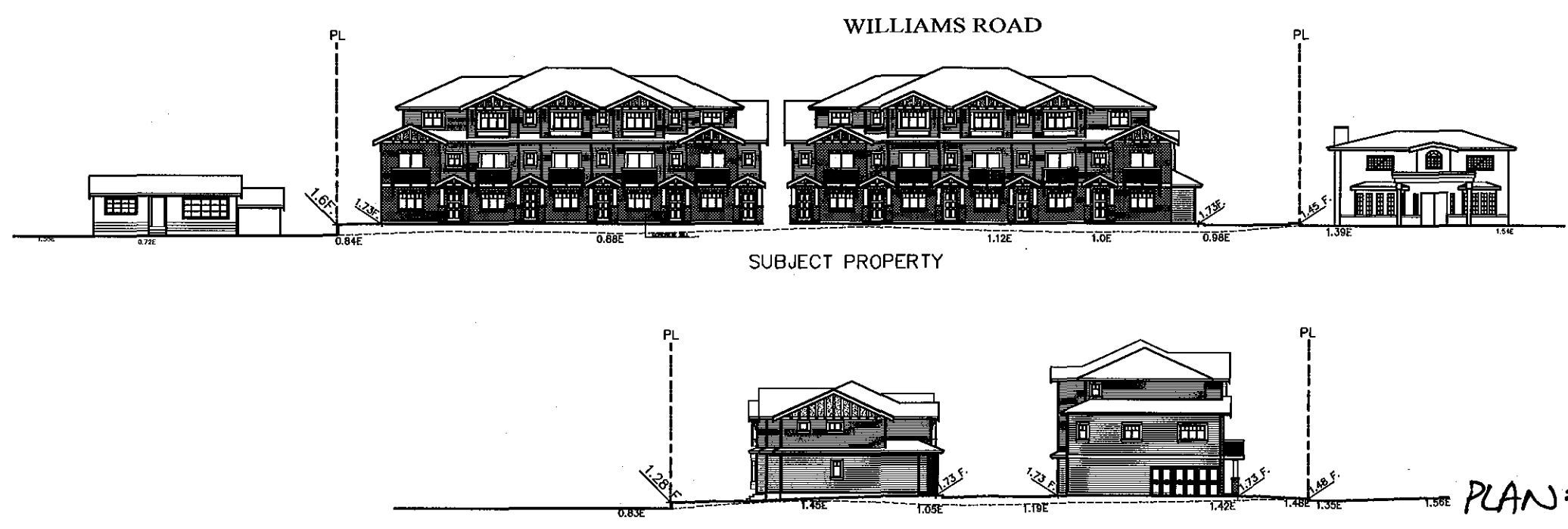
Consultants

Project Title
15-UNIT TOWNHOUSE DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Sheet Title
SITE GRADING PLAN
STREETSCAPE &
SITE CROSS SEC.
ALONG N-S

Drawn:
SC
Checked:
MC
Scale:
1/16" = 1'-0"
Project Number:

Revision Date: 2011/03/30	Draw. No. #7
Print Date: 2011/03/30	



PLAN #1B APR 14 2011

DP 07 381317



**MATTHEW CHENG
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No	Date	Revision
01	09/25/2009	REVISION
02	12/14/2009	ADP REVIEW
03	03/04/2010	ADP REVIEW
04	07/21/2010	ADP REVIEW
05	11/02/2010	ADP REVIEW
06	01/19/2011	ADP REVIEW
07	03/29/2011	DP
08	04/05/2011	DP
09	04/13/2011	ADDITION PMT

Consultants

Project Title
**15 UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

Sheet Title
PARKING PLAN

Drawn:

SC

Checked:

MC

Scale:
1/32" = 1'-0"

Project Number:

Revision Date:

2011/04/13

Print Date:

2011/04/13

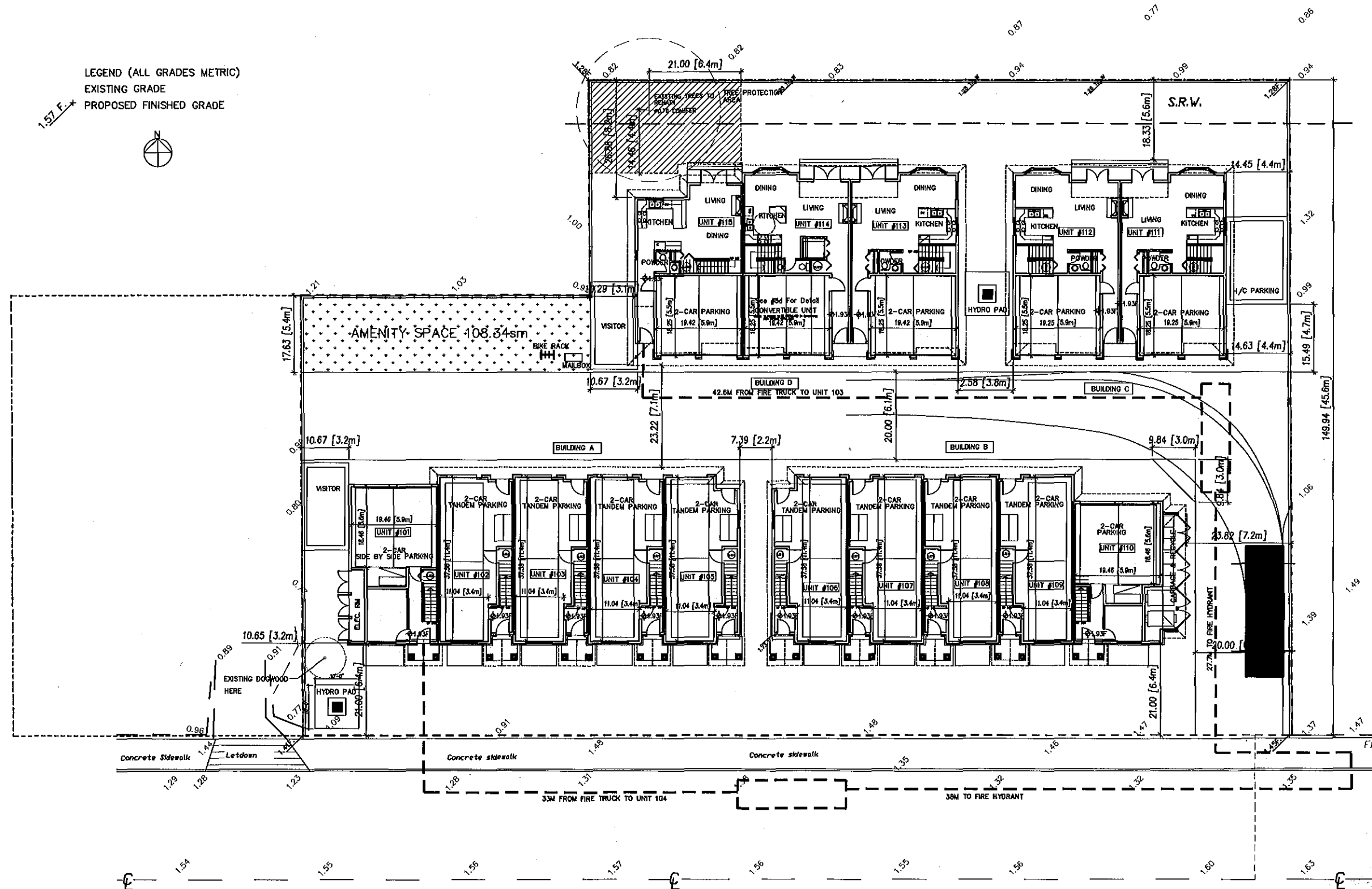
Dwg. No.

#2

LEGEND (ALL GRADES METRIC)

EXISTING GRADE

PROPOSED FINISHED GRADE

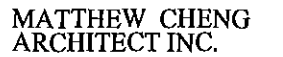


WILLIAMS ROAD

PLAN #2

APR 14 2011

DP 07 381317



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No	Date	Revision
1	Apr. 14, 78	RELOCATED SWAYAN EX. DROOPOD TREE ADDED PHOTOGRAPH OF PICTURED TRAIL IN LIP FOR SLODGING AND STATED CONCERNATION.
2	Sept. 9, 78	COMPLETED EXTERNAL REVISION AND ADJUSTMENTS TO MATCH GPO SITE PLAN AGREED WITH WIL PL. ALL PLOTS AND ADDED NOTES LOCATED PLANT LIFE.
3	Sept. 21, 78	PUTTER LOCATED TREES/PLANTS SHOWN IN TOP OF MAP. ADDED SWAYAN EX. AND ADDED SWAYAN EX. NOTES. BIRD AND REFINED PLANT LIFE ADDED.
4	Oct. 8, 78	Consented all plots were to be removed. Marked point to remove the Reginald 30% of the area and the area below the Reginald.
5	Nov. 2, 78	Overall changes based on architect's plan.
6	Nov. 14, 78	Overall changes based on architect's plan.
7	Mar. 26, 79	Overall changes based on architect's plan.
8	Apr. 14, 79	Added all details of the area as per the architect's plan.
9	May 18, 79	Revised the design of the area.
10	May 31, 79	Added all details of the area as per the architect's plan.
11	June 11, 79	Added all details of the area as per the architect's plan.

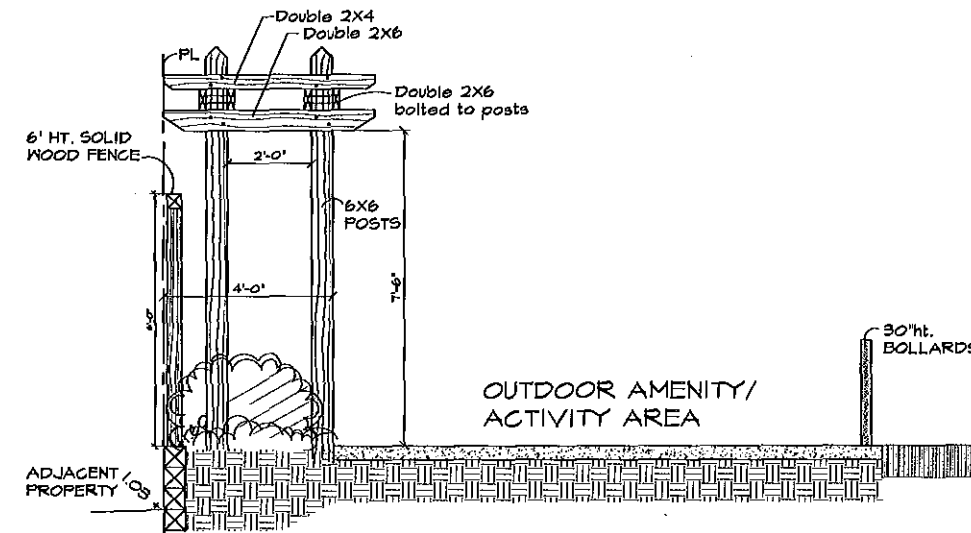
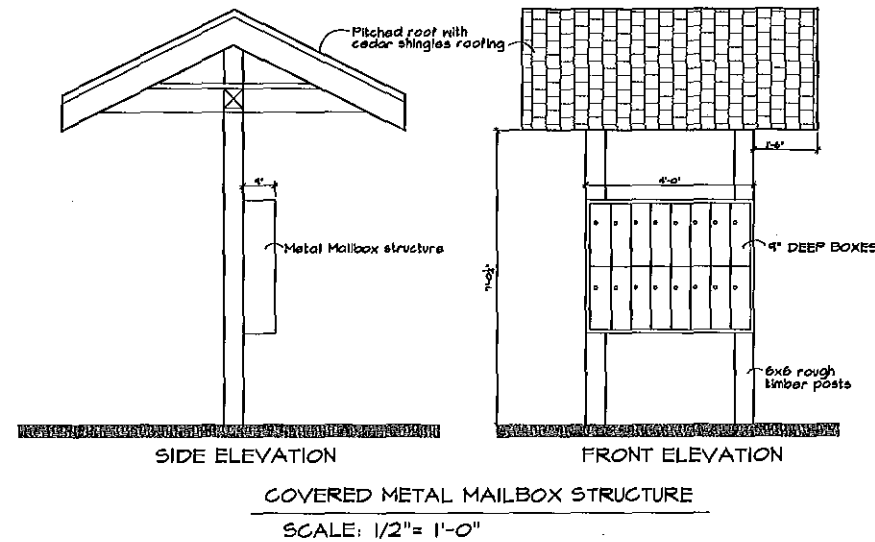
Project Title
15-UNIT TOWNHOUSE
DEVELOPMENT

8411/8451/8471
Williams Road
Richmond, B.C.

LANDSCAPE SITE /
PLANTING PLAN

Drawn: ML/ZL
Checked: FUL
Scale: $3/32" = 1'-0"$
Project Number: 061115, CHE
Revision Date: Deg. No.
Print Date: L1 OF 3





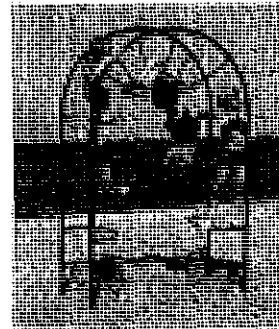
MATTHEW CHENG ARCHITECT INC.

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Cell: (604) 647-0059 / Email: matthew@mc.ca

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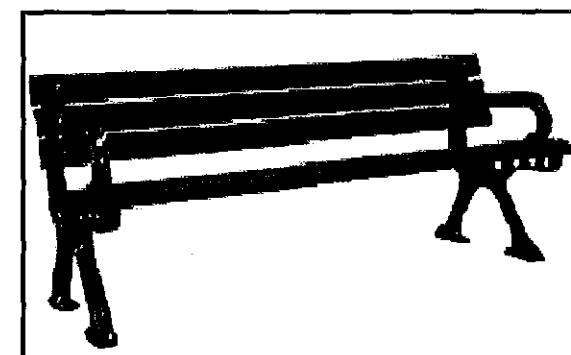
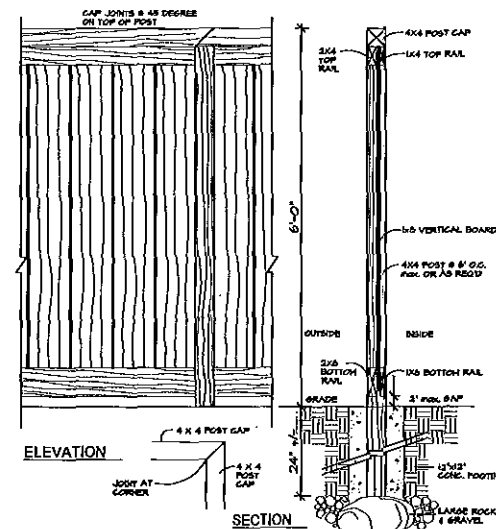
No.	Date	Revision
1.	Apr 19, 10	RELOCATED SHOWN EX. DOGWOOD TREE. ADDED PLANT EQUIPMENT & FURNITURE. ADDED TRELLIS UNIT FOR BARRIERS AND STATED DESCRIPTION.
2.	May 8, 10	COMPLETE OVERALL REVISION AND ADJUSTMENTS TO MATCH AREA SITE PLAN. ADJUSTMENTS TO ALL PLANTING AND ADDED NOTES TO PLANTING LIST.
3.	May 18, 10	FUTURE LANDSCAPE TREATMENT SHOWN AT OPENWAY ENTRY AREA. PLANTING LAYOUT ADJUSTED. ADDED SIGNAGE. NOTES, SEE BACK AND REVISED PLANTING LIST.
4.	Oct 8, 10	Change of all plants to be planted in the landscape area. For the purpose of the site plan, the Plant Area shall be shown on the plan.
5.	Nov. 8, 10	Overall changes based on latest site plan.
6.	Jan. 10, 11	Overall changes based on latest site plan.
7.	Mar. 22, 11	Overall changes based on latest site plan.
8.	Apr. 14, 11	As shown in the site plan, the plant area shall be shown on the plan.
9.	May 18, 11	Revised the design of the site plan.
10.	May 18, 11	Revised the design of the site plan.
11.	May 18, 11	Revised the design of the site plan.

Consultants



PLANT LIST					Project No. 091115.CHE
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	
1	5	CERCIS CANADENSIS FOREST PANSY	Eastern Redbud	B4B 3cm cal. 1.75m std.	
2	5	CORNUS KOUSA SATOMI	Satomi Dogwood	B4B 3.0m ht.	
3	5	FRAXINUS OXYCARPA RAYWOOD	Raywood Ash	B4B 3cm cal. 1.8m std.	
4	1	MAGNOLIA SOULANSIANA RUSTICA RUBRA	Rustica Rubra Magnolia	B4B 3cm cal. 1.75m std.	
5	5	MALUS HOPE	Hope Flowering Crabapple	B4B 3cm cal. 1.75m std.	
a	20	ABELIA EDWARD GOUCHER	Dwarf Abelia	#2 pot 40cm ht.	
b	13	CLEMATIS MONTANA RUBENS	Large Flower Clematis	#1 pot skid. Heavy	
c	103	GOTONEASTER DAHERERI	Spreading Gotoneaster	#1 pot heavy	
d	10	BURNING BUSH	Dwarf Burning Bush	#3 pot 30cm ht.	
e	40	SAULTHERIA SHALLON	Solal	#1 pot Heavy	
f	2	HYDRANGEA ASPERA	Aspera Hydrangea	#3 pot 60cm ht. Bushy	
g	82	LEUCOTHOE AXILLARIS	Leucothoe	#3 pot 40cm ht./spd.	
h	35	OSMAREA BURKHODII	Burkwood Osmarea	#3 pot 60cm ht. Bushy	
i	50	PIERIS JAPONICA MR. FINE	Lily-of-the-valley Shrub	#3 pot 40cm ht. Bushy	
j	12	FINUS MUSHO PUMILIO	Dwarf Finus Pine	#2 pot 35cm ht.	
k	75	PRUNUS I. OTTO LUYKEN	Cherry Laurel	#2 pot 30cm ht.	
l	64	RHODODENDRON DWARF (Hyp. TBD)	Dwarf Rhododendron	#2 pot 35cm ht.	
m	10	RHODODENDRON STD. (Hyp. TBD)	Standard Rhododendron	#3 pot 60cm ht.	
n	8	SKIMMIA REEVESIANA	Dwarf Skimmia	#3 pot 40cm ht. Bushy	
o	15	SPIRAEA BIMALDA GOLD FLAME	Gold Flame Spirea	#2 pot 40cm ht. Bushy	
p	2	SYRINJA VILGARIS GILLIWARE	French Lilac	#3 pot 10cm ht. Bushy	
q	102	THUJA OCC. 'FASTIGIATA'	Pyramidal Cedar	B4B 1.75m ht.	
r	8	VIBURNUM BODHANTENSE DAWN	Pink Dawn Viburnum	#3 pot 60cm ht. Bushy	
s	10	VIBURNUM BURKHODII	Burkwood Viburnum	#3 pot 60cm ht. Bushy	

- NOTE:
1. All plant materials shall meet or exceed BCSLA/ BCLNA standard.
 2. All grass areas shall be sodded unless otherwise indicated.
 3. 'Hyp. TBD' denotes hybrids to be determined at the nursery during plant material inspection.
 4. For all other requirements, see Landscape Specifications & Details on B3'x11' sheets. (Spec. is to be included for tendering & construction use)



Project Title
15-UNIT TOWNHOUSE DEVELOPMENT

8411/8451/8471
Williams Road
Richmond, B.C.

Sheet Title

LANDSCAPE DETAILS/
PLANT LIST

Drawn: ML/ZL
Checked: FNL
Scale: As Shown
Project Number: 091115.CHE
Revision Date: L2 OF 3
Print Date: PLAN #3A

DP 07381317

JUN 1 5 2011



**MATTHEW CHENG
ARCHITECT INC.**

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No	Date	Revision
1	Apr 18, 10	RELOCATED EXISTING EX. DOCKWOOD TREE; ADDED PLANT EQUIPMENT & FENCES; ADDED TURN-AROUND AREA FOR SCREENING AND STATED DESIGNATION
2	Sept 8, 10	COMPLETE OVERALL REVISION AND ADJUSTMENTS TO MATCH LANDSCAPE PLAN; ADJUSTMENTS TO ALL PLANTINGS AND ADDED NOTES; UPDATED PLANT LIST
3	Sept 21, 10	FINISH LANDSCAPE DESIGN; FINISH TURN-AROUND AT DRIVEWAY ENTRY AREA; PLANTING LAYOUT ADJUSTED; ADDED SIGNAGE NOTES; LIME ROCK AND PERENNIAL PLANTINGS; ADDED PLANT LIST
4	Oct 6, 10	Changed all plant areas to be permeable; Permeable areas to be 50% of the area; 50% of the area to be Live Plant Area; 50% of the area to be Live Plant Area; 50% of the area to be Live Plant Area
5	Nov 3, 10	Overall changes based on latest architecture site plan
6	Jan 19, 11	Overall changes based on latest architecture site plan
7	Mar 22, 11	Overall changes based on architect's latest site plan
8	Apr 14, 11	Added all site design to be 50% permeable; Added all site design to be 50% permeable; Added all site design to be 50% permeable
9	May 18, 11	Revised final design of permeable areas
10	May 25, 11	Added notes to permeable areas design; Added notes to permeable areas design; Added notes to permeable areas design
11	Jun 15, 11	Added notes to permeable areas design; Added notes to permeable areas design; Added notes to permeable areas design

Consultants

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**

8411/8451/8471
Williams Road
Richmond, B.C.

Sheet Title

**DRIVEWAY AREA
PLANTING PLAN**

Drawn:

ML/ZL

Checked:

FL

Scale:

AS SHOWN

Project Number:

001115.CHE

Revision Date:

06/15/11

Print Date:

06/15/11

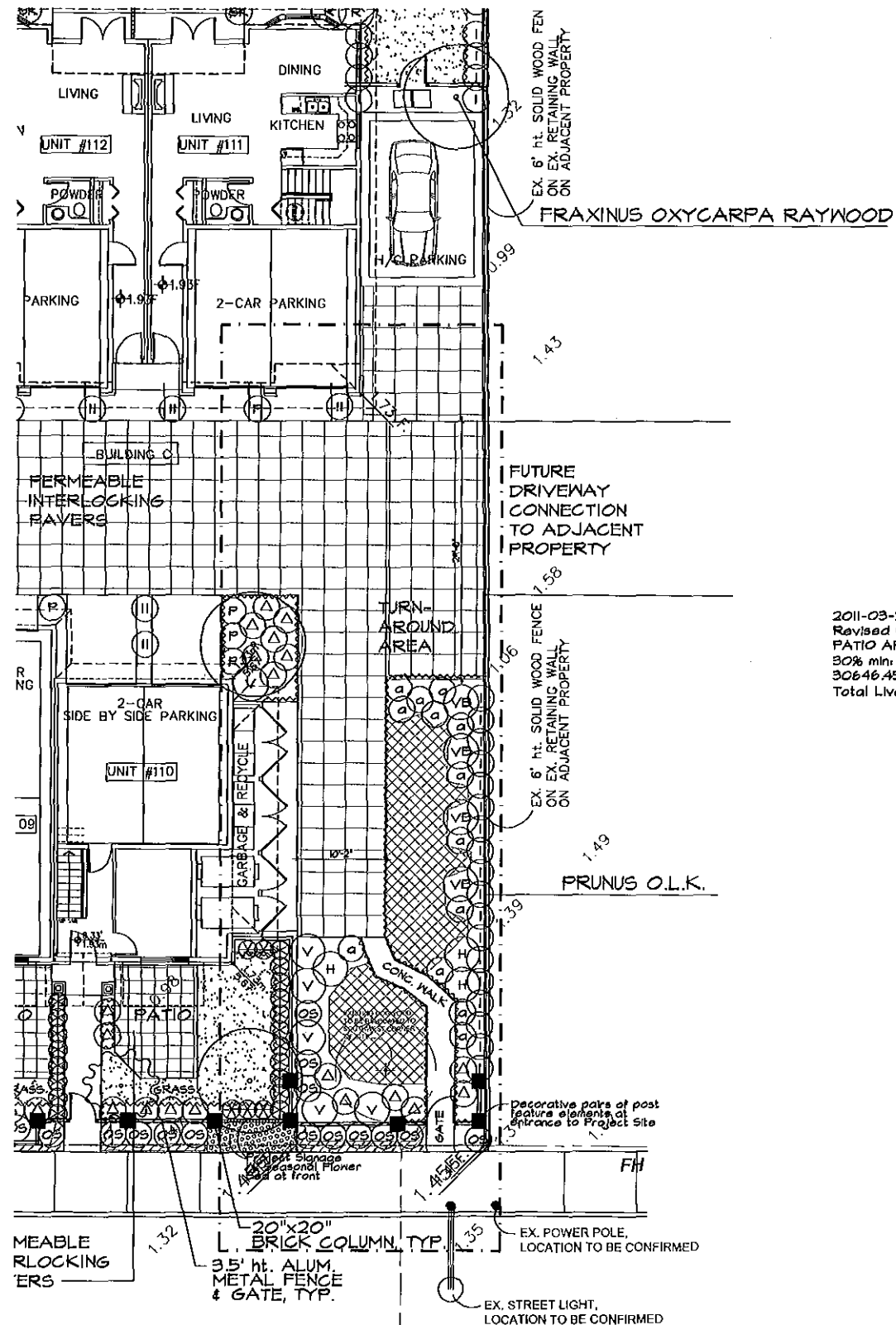
Page No.

L3

OF 3

PLAN #3B

JUN 15 2011



FACE BRICK	IXL BRICK #163 MCGILL
4"/6" HARDIE SIDING	BM HC-103
	BM HC-96
BOARD & BATTEN STYLE HARDIE BOARD	BM HC-103
TRIMS/FASCIAS	BM OC-33
ENTRY DOOR	BM 213D-10
WINDOW FRAME	WHITE
ASPHALT SHINGLES	MALARKEY'S HIGHLANDER
	STORM GRAY
GARAGE DOOR	BM OC-96



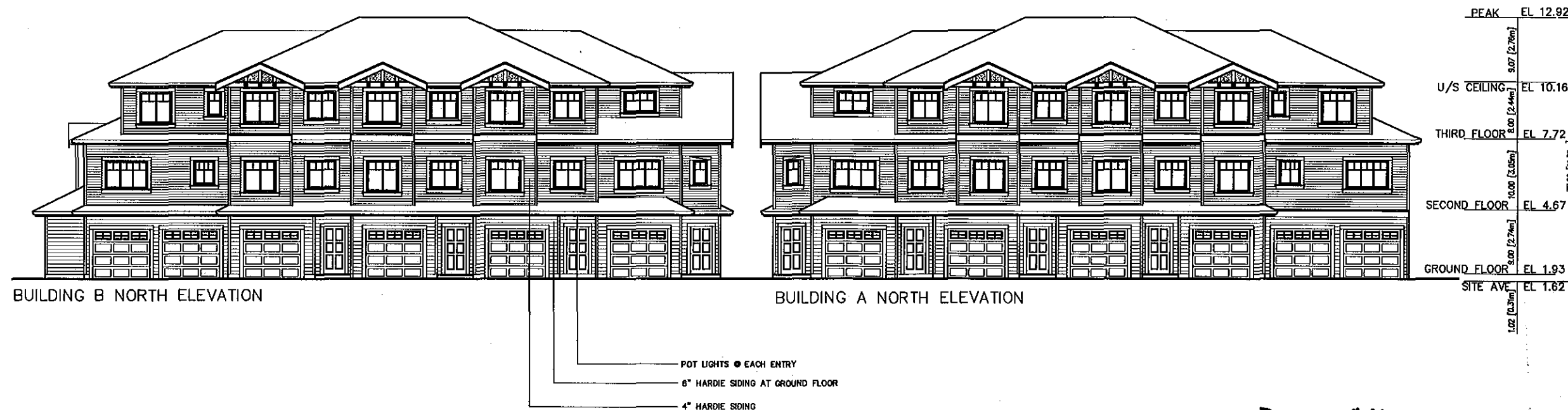
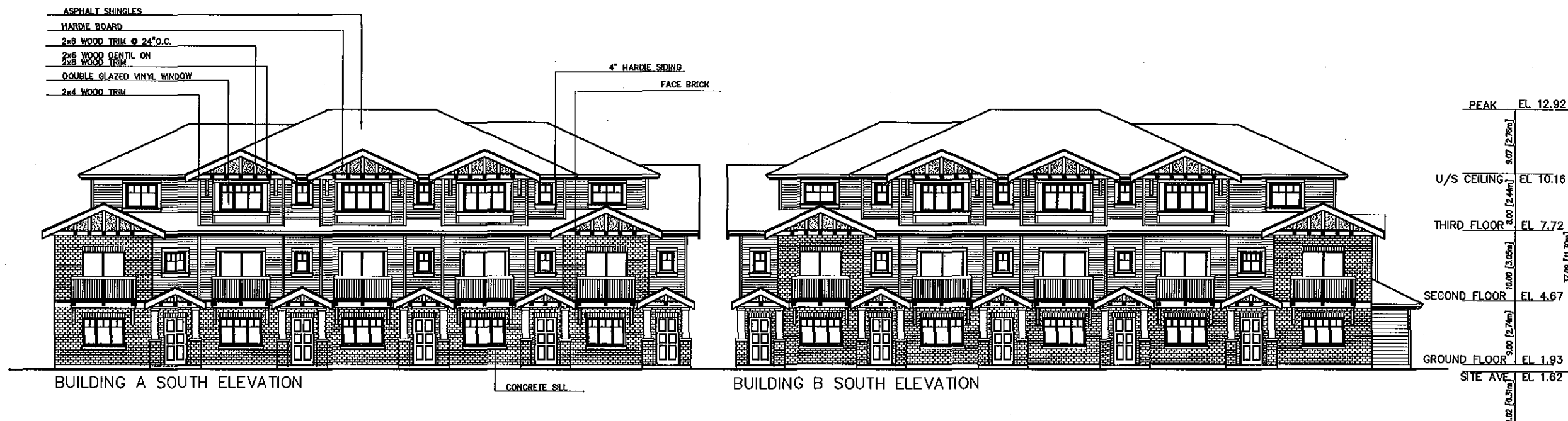
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3	05/04/2010	ADP REVIEW
4	08/21/2010	ADP REVIEW
5	05/26/2010	ADP REVIEW
6	11/02/2010	ADP REVIEW
7	01/19/2011	ADP REVIEW
8	03/30/2011	DP
9	04/06/2011	DP

Consultants



Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Sheet Title
**ELEVATIONS
BUILDING A AND B**

Drawn:

SC

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MC

Scale:

1/16" = 1'-0"

Project Number:

Revision Date:

2011/03/30

Print Date:

2011/03/30

Dwg. No.

#4a

PLAN #4 APR 14 2011
DP 07 381317



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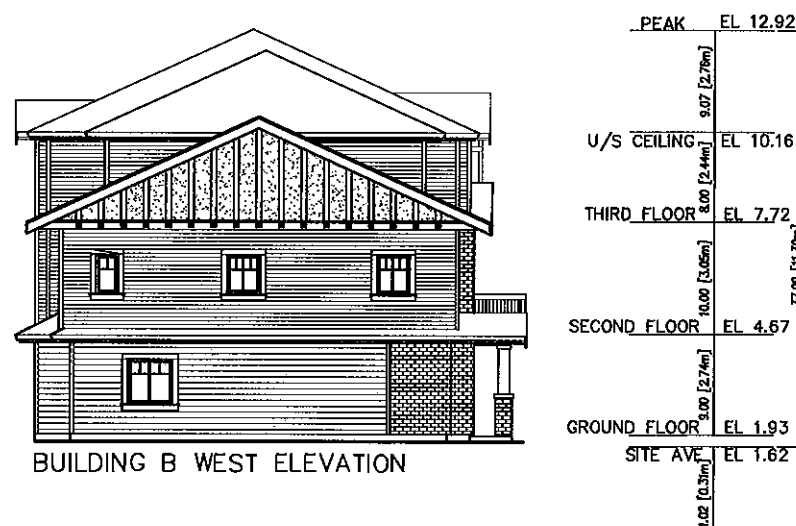
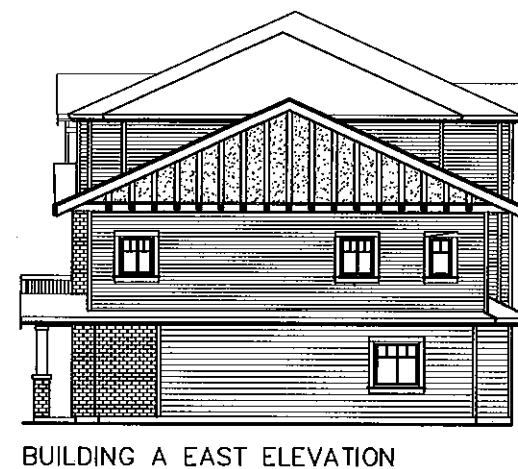
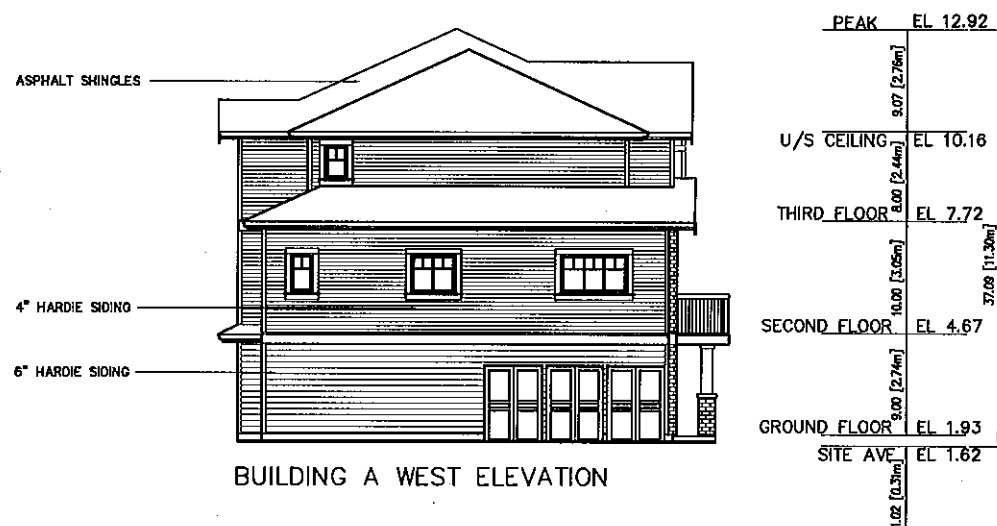
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06	11/02/2010	ADP REVIEW
07	01/18/2011	ADP REVIEW
08	03/30/2011	DP
09	04/05/2011	DP

Consultants

Project Title
15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Sheet Title
ELEVATIONS
BUILDING A AND B

Drawn: SC	Revision Date: 2011/03/30	Dep. No. #4b
Checked: MC	Print Date: 2011/03/30	
Scale: 1/16" = 1'-0"		
Project Number:		



PLAN #4A APR 14 2011
DP 07 381317

ASPHALT SHINGLES
HARDIE BOARD
2x6 WOOD TRIM @ 24" O.C.
2x6 WOOD DENTIL ON
4" HARDIE SIDING
HARDIE BOARD
6" HARDIE SIDING
FACE BRICK



BUILDING D SOUTH ELEVATION

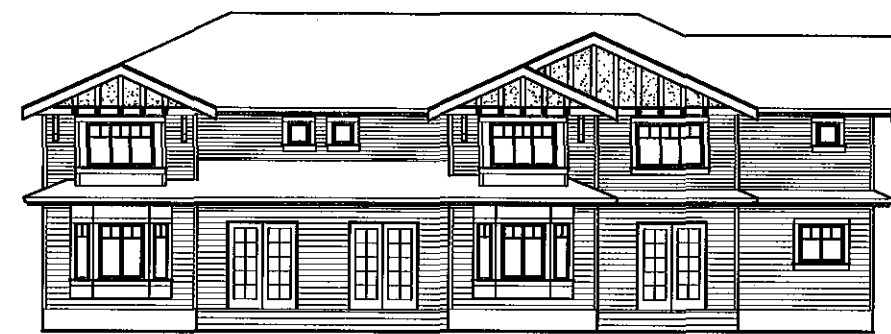
POT LIGHTS @ EACH ENTRY



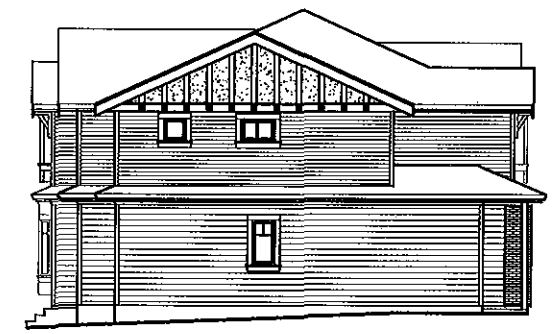
BUILDING C SOUTH ELEVATION



BUILDING C NORTH ELEVATION



BUILDING D NORTH ELEVATION



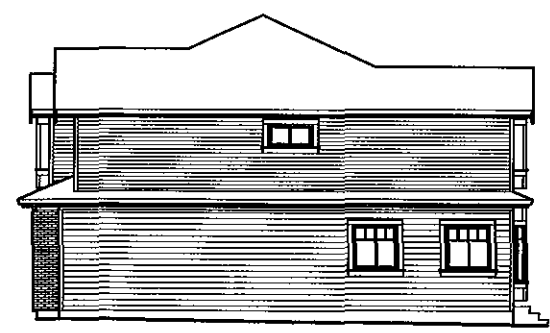
BUILDING D WEST ELEVATION



BUILDING D EAST ELEVATION



BUILDING C WEST ELEVATION



BUILDING C EAST ELEVATION

FACE BRICK
4"/6" HARDIE SIDING
BOARD & BATTEN STYLE HARDIE BOARD
TRIMS/FASCIAS
ENTRY DOOR
WINDOW FRAME
ASPHALT SHINGLES
GARAGE DOOR

IXL BRICK #183 MCGILL
BM HC-103
BM HC-96
BM HC-103
BM OC-33
BM 2130-10
WHITE
MALARKY'S HIGHLANDER
STORM GRAY
BM OC-96

PEAK	EL 9.97
U/S CEILING	EL 7.42
SECOND FLOOR	EL 4.98
GROUND FLOOR	EL 1.93
SITE AVE	EL 1.59

PEAK	EL 9.97
U/S CEILING	EL 7.42
SECOND FLOOR	EL 4.98
GROUND FLOOR	EL 1.93
SITE AVE	EL 1.59

PEAK	EL 9.97
U/S CEILING	EL 7.42
SECOND FLOOR	EL 4.98
GROUND FLOOR	EL 1.93
SITE AVE	EL 1.59

PEAK	EL 9.97
U/S CEILING	EL 7.42
SECOND FLOOR	EL 4.98
GROUND FLOOR	EL 1.93
SITE AVE	EL 1.59



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05	01/19/2011	ADP REVIEW
07	03/30/2011	DP
08	04/05/2011	DP

Consultants

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**
8391/8411/8471
WILLIAMS ROAD
RICHMOND

Sheet Title
**ELEVATIONS
BUILDING C AND D**

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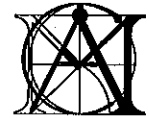
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2011/03/30

Dep. No.

Print Date:
2011/03/30

#4c

PLAN #4B
DP 07 381317
APR 14 2011



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06	01/19/2011	ADP REVIEW
07	03/30/2011	DP
08	04/05/2011	DP

Consultants

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Sheet Title
GROUND FLOOR PLANS

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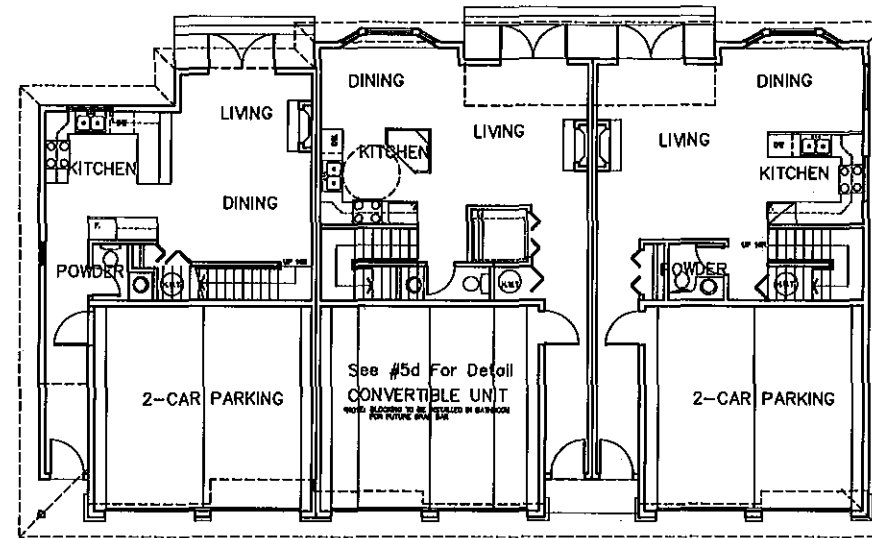
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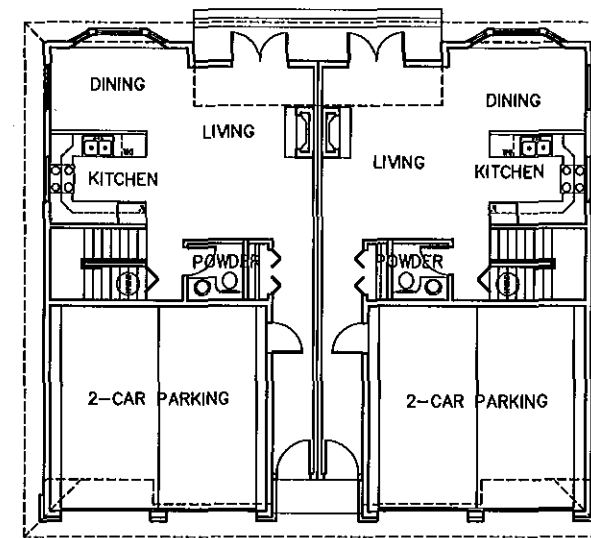
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2011/03/30
Print Date:
2011/03/30

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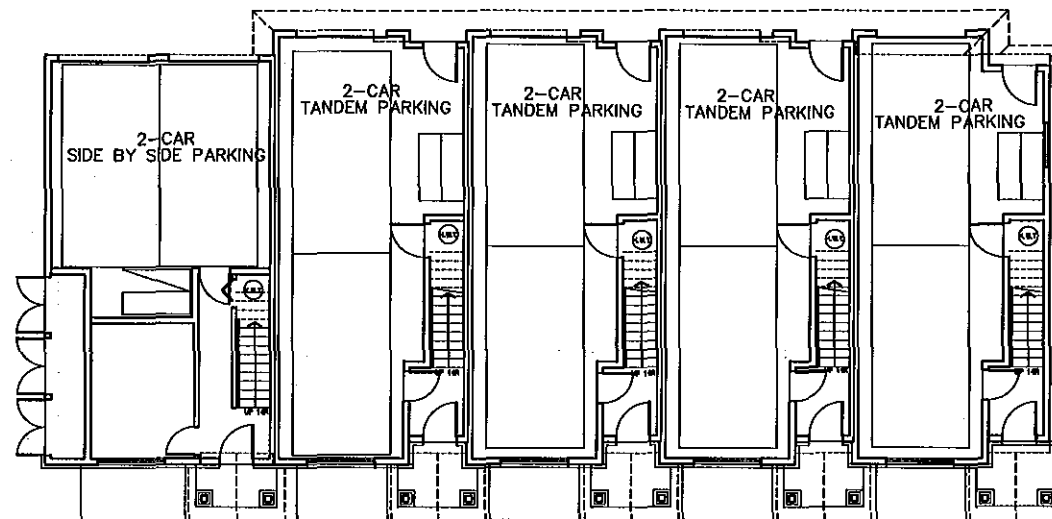


BUILDING D

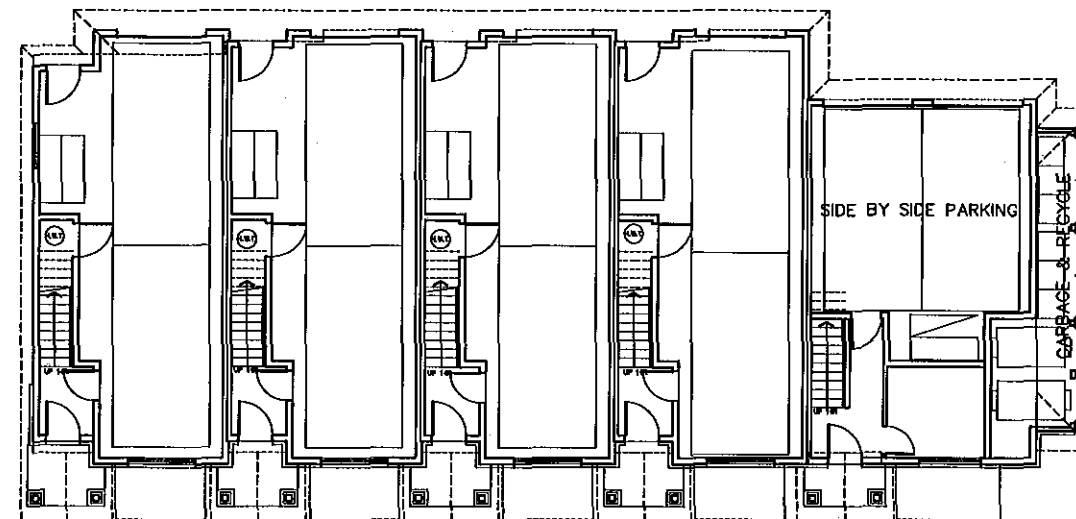


BUILDING C

BUILDING A



BUILDING B



- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

REFERENCE PLAN APR 14 2011

DP 07 381317



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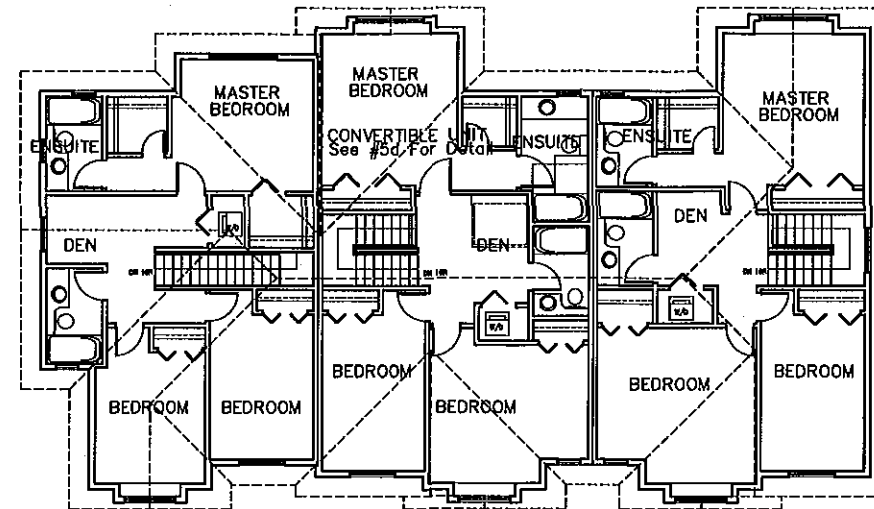
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08	04/05/2011	DP

Consultants

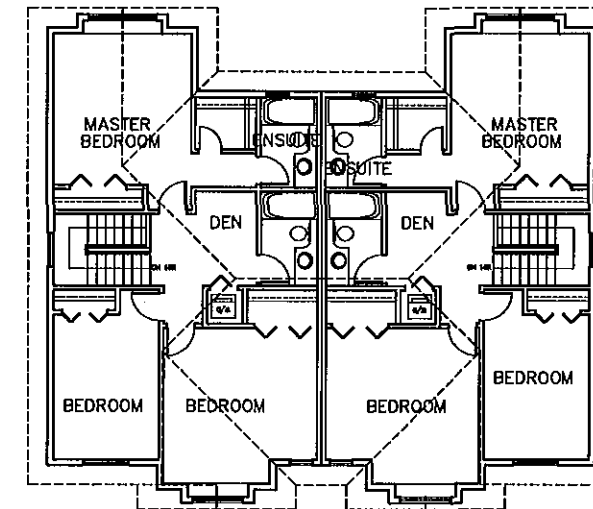
Project Title
15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC

Sheet Title
SECOND FLOOR PLANS

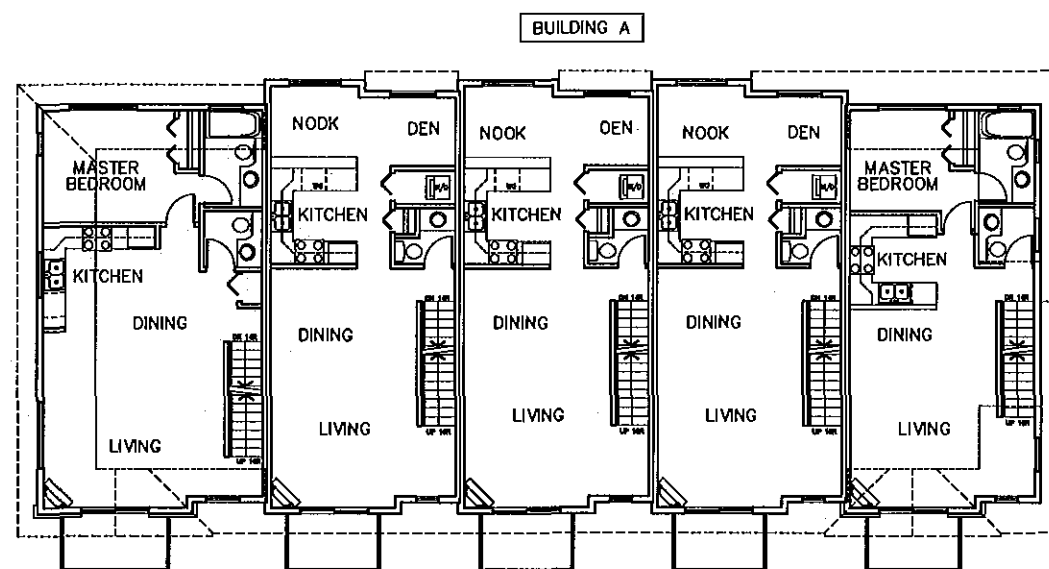
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Revision Date: 2011/03/30	Print Date: 2011/03/30	Dwg. No. #5b	



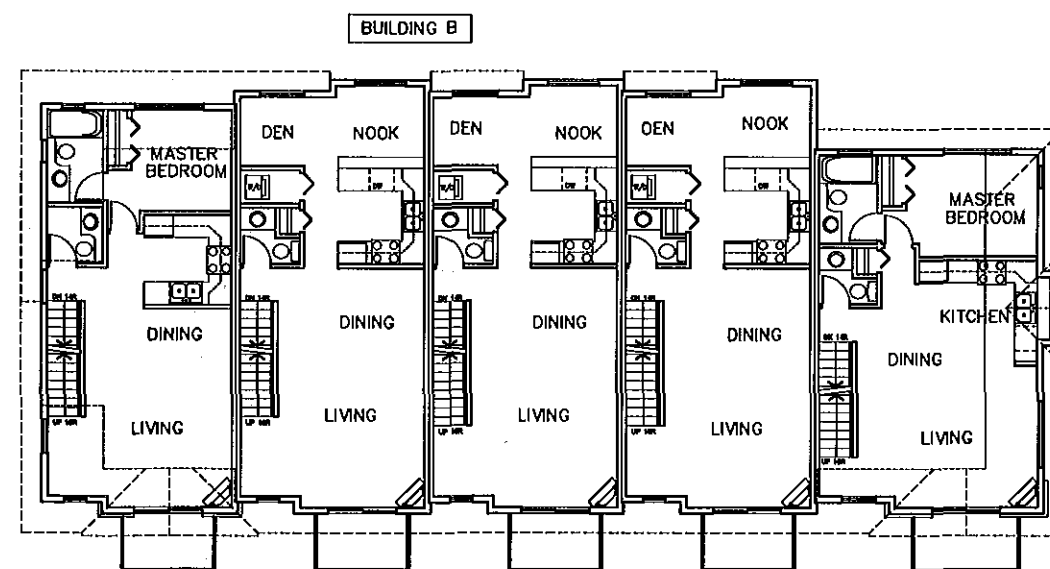
BUILDING D



BUILDING C



BUILDING A

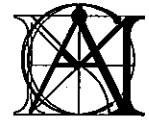


BUILDING B

- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

REFERENCE PLAN APR 14 2011

DP 07 381317



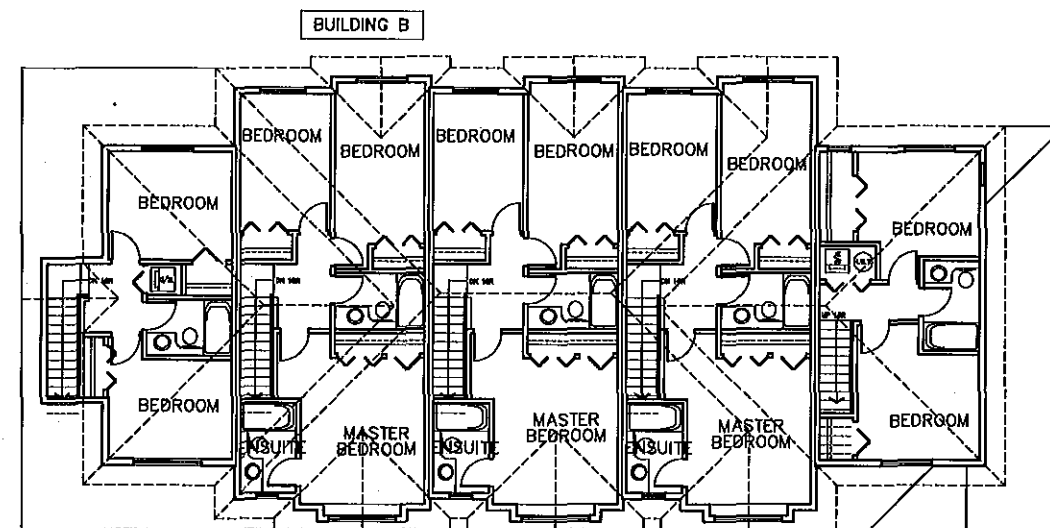
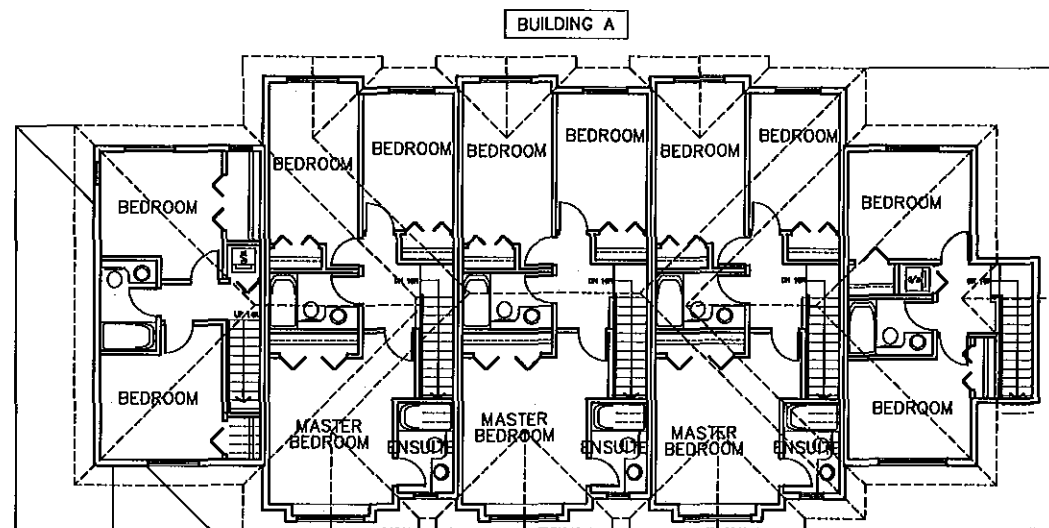
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06	01/18/2011	ADP REVIEW
07	03/30/2011	DP
08	04/05/2011	DP

Consultants



Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT**
8391/8411/8471
WILLIAMS ROAD
RICHMOND

Sheet Title
THIRD FLOOR PLANS

Drawn: MC	30
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Scale: 1/16" = 1'-0"	
Project Number:	
Revision Date: 2011/03/30	Dwg. No. #5c
Print Date: 2011/03/30	

- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOM AND POWDER ROOMS

REFERENCE PLAN APR 14 2011
DP 07 381317



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No Date Revision
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02 12/14/2009 ADP REVIEW
03 05/04/2010 ADP REVIEW
04 05/30/2011 DP
05 04/05/2011 DP

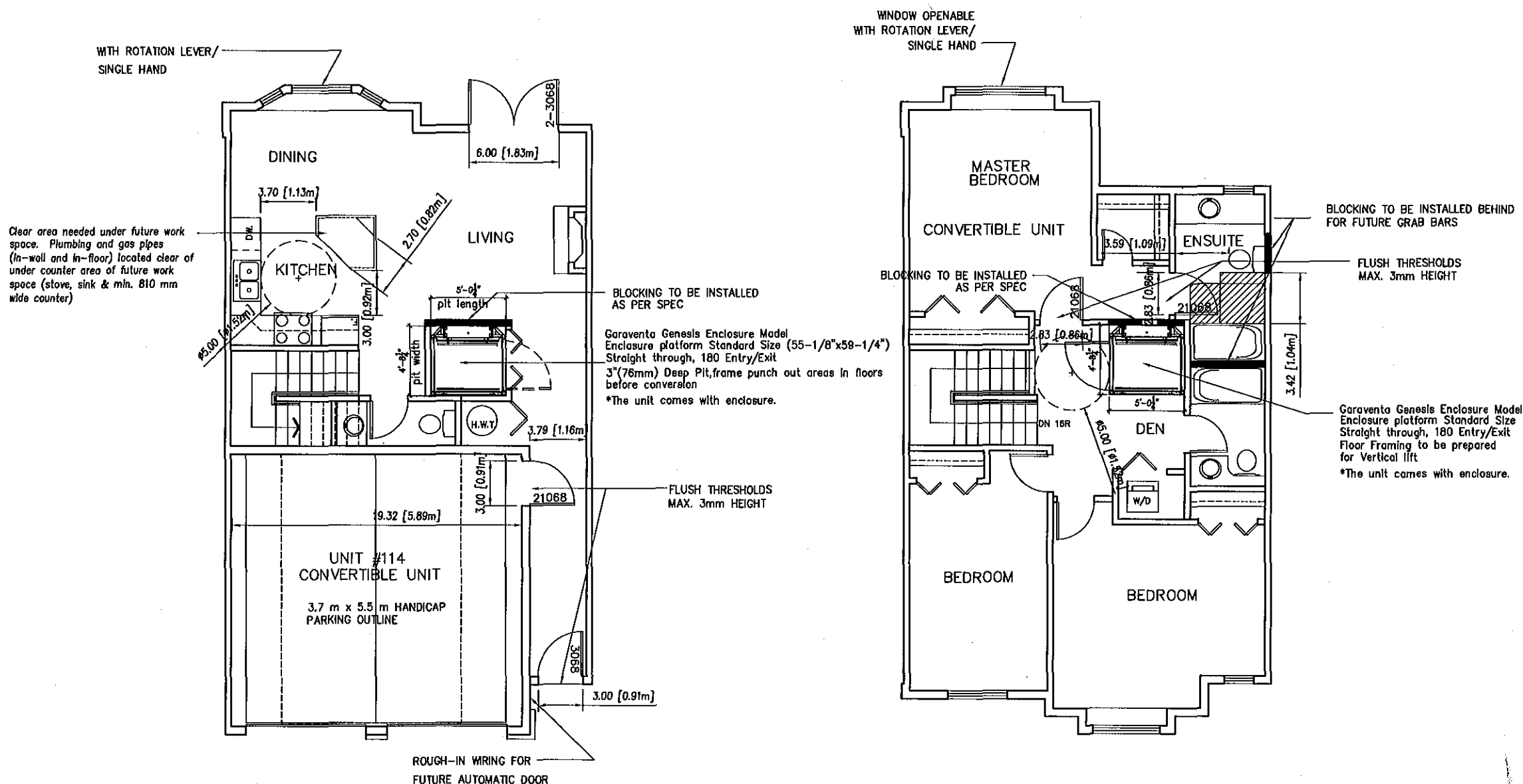
Consultants

Project Title
**15-UNIT TOWNHOUSE
DEVELOPMENT
8391/8411/8471
WILLIAMS ROAD
RICHMOND BC**

Sheet Title
**UNIT 114
CONVERTIBLE UNIT
DETAIL**

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Checked:
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Scale:
1/4" = 1'-0"
Project Number:

Revision Date: 2011/03/30
Print Date: 2011/03/30
Dep. No. #5d



REFERENCE PLAN APR 14 2011

DP 07 381317



City of Richmond
Planning and Development Department

Memorandum

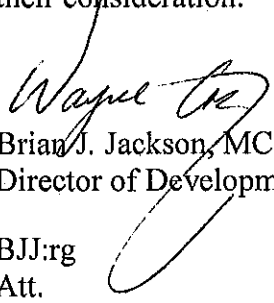
To: David Weber
Director, City Clerk's Office
Date: July 20, 2011

From: Brian J. Jackson, MCIP
Director of Development
File: DP 10-544504

Re: **Application by-Townline Gardens Inc. for Development Permit at 12011
Steveston Hwy and 10800 No 5 Road**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on May 11, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


for Brian J. Jackson, MCIP
Director of Development

BJJ:rg
Att.

Development Permit Panel
Wednesday, May 11, 2011

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application, and the requested variance as the applicant has responded well to Council's concerns. Moreover, the applicant has dealt favourably with other aspects of the proposal, such as the garbage/recycling area and the outdoor amenity space. These areas will be shared with residents of the future development to the west as an access easement was secured a rezoning.

Panel Discussion

There was general agreement that the outdoor amenity space was lacking. The Panel expressed concerns related to the appropriateness of the play equipment, noting that the equipment would only be suitable for younger children.

The Chair requested that the applicant consider more comprehensive play equipment before this application comes forward for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit, which would:

1. *Permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units;*

be issued on the condition that the applicant meet with City staff to review the amenity area in order to incorporate suitable play equipment.

CARRIED

3. Development Permit DP 10-544504

(File Ref. No.: DP 10-544504) (REDMS No. 3200208)

APPLICANT: Townline Gardens Inc. (dba The Gardens Joint Venture)

PROPERTY LOCATION: 12011 Steveston Highway and 10800 No. 5 Road

INTENT OF PERMIT:

1. To permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).

Applicant's Comments

Ray Letkeman, Architect, Raymond Letkeman Architects Inc., accompanied by Kim Perry, Landscape Architect, Perry + Associates, provided background information and commented on the historical context of Fantasy Gardens and its significance for Richmond.

Mr. Letkeman and Mr. Perry highlighted the following regarding the proposed project:

- Phase I 'The Gardens' consists of 2 mixed-use residential/commercial buildings, over a common parking structure;
- the subject site is located at a gateway entrance to Richmond from Highway 99, therefore trees, awnings, retail frontage, landscaping, and textured pavement all contribute to a strong pedestrian character that is also expressed at the street level along Steveston Highway and No. 5 road frontages;
- an angular soffit caps the building (Building A) at the corner of Steveston Highway and No. 5 Road and provides a dramatic building form in order to strongly anchor the corner;
- the Steveston Highway frontage is a high-traffic area and thus its enhanced with a corner plaza, pedestrian-friendly shop frontages with clear glazing, and public art;
- the varied building mass, building setbacks, the outdoor amenity landscaped deck over the retail components at ground level create gaps in the residential streetwall above the retail/commercial podium level;
- the intent of the design was to blur the lines between architecture and landscaping;
- each building has a rooftop terrace that will serve its residents and be accessible from semi-private areas;
- as a rezoning condition, approximately 12.2 acres of land would be transferred to the City that would include a play area, where the Coervorden Castle will be situated;
- the majority of parking has been provided in a one-storey structure below the lowest habitable storey to minimize the bulk of the parking structure; and
- all buildings will be accessible from the parking structure via stairs or elevators.

Panel Discussion

In reply to queries from the Panel, Mr. Letkeman and Mr. Perry advised the following:

- Buildings A and B will be completed as part of Phase I;
- Phase II sites will be preloaded for development; and
- the applicant has continuously been in contact with the Shellmont community and key stakeholders regarding the proposed project.

Staff Comments

Mr. Jackson advised that staff supports the application and highlighted that no zoning variances were requested. He noted that the applicant worked well with staff to address any concerns raised at the Public Hearing, and that the applicant held extensive public workshops for this project.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement that the applicant had responded well to a challenging site and created a beautiful project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).*

CARRIED

4. Development Permit DP 11-564210

(File Ref. No.: DP 11-564210) (REDMS No. 3182830)

APPLICANT: Phileo Development Corp.

PROPERTY LOCATION: 5900 Minoru Boulevard



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: Application by Townline Gardens Inc. (dba The Gardens Joint Venture) for
Development Permit for a portion of 12011 Steveston Highway and 10800 No. 5
Road

To: DPP Mtg. MAY 11, 2011

Date: April 19, 2011

File: DP 10-544504

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).

Brian J. Jackson, MCIP
Director of Development

BJJ:bg
Att. 6

Staff Report

Origin

Townline Gardens Inc. (The Gardens Joint Venture) has applied to the City of Richmond for permission to develop 'The Gardens' – Phase 1, consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) over a common parking structure for approximately 649 cars. The development, subject of this report occupies a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site that is being rezoned (RZ 08-450659) to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) and forms part of the larger comprehensive mix-use development proposal known as 'The Gardens'.

A Servicing Agreement (SA) is required for 'The Gardens' as part of the Rezoning Considerations to address Steveston Highway and No. 5 Road frontage upgrades as well as water, storm and sanitary required upgrades and specific site service connections.

'The Gardens' - Phase 1 development site is currently vacant with the exception of preload material over a portion of the site. See attached **Schedule A** for the location of the Phase 1 Development Site.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. Also refer to **Plans # 1** for the Site Plans, **Plans # 2** for the Parking Plans, **Plans # 3** for Landscape Plans, **Plans # 4** for Building Elevations and **Plans # 5** for Building Floor Plans, all of which form part of the subject Development Permit DP 10-544504.

Background

The subject site is the former Fantasy Gardens property situated on the north side of Steveston Highway, between Highway 99 and No. 5 Road. The site has been in disuse for a number of years and preliminary site preparations for redevelopment are currently underway. Development surrounding the subject site is as follows:

To the north, are future development phases of 'The Gardens' development site, the ALR 'Agricultural-Park' and beyond, the area is characterized by large properties designated to permit assembly uses fronting No. 5 Road with farming to the rear (fronting Highway 99);

To the east, Highway 99 runs along the entire east edge of 'The Gardens' development site, separated from the site by a large drainage ditch (within the highway right-of-way) and a tall, evergreen hedge (within the subject site). East of the highway, properties are predominantly agricultural use;

To the south, Steveston Highway runs along the entire south edge of 'The Gardens' development site and beyond is an important employment centre, including the "Ironwood" commercial area west of No. 5 Road (made up of two large shopping centres), a large business park to its south and a mixed commercial/business park area east of No. 5 Road with frontage along Highway 99 and Steveston Highway, immediately across from the proposed Phase 1 development site. Ironwood offers a broad range of convenience retail, restaurants, and services, including a branch library; and

To the west, No. 5 Road runs along the west edge of 'The Gardens', and beyond is a stable, single-family residential neighbourhood, with a limited number of small, townhouse projects that front onto No. 5 Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 19, 2009. At the Public Hearing, the following concerns about rezoning the property were expressed, which are followed by the staff comments highlighted in ***bold italic***.

While no objections to the proposed development were raised, there was discussion regarding the traffic in this area and concern was expressed regarding:

- the creation of a new signalized intersection on No. 5 Road to permit full traffic movement to the development site. Reference was made to congested traffic already present in this area and it was suggested that commercial traffic use Rice Mill Road;
- that Williams Road be developed to go over Highway 99 to No. 6 Road; that clover leafs be developed at the existing overpass;
- that staff avoid planting bulbs or grass on the raised medians, due to backup of traffic during the maintenance of these medians;
- that evergreen trees should be planted to avoid leaves blocking gutters in the Fall; and
- that staff avoid planting trees directly under power lines.

During the discussion that ensued, Council requested that transportation staff provide information on the status of Rice Mill Road access and that Parks staff be requested to consider planting perennials in the medians and perform plant maintenance outside of work hours.

Staff worked with the applicant to address these concerns and comment as follows:

Signalized Intersection at No. 5 Road

The new No. 5/Road 'A' intersection and associated traffic signal will facilitate full movement for access/exit to the proposed 'The Gardens' development and the ALR Agricultural Park. In association with this signalized intersection the applicant has agreed, as part of the SA, to the following additional road upgrades:

- ***a new southbound to eastbound left-turn lane at the Steveston/No. 5 Road intersection;***
- ***a new westbound to southbound left-turn lane at the Steveston/No. 5 Road intersection;***
and
- ***a new westbound to northbound right-turn lane at the Steveston/No. 5 Road intersection.***

These traffic and intersection improvements will provide additional road capacity intended to accommodate both commercial and general purpose traffic.

Planting on Medians

Parks staff indicate that centre median landscape maintenance along high traffic routes such as Steveston Highway is generally conducted at off-peak traffic hours during the day but given the traffic volumes along this corridor, all landscape maintenance work on the Steveston Highway centre medians in the Ironwood Sub-Area will now be performed at night and consideration will be given to lower maintenance landscape plantings in the vicinity.

Rice Mill Road Status

Transportation Engineering has indicated that Rice Mill Road is under the jurisdiction of the Ministry of Transportation and that access from Rice Mill Road to Highway 99 and vice versa is restricted to Ministry of Transportation vehicles.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is in compliance with the Commercial Mixed Use (ZMU18) provisions of Richmond Zoning Bylaw 8500. No zoning variances have been requested.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of this development permit application moving forward to the Development Permit Panel. A copy of the relevant excerpt from the Advisory Design Panel (ADP) minutes from December 22, 2010 is attached for reference (**Attachment 2**). The design responses from the Applicant are included immediately following the specific ADP comments and are identified in '*bold italics*'.

Analysis

Conditions of Adjacency

This proposal complies with the development permit guidelines and the required building setbacks. 'The Gardens' overall development proposal includes a 3.0 m wide ALR buffer strip along its north boundary, which will be provided as part of the proposed Phase 1 and a 15.0 m wide Riparian Management Area (RMA) along Highway 99; design/enhancement of this area will be determined as part of development applications for future development Phases.

The proposed Phase 1 development relates to its immediate context as follows:

North Edge: Phase 1 (Building A and Building B) of 'The Gardens' will ultimately abut future buildings of this multi-phased development (Building D, E1 and E2). A proposed internal east-west privately owned, publicly accessible street, "The Village Street", which includes a pedestrian courtyard and auto-court at the west end plus a landscaped traffic circle at the east end, will be the main organizing element of 'The Gardens' site development. In Phase 1, this Village Street parallels the north side of Buildings A and B development site, creating the separation from buildings in subsequent phases of 'The Gardens' development.

The Village Street is located on the roof deck of the parking podium and will be bisected by the north-south leg of Road 'A', a publicly accessible street that provides direct access to the Village Street from Steveston Highway and a link to No. 5 Road. This east-west central street will be fronted by Retail Commercial Units (RCU's) at the base of both, Buildings A and B, with 3 levels of residential apartments above. Buildings A and B present a wide sidewalk/promenade and short-term surface parking along their retail commercial frontage on the south side of the central Village Street. The intersection of the central Village Street with the Road 'A', at the northeast and northwest corners of Buildings A and B respectively, will be raised and will also include raised pedestrian crossings.

East Edge: A future restaurant (Building C) is planned on the east side of Building B; this building will be the subject of a separate development permit. There is a north-south drive aisle and parking proposed along the east side of Building B that will serve as loading area and parking for the future Building C. Aspects related to the separation/relationship between Buildings B and C (future restaurant) and height of Building C will be addressed during the development permit process for Building C.

Landscape and enhancement of the 15m wide RMA along the Highway 99 will also be addressed in future development permits as part of the RMA Landscape Enhancement and Maintenance Plan.

South Edge: Frontage improvements are proposed along the north side of Steveston Highway via the required Servicing Agreement. These off-site improvements include a new right turn only stacking/deceleration vehicle lane, a treed and grassed boulevard at the back of curb and a 3.5m wide shared pedestrian/bike greenway.

Building A, in its lower level, includes retail commercial uses and the glazed indoor amenity space for all residents of 'The Gardens' that are fully exposed to Steveston Highway, providing interest and animating the building frontage at street level. The on-site landscape treatment along Steveston Highway consists primarily of a landscaped bank that slopes up to the parking structure concealing the parking structure walls. The proposed landscape design along Steveston Highway that includes sloping and terraced landscape planting areas in a rectilinear pattern with low shrubs and groundcovers plus an informal row of trees is anchored with a pedestrian urban plaza and water feature at the Steveston/No. 5 Road intersection.

West Edge: The No. 5 Road frontage includes continuous retail commercial frontage that extends to the outdoors on a raised deck above the sidewalk level. This frontage also proposes a sloped and terraced landscape treatment that steps down from parking podium/western deck of Building A to the street. Treatment of the interface between the street and the raised deck/central Village Street and associated courtyards includes a system of angled stairs and ramps that connect street level with the CRU's level over the parking podium roof. The street level pedestrian, urban plaza, gateway public space, at the northeast corner of the Steveston Highway and No. 5 Road intersection includes a water feature and terraced landscape plantings while the northeast corner of Phase 1 site includes a pedestrian plaza on the parking podium deck, as part of the courtyard that anchors the western end of the central Village Street.

Urban Design and Site Planning

General Comments:

The site, located at the gateway entrance to Richmond from Highway 99 provides a unique urban living experience while still reflecting the garden, water and agricultural history of the area. The buildings are organized along both sides of a central East-West spine, the Village Street that concentrates residential, open space and retail uses and reinforces a strong pedestrian scale where pedestrians have dominance over vehicles. Trees, awnings, retail frontage, wide sidewalks, raised crossings, landscaping, planting and colour and textured pavement contribute to the proposed strong pedestrian character at the internal core of the proposed development. This same character is also expressed at street level along Steveston Highway and No. 5 Road frontages.

Key aspects of the urban design and site planning for 'The Gardens' development in general, and proposed Phase 1 development in particular, are highlighted below:

1. Urban Building Blocks: The site plan (overall plan and Phase 1) is based on a simple grid of medium-density buildings, each one organized around an outdoor amenity central courtyard, separated by standard width streets into 4 blocks that are framed by two major perimeter streets and the Highway.
2. Building Mass: Mass of the residential component of Building A, in Phase 1, takes the form of a C around an outdoor amenity space courtyard on the roof of the retail commercial uses in the lower level. This roof terrace courtyard is open towards the south and its depth helps to provide some distance from most of the residential units to the busy Steveston Highway,

minimizing the traffic noise. For the same reason, the residential component of Building B is also organized in the same manner; however, because this building is also located closer to the Highway 99 off-ramp, this central outdoor amenity space courtyard is also semi-enclosed by a lower, single loaded residential wing that extends along a portion of its south side.

3. Gateway at Steveston Highway and No. 5 Road Corner: In addition to the urban plaza at the SW corner of Phase 1 development, which is characterized by its large open space, fountain and terraced planters, the southwest corner of Building A presents glass walls, with some touches of colour, that angle up toward the angular soffit that cap the southwest corner of Building A to strongly anchor that important corner and establish the Gateway role of the proposed development in the area.
4. Terraced Streetwall along Steveston Highway & No. 5 Road: The proposed Phase 1 development features an integrated architectural and landscape treatment with horizontally layering along the outer perimeter frontages of the site to create a more pedestrian-friendly street experience, to better define the street wall and to complement the lower-rise neighbouring buildings. These layers include:
 - Perimeter Greenway: Off-site along existing street fronts, a shared pedestrian/bike route including a broad path, green landscaped boulevard and row of street trees. Parallel, but within the site, a decorative, retaining wall, landscaped terraces, second row of informally planted trees, to help screen the parking podium and soften the transition between the street and the fronting buildings.
 - Mid-Rise Streetwall: Buildings with a strong horizontal expression typically 19.0 m high, as measured from the fronting greenway, generally setback 6.0 m or more from the property line and typically characterized by durable materials such as brick masonry and concrete hardi-panels
 - Varied Building Roof Tops: Above the streetwall, a varied building roof top or cornice treatment to add individual distinction and visual interest to each building.
5. Pedestrian-Scaled Circulation: Along the north side of Phase 1, the internal Village Street will ultimately create an 'Urban Village' atmosphere with CRU's at grade with wide well landscaped sidewalks/walkways, a limited amount of convenience, short-term surface parking, and defined by well articulated, pedestrian-scaled residential and commercial frontages. A variety of decorative pedestrian paving materials are incorporated into the design including cast-in-place concrete, concrete unit pavers and wood decking to reinforce this pedestrian oriented character. The modern architectural character includes common elements between the buildings but with enough variation to create visual interest at a pedestrian pace along the street. Phase 1 will include construction of the east-west street plus 75% of both the west pedestrian courtyard and auto-court as well as the landscaped traffic circle at the east end.
6. Integration with an Urban-Agricultural Showcase: Council adopted the Conceptual Development Plan for the ALR 'Agricultural-Park' on January 24, 2011, which provides approximately 12.2 acres of ALR 'Agricultural-Park' as a community amenity. When completed in future phases of development, 'The Gardens' proposed development will integrate with the ALR 'Agricultural Park' through a wide Mews/linear open space as an extension of the Village Street space to the north.
7. A Green Development Strategy: Sustainability measures incorporated into 'The Gardens' include the following:

- all buildings will meet or exceed LEED Silver equivalent status;
 - a geothermal heat exchange system using excess heat from the grocer's refrigeration units;
 - a stormwater management concept whereby stormwater from the development site will be directed to the ALR 'Agricultural-Park', stored and used for irrigation;
 - Transportation Demand Measures (TDM) including provision of two co-op car-share vehicle spaces, two bus shelters and end of trip bicycle facilities that will encourage alternative means of transportation and use of public transit;
 - energy star appliances and glazing, operable windows, energy efficient lighting, low flow fixtures, low emission and recycled building materials wherever possible.
8. City in a Garden: Extensive tree planting and the green landscape perimeter treatment creates a 'garden-like' character by providing a typically wider building separation and by treatment of the intervening space with a combination of landscape plantings reflecting a large scale agricultural pattern creating a green landscaped verge to the perimeter of the site.

Separation between the Phase 1 buildings and future buildings across the Village Street in 'The Gardens' development site will vary from approximately 17.0 m to 35.0 m creating variety along the east-west Village Street and providing privacy for fronting residential units above. Precise separation of buildings in future phases will be determined at the time of the Development Permit review process for those future developments.

9. Parking & Services: 'The Gardens' presents a balanced approach between parking and loading for a transit- and pedestrian-oriented development. The proposed development minimizes parking and loading impacts as well as traffic conflicts with the surrounding road network through a series of existing roadway and intersection improvements. The interior site streets create safe and attractive pedestrian-oriented streetscapes.

Access to the Site and to Parking: There is restricted vehicle access to the site from Steveston Highway, where right-in only access is allowed on Road A to the central Village Street and surface parking, and from/to No. 5 Road (right-in and right-out only) that provides access to the below grade parking levels. There will be a full movement signalized intersection on No. 5 Road at the northwest corner of 'The Gardens' development site that will provide access/egress to all parking on the development site and to the ALR Agricultural Park.

'The Gardens' Off-street Parking: The majority of parking has been provided in a one -storey structure below the lowest habitable storey to minimize the bulk of the parking structure and the visual impact of parking on the surrounding streetscapes and pedestrian areas as well as maximize opportunities for an accessible ground plane. A small, lower level parking area is provided under Building B taking advantage of the soil conditions and site grading.

'The Gardens' Parking Requirements: As part of the rezoning (RZ 08-450659), the required number of parking was reduced based on the provision of TDM (see 'Green Development Strategy' above for list of TDM). Based on the preliminary development concept plan for the whole 'The Gardens' site, the proposed parking layout and loading requirements have been satisfactorily met. The preliminary development concept for the whole site includes 1,106 parking spaces, including 86 short-term surface parking spaces, while 992 spaces are estimated to be required.

Phase 1 Off-Street Parking: The proposed Phase 1 development provides 278 residents parking spaces, including 6 HC spaces (subject to the provision of TDM, 247 spaces are required, including 5 HC spaces). In addition, all the required combined commercial/visitor parking required for the complete 'The Gardens' proposal has been provided in Phase 1 of the

development (371 combined commercial/visitor parking spaces provided, while 302 spaces are required).

Bicycle Parking: The Proposed Phase 1 development meets the bicycle parking requirement by including 287 Class 1 spaces and 68 Class 2 bicycle parking spaces while 244 Class 1 and 58 Class 2 spaces are required.

Loading and Unloading Spaces: Of the total 11 loading spaces required for the whole development of 'The Gardens', 8 loading spaces (5 medium and 3 large) have been provided in Phase 1. Loading facilities for Building A and Building B are located away from main pedestrian areas on the Village Street, along the one-way section of Road 'A'. In addition, the actual loading docks are contained within the respective buildings to minimize the impact on adjacent site areas.

TDM: The development concept proposes a series of Transportation Demand Measures (TDM) that include:

- a transit- and pedestrian-oriented development,
- a mixed land-use development to help reduce vehicle trips,
- a new signalized intersection along No.5 Road,
- multi-purpose greenways along both Steveston Highway and No. 5 Road,
- two new bus stops (one on No. 5 Road and cash-in-lieu for another bus stop to be located on Highway 99 south of Steveston Highway),
- traffic calming measures within the development (upgrading paving, bollards, and raised crossings),
- end of trip bicycle facilities in Building A,
- shared parking (visitors and commercial) for more efficient use of spaces and two cooperative car share vehicle spaces along Road 'A' at the northeast corner of Building B.

Architectural Form and Character

General Comments: The building design generally conforms to the OCP Development Permit Guidelines. The architectural expression of proposed buildings in Phase 1 is well articulated, with a variety of building forms and via the use of high quality materials and layered detailing. The architectural form and massing of the Phase 1 proposed development incorporates significant features that enhance the perimeter expression of this project, including:

- a distinctive treatment of the building mass and facades at the southwest corner of Building A, at the Steveston Highway/No. 5 Road intersection;
- breaks or jogs along the street fronting buildings for visual interest;
- strong horizontal expression including flat roofs that reduce the apparent height of the buildings and provide a modern architectural character;
- layering of building systems (glazing, balconies and external structural members) that add detail, visual relief and a greater three-dimensional quality to the buildings;
- incorporation of high quality materials such as brick cladding;
- screening of parkade walls with berms and landscape plantings;
- Rooftop mechanical elements that will be screened from views from adjacent streets and residential units in the development; and
- Signage in compliance with the relevant bylaws that has been appropriately scaled along the building facades.

Architectural Elements: Enhancements to the liveability and pedestrian scale of Ironwood and 'The Gardens' area include:

1. Key Landmarks: Phase 1 of 'The Gardens' incorporates distinctive architectural features such as the unique, tilted glass wall and extensive roof overhang on the SW corner of Building A, varied building mass and use of other structural member such as glulam timbers, steel canopies and wood trellises that enhance the project identity at this prominent location as a south gateway to Richmond.
2. Steveston Highway/No. 5 Road Intersection: The proposed development creates a pedestrian-friendly environment including CRU's fronting publicly accessible, on-site streets and open spaces, specifically at the 'Gateway Terrace' (Steveston/No. 5 Road intersection). Liveability of this corner is reinforced by the large raised deck in front of the CRU's that front No. 5 Road and overlooks the urban plaza at the corner.
3. No. 5 Road Frontage: The provision of two large pedestrian plazas that incorporate public art with a fountain in one and a connecting staircase/ramp system plus landscape terraces with sloping ground plane plantings, invite pedestrians to the internal Village Street and create a streetfront that is responsive and appropriate to the residential uses on the opposite side of the street.
4. Steveston Highway Frontage: Along this high-traffic frontage Buildings A and B in Phase 1 of 'The Gardens' incorporate many features that enhance the streetfront presence of this development including the corner plaza, pedestrian-friendly shop frontages with clear glazing, public art, the prominent location of the shared indoor amenity space.

The varied building mass, building setbacks, the outdoor amenity landscaped deck over the retail components at ground level, that create gaps in the residential streetwall above the retail/commercial podium level, the use of brick masonry and concrete detailing, projecting illuminated and diffuse glass/sign panels on the south side of Building B, decorative lighting, restrained commercial signage and recessed balconies in the residential component all contribute to the richness and articulation of the buildings frontage toward the abutting streets.

5. Residential Noise Mitigation: The Applicant has provided an acoustical report, which states that by incorporation of the acoustical recommendations, 'The Gardens' will meet the OCP interior design noise level criteria. In addition, the design of the residential components of the buildings around a raised southward opened courtyard (toward Steveston Highway) minimizes the number of apartments directly exposed to traffic noise.
6. Residential Indoor Amenity Space: The 505m² shared indoor amenity space provided prominently fronting Steveston Highway in Phase 1 is intended to serve the entire 'The Gardens' development and appropriate easements over the amenity space are required as part of this development permit for the benefit of all future development phases. This indoor amenity space includes an indoor gym, fitness room, lounge area or great room, smaller meeting room and washrooms for a complete range of activities.
7. Residential Outdoors Amenity Space: Proposed Phase 1 includes 675.0 m² of common outdoor residential amenity space (319.0 m² in Building A and 356.0 m² in Building B), which is less than the 1,092m² (182 x 6 m²/unit) recommended in the OCP Development Permit Design Guidelines. However the entire 'The Gardens' development will ultimately provide approximately 12.2 acre as ALR 'Agricultural Park' as well as a public open space within a future phase of the development site, which should afford adequate outdoor recreation opportunities for all residents within the overall development.

Landscape Design and Open Space Design

General Comments: As part of the rezoning requirements, the applicant will transfer approximately 12.2 acres as an ALR 'Agricultural-Park' to the City that will include a play area, trails, community gardens, agricultural opportunities and various garden areas.

'The Gardens' will minimize development impacts on the ALR by incorporating the required continuous 3.0 m wide ALR buffer strip on a development permit by development permit basis in order to address the urban-agricultural interface area. This transition is proposed to be softened as follows:

- **Landscaped Parking Podium:** The landscape transition between the ALR and the parking podium of future buildings will be addressed by gradual landscaped slopes and planting in subsequent development permits.
- **Varied Building Setbacks & Heights:** The building setbacks are to be variable and building heights modulated to diminish the appearance of a solid streetwall when viewed from the perimeter of the site.

The required continuous 3.0 m ALR buffer including appropriate landscape treatment will be provided along the north edge of the development site and the required 15.0 m RMA will be provided along Highway 99 as a 'no-build zone'. The landscape treatment will be addressed by the development permit of future phases with frontage along any portion of the RMA.

There are no existing trees on Phase 1. PROP ROW's associated with Phase 1 will provide public access to all commercial uses through a series of internal streets and walkways to be maintained by the Owner (**Attachment 3**).

All perimeter street fronts have been appropriately landscaped with berms and planting to conceal parking podium walls.

A combined pedestrian-bike greenway will be provided along Steveston Highway and No. 5 Road as well as two public pedestrian plazas, one at the Steveston/No. 5 Road intersection including public art and a water feature; another pedestrian plaza along No. 5 Road is provided at the retail podium level with a second water feature.

The shared indoor amenity space is provided in Building A fronting on Steveston Highway. Phase 1 outdoor amenity space is provided by the two roof deck courtyards that include a simple lawn landscaping treatment. A small children play area provided on Building A raised outdoor landscaped courtyard.

Landscape Elements: The proposed development incorporates improvements to enhance the livability of 'The Gardens' for residents, workers and visitors and encourages a positive relationship between nearby residents through the provision of an open space network that includes the following:

Special Greenway Treatment: The proposed greenway treatment along both Steveston Highway and No. 5 Road creates an important community amenity and helps to provide a buffer for noise, visual screening, pollution and other impacts. This Greenway includes:

- Within the public road right-of-way, a wide landscaped boulevard at the back of curb, complete with street-lighting (with banner arms and electrical receptacles), a row of street trees (as per City requirements)
- A 3.5m wide shared pedestrian/bikeway with separate routes for pedestrians and bicycles, and
- Within a 1.5m wide strip along the street fronting of the property, a terraced landscape treatment complete with low-growing shrubs, groundcovers and an informally planted second row of trees

together with stairs and ramps (to access the interior of 'The Gardens' Village Street, at the core of the proposed development), other street furnishings such as benches and a bus shelter near the Steveston/No. 5 Road intersection.

A Landscaped Open Space Grid: The adjacent street frontages of Phase 1 have been ringed with a grid-like pattern of soft landscape planting reminiscent of the rectilinear aerial pattern view of agricultural land. The perimeter landscape general slopes up toward the buildings presenting a lush green pediment for the building and completely screening the parking structure under the buildings.

Public Outdoor Space: Complete development of 'The Gardens' will provide a range of publicly accessible, passive and active open space areas and features to bolster the recreational opportunities within the proposed development, the immediate area and Richmond in general. Complete development of the site will establish effective linkages between the development and the dedicated ALR 'Agricultural-Park'. Ultimately, the bulk of the outdoor amenity space will be provided by the approximately 12.2 acre ALR 'Agricultural Park'.

'The Gardens' overall site plan also proposes a public linear park/Mews within the total development site that will connect to the Agricultural Park. The open space network of 'The Gardens' will ultimately feature three separate connections to the future ALR 'Agricultural-Park', including the continuous 3.0 m wide ALR buffer strip.

Important outdoor public spaces associated with Phase 1 development:

Gateway Terrace: Phase 1 of 'The Gardens' provides a public plaza at the Steveston/No. 5 Road intersection, including a terraced water feature behind the plaza, defined by seat walls that wrap around the corner. This plaza is connected via a wide stairway and ramp system to an upper pedestrian plaza and the Village Street at the northwest corner of Building A on the parking podium level, which includes another water feature. The parking podium/Village Street level provides access to the retail plaza surrounding Buildings A and the large grocery store that will possibly occupy the lower level of Building B. See **Attachment 3** for a plan showing the proposed publicly accessible pedestrian corridors within the Phase 1 development site.

- **Transit Link:** There is a direct link between the proposed bus shelter on No. 5 Road and the retail plaza level on the parking podium that is well lit and defined with landscape plantings.
- **Seasonal Focus:** The proposed landscape design includes a 'Seasonal Plaza' on the parking podium at the west end of the internal east-west retail Village Street for businesses and residents to celebrate the changing seasons through festive features such as a communal Christmas Tree, seasonal plantings, banners and tree lights. In addition, this plaza space can also accommodate, on special occasions, such outdoor activities as a street market and/or outdoor dining.

Affordable Housing

Consistent with the rezoning considerations, the affordable house units will be provided in future development phases. Appropriate legal agreements are required in association with this Development Permit to ensure the provision of 5% of the total residential floor area for affordable housing units in the future.

Public Art

The Public Art Plan calls for a Phase 1 contribution of \$125,725.00 (60% of this amount for the Steveston/No. 5 Road pedestrian plaza and 40% for public art along Steveston Highway). The Public Art Plan was presented to and supported by the Richmond Public Art Advisory Committee on March 15, 2011. See **Attachment 4** for the relevant Richmond Public Art Advisory Committee minutes and **Attachment 5** for Phase 1 Public Art Plan.

Crime Prevention Through Environmental Design (CPTED)

The following aspects have been considered in the proposed development design:

- The landscape design allows clear views of surrounding areas at the podium (commercial) and the courtyard (residential) levels through low shrub or groundcover planting and tree selections that permit views under the canopies
- The proposed development will be well lit at access points, along streets, commercial frontages and along all publicly accessible walkways.
- The design incorporates vision glass along commercial frontages, significant overlook areas from the residential units above and glazed doors in stairwells and parkade lobbies.
- The parking structure will be well lit and painted white to enhance visibility. The on-site mixed land uses help to ensure more eyes on the street at all times.
- The delineation of public, semi-public and private spaces has been incorporated to encourage a feeling of territoriality that will afford users and residents a sense of ownership and responsibility for these spaces.
- The building interiors will also be well lit. The design calls for non-glare, vandal resistant light fixtures that incorporate both motion-sensors and daylight-sensors into the design.

Conclusion

‘The Gardens’ – Phase 1 proposes a unique compact mixed-use transit-oriented development with a clear urban character within Richmond’s suburban area that enhances pedestrian-friendly streetscapes and that addresses the gateway significance of the site, including a green landscape setting that is reminiscent of the former agricultural uses in the proximity of Highway 99, and provides opportunities for urban agriculture and supporting key sustainability objectives. Staff support this development permit application and recommends approval.



Brian Guzzi, CIP/CSLA
Senior Planner (Urban Design)
(4393)

BG:cas

- Attachment 1 Development Permit Data Sheet
- Attachment 2 Advisory Design Panel Excerpt of the Minutes and Applicant Responses
- Attachment 3 Publicly Accessible Pedestrian Walkways within the Phase 1 Development Site
- Attachment 4 Advisory Public Art Excerpted Minutes
- Attachment 5 Phase 1 Public Art Plan

- Plan # 1 Site Plans
- Plan # 2 Parking Plans
- Plan # 3 Landscape Plans
- Plan # 4 Building Elevations
- Plan # 5 Building Floor Plans

(over)

The following are to be met prior to forwarding this application to Council for approval:

1. Registration of a consolidated Phase 1 lot (Lot A) registered in the Land Title Office.
2. Receipt of cash in lieu (\$22,000.00) for 1 bus shelter to be located on site (along Highway 99 south of Steveston Highway).
3. Receipt of a Letter-of-Credit for the Phase 1 component of the overall Public Art Plan in the amount of \$125,725.00 (based on the estimate in the Public Art Plan).
4. Receipt of a Letter-of-Credit for landscaping in the amount of \$1,978,695.00 (based on a cost estimate from the registered Landscape Architect).
5. Registration of an appropriate cross access easement over all future development phases of the entire proposed development site to provide access to Phase 1 parking areas for the benefit of the Phase 1 development site.
6. Registration of a cross access easement over the entire indoor amenity space and all associated interior hallways of Building A within the Phase 1 development site to provide pedestrian access to and use of the indoor amenity space within Building A located on the Phase 1 development site for the benefit of all future development phases.
7. Registration of all appropriate Public Rights of Passage – Rights of Ways (PROP-ROW's) for pedestrian access to all publicly accessible walkways and commercial spaces within the Phase 1 development site for the benefit of general public access (reference **Attachment 3**).
8. Registration of a cross access easement over the commercial parking area and all associated vehicle access lanes within the Phase 1 development site for the benefit of all future development phases for the purposes of both commercial and visitor vehicle parking.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



DP 10-544504

Attachment 1

Address: 12011 Steveston Highway and 10800 No. 5 Road

Applicant: Townline Gardens Inc. (dba The Gardens Joint Venture) Owner: Townline Gardens Inc.

Planning Area(s): Shellmont – Ironwood Sub-Area Plan

Floor Area Gross: 20,335 m² Floor Area Net: 18,872 m²

	Existing	Proposed
Site Area:	Consolidated Lot A (Phase 1) = 17,145.7 m ²	Consolidated Lot A (Phase 1) = 17,145.7 m ²
Land Uses:	Vacant	Residential / Commercial
OCP Designation:	Mixed Use / Limited Mixed Use	Mixed Use / Limited Mixed Use
Zoning:	Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)
Number of Units:	0	182

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Total Site Permitted FAR = 1.43 (1.0 plus 0.3 FAR Affordable Housing bonus plus 0.13 FAR Community Use bonus)	Total Development FAR = 1.29 Phase 1 FAR = 1.19	none permitted
Lot Coverage:	Max. 45%	36%	none
Setbacks – Steveston Hwy: – No 5 Road: – Highway 99: – Rear Yard: – Interior Roads: – Parkade – below: – ALR: – Riparian:	Min. 6 m Min. 6 m Min. 15 m Min. 3 m Min. 3 m Min. 1.5 m Min. 3 m Min. 12 m	Building B: Min. 7.7 m Building A: Min. 9.55 m na na Bldg. A: 4.9 m & Bldg. B: 5.4 m 1.52 m 3.05 m 15 m	none
Setback – Rear Yard:	Min. 3 m	na	none
Height (m):	Max. 20 m (not more than 4 storeys) Max. 25 m (not more than 6 storeys) if located more than 90 m from No. 5 Road	Building A 19 m (4 storeys) Building B – 19.5 m (4 storeys)	none
Lot Size:	Min. 3,000 m ²	17,145.7 m ²	none
Phase 1 - Off-street Parking Residential/Commercial:	247 Residential + 302 Commercial = 549	278 Resi. + 371 Com. = 649	none
Off-street Loading Spaces:	5 Medium + 3 Large Spaces	5 Medium + 3 Large Spaces	none
Total Off-Street Parking:	690 Residential + 302 Commercial = 992	713 Resi. + 393 Com. = 1,106	none
Accessible Parking Spaces	10	15	none
Tandem Parking Spaces	not permitted	none	none
Bike Parking – Residential (Resi.)/Commercial (Com.):	228 Class 1 + 36 Class 2 - Resi. 16 Class 1 + 22 Class 2 - Com.	262 Class 1 + 36 Class 2 - Resi. 25 Class 1 + 32 Class 2 - Com.	none
Amenity Space – Indoor:	Min. 100 m ²	505 m ²	none
Amenity Space – Outdoor:	Min. 1,092 m ² (182 units x 6 m ² / unit)	ALR = approximately 12.2 acres Phase 1 = 675 m ²	none

Excerpt from the Minutes from
Richmond Advisory Design Panel Meeting

Wednesday, December 22, 2010 – 4:00 p.m.
 Rm. M.1.003
 Richmond City Hall

‘The Gardens’ – Phase 1 (DP 10-544504) was presented to the Richmond Advisory Design Panel (ADP) on December 22, 2010. The ADP supported this application moving forward to the Development Permit Panel subject to the following recommendations. The ADP comments are included below followed by the Applicant’s Response in *bold italics*.

Panel Decision

It was moved and seconded

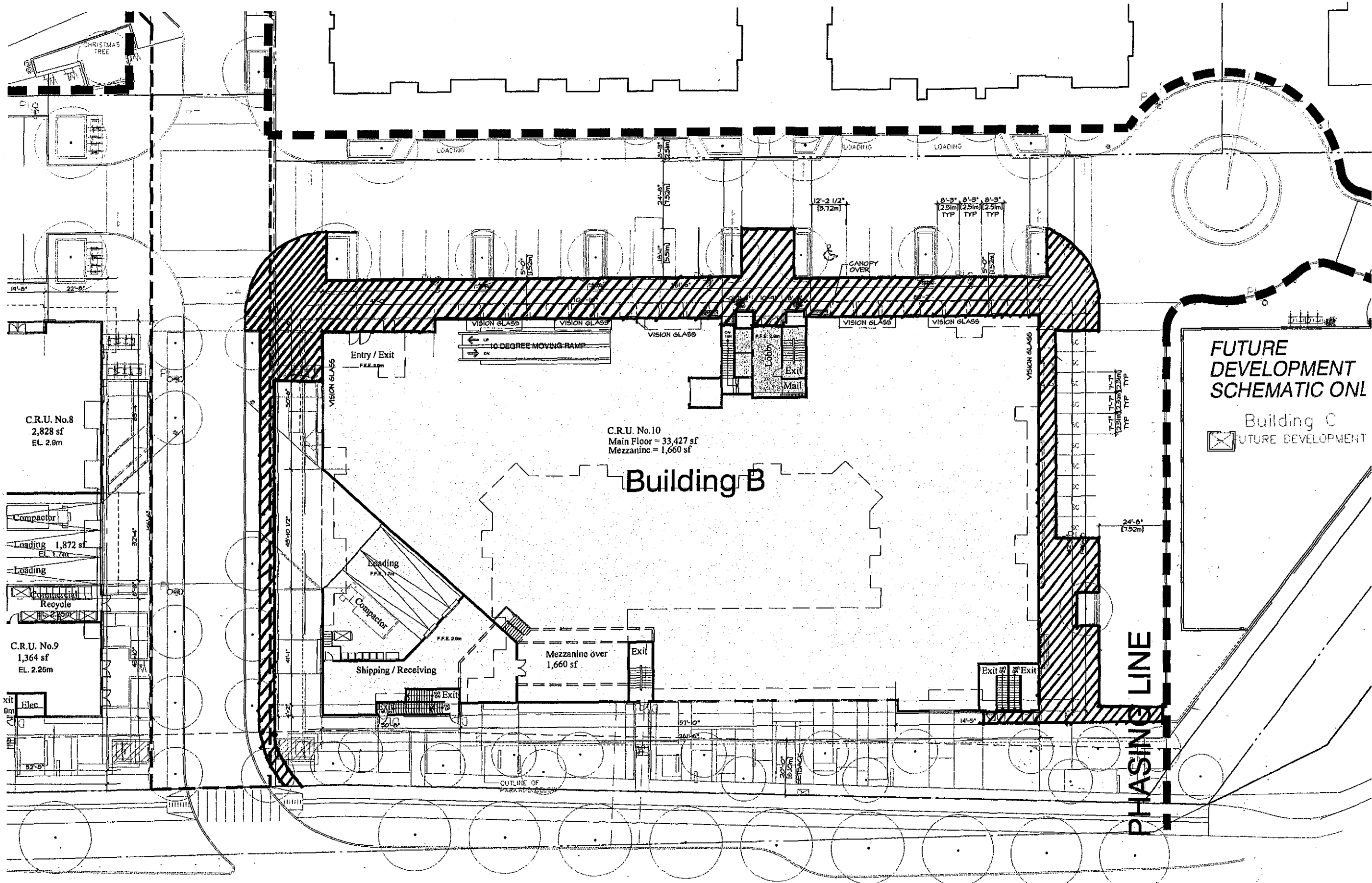
That the Advisory Design Panel supports DP 10-544504 moving forward to the Development Permit Panel subject to:

- A. The applicant making the following improvements to the project design:
 1. design development to the east, west and south ground level elevations of Building B with consideration to visual penetration into the commercial volume, added glazing, pedestrian friendliness on the east façade, improved animation, opportunity for landscape to soften hard edges with vertical green elements and green screen particularly on the south and east elevations; *The ground level elevations of Building B have been revised to include and expand glazing on the north west corner and the north east corner, planting and vertical green screens aligned with building features along the east wall, and a tree lined boulevard and sidewalk on the west side.*
 2. design development to the East-West spine from No. 5 Road (which is referred to as the Village Street) and its continuation to the sidewalk at No. 5 Road with consideration to integration of the ramps and stairs treatment giving emphasis to the pedestrian experience, consideration of landscaping materials and opportunities for tree planting, reconsidering the roundabout or the materials of the roundabout to de-emphasize the vehicular and emphasize the pedestrian priority; *We have replaced the roundabout with a traditional intersection with raised unit paved crosswalk areas that emphasizes the pedestrian priority. By doing this we have been able to reduce the functional width of the southern portion of Road ‘A’, gain a wider sidewalk on the west side, and provide a boulevard separation between vehicular traffic and pedestrian flow through the site on both the west and east sides of Road ‘A’. This major change has allowed us to claim more of the space for pedestrians and greening strategies. Additional trees have been added along the north-south segment of Road ‘A’, at the intersection and along the east-west spine road in front of Building B.*
 3. design development to the expression of the indoor amenity space, wayfinding and access with consideration to weather protection and relationship with interior and exterior spaces; *The entryway to the indoor amenity space has been recessed and an outdoor amenity space to the west of the amenity entrance has been claimed along Steveston Highway. Bike racks and a seating area have been added for the amenity space user. The glazing has been expanded along the Steveston frontage of the amenity and weather protection*

exists along a portion of the facade. Signage associated with wayfinding to and from the amenity will be designed at a later stage. A widened sidewalk and relocated boulevard east of Building A now allows the resident to walk to the indoor amenity space more comfortably.

4. design development to resolve the location and function of garbage and recycling disposal onsite; *Each residential building will have its own garbage disposal and recycling rooms in the parkade. Garbage will be serviced privately. Recycling bins will be brought up to a special holding area located in Building A's expanded loading area (along Road 'A') and will be serviced by the City from this point. Commercial garbage and recycling will be serviced at the loading areas for Buildings A and B.*
5. design development to provide village character in the interior elevations with consideration to i) wood detailing or colour treatments that are used elsewhere in the project, or ii) landscaping including paving landmarks, vertical landscape elements, and trees; *We have adjusted the parking layout and road to allow for a greater number of trees and landscaping along the east-west and north south internal road, and added distinctive raised crosswalk paving at the junction of these two internal roads. The pedestrian crossing at the lobby for Building B was widened to enhance the spacing of the trees along the food store frontage and to better align with the access to the green space between Buildings E1 and E2. Public art will further support the village character of this interior space. Glazed commercial openings with integrated overhead awning treatments have been placed on the north commercial street level frontage. Clear glazing is intended at the food store entry, along the length of the internal moving ramp and at the northeast commercial corner to provide a visual connection into the food store. Effort will be made with the future tenant to maintain as much clear glazing along the balance of the north frontage as possible to enhance the village character along the street.*
6. design development to ensure that pedestrian, vehicle and truck circulation onsite is reviewed by traffic consultant including i) concern re: bus stop location in proximity to the corner, ii) potential conflict of truck loading and vehicle and pedestrian access from Steveston Highway, and iii) truck turning in roundabout; *Our traffic consultant has prepared a detailed traffic study for the site and provided transportation engineering advice all through the design process. The current design is acceptable from a transportation engineering standpoint and no potential conflicts have been identified between loading, vehicle and pedestrian access. The bus stop has been shifted northward by 5m based on further consultation with TransLink. The elimination of the roundabout has streamlined the path for large trucks through the site and has allowed us to improve the pedestrian flow along Road 'A' by widening the boulevard and sidewalks with the extra space gained by decreasing the width of this portion of the internal road.*
7. design development to emphasize the importance of the gateway location at the corner with consideration to view from the East, lighting, colour, height, design features, and texture; *We have borrowed from the distinctive form and character of the expansive glazing form and treatment on the south west corner of the building to design the adjacent residential corner to address the views of the project from the east. The residential corner further gestures eastward through the use of projecting bays and a corresponding extended roof overhang. Public art will also form an integral part of this gateway location either being incorporated into the corner plaza and/or the building itself.*

8. design development to the plaza design at the corner and consider the possibility that that the likely animation or use would come from the west edge CRU and not at the corner and in view thereof i) reconsider stairs and ramps, ii) reconsider treatment at the corner, and iii) consider strengthening the water feature; *The stairs and sloped walkway have been redesigned to allow for larger landing space between flights and legs of the walkway. The water feature has been reduced slightly to allow for the extension of the sloped walkway into the space at grade.*
9. design development to define the gateway treatment to the park to the North and consider how to frame and transition to park, which could be done either through integration or creating a strong transition; *This item will be designed as part of the subsequent phases of the project.*
- B. The applicant taking into consideration the following comments:
 10. consider moving the density of townhouses in Building B along Steveston Highway to a subsequent phase; *We have retained these townhouses along Steveston Highway in Building B because it allows us to differentiate this building from Building A (from a massing and urban design standpoint) and it creates a quieter open space at the residential level since it is sheltered from the adjacent traffic noise.*
 11. consider the impact of traffic noise on the south-facing courtyards and consider introducing glazed elements to provide acoustic protection along Steveston Highway; *We have added a glazed railing system along the open areas of both Buildings A and a portion of Building B. Introducing large glazed walls would negate the design intent of the building to provide a viewing deck over the adjacent gateway area and would be counter to our approach to provide variety in massing and urban design along this corridor.*
 12. consider integrating public art in landscaping and project design which could provide focal point or landmark; *This approach is outlined in our public art plan – the provision has been made for both landmark public art as well as integrated public art flowing through the site.*
 13. consider access and potential isolation of CRU No. 7; *This CRU has been lowered so it is accessible. The location of this CRU will be suitable for a tenant that requires high visibility.*
 14. consider use of sliding doors to washrooms in the unit designs to increase accessibility and free up floor area (applies to all units) particularly the ensuite access through walk-in closets (between the bedroom and the bathroom); *Townline does not typically provide pocket doors to their tendency to break down and necessitate repairs over the long run. Also, our units are generally designed to maximize floor space such that the wall that the pocket doors would need to slide into is encumbered by other elements in the unit such as plumbing for the unit.*
 15. consider extending the agricultural character streetscape landscape treatment beyond the property line and out to the street edge with street trees to provide traffic calming. *This item was discussed with City staff and it is not their preference to have shrub planting along the boulevard in this location due to future maintenance concerns.*



Building B Main Floor Plan



SK-5.0

Excerpt from the Minutes from
Richmond Public Art Advisory Committee Meeting

Wednesday, March 15, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall4

'The Gardens' Public Art Plan was presented to the Richmond Public Art Advisory Committee (RPAAC) on March 15, 2011. From the minutes of this presentation it was noted that:

- The upper portion of this project will be retained as a garden.
- Extensive public workshops have occurred to get a feel for what the community wanted for this site.
- During this consultation process the following themes emerged; improving the "gateway" image, the garden city theme, including a botanical garden, and having a mixed-use village.
- The Guiding Principles for this project include delivering this site in accordance with the Richmond Official Community Plan, following the guidelines for public art, leaving a legacy for Richmond, no loss of agricultural land, transform to an attractive "front door", executing with high creativity and excellence, and including projects that are fun, interactive and easy to understand.
- Discussion ensued on the different levels of understanding (of public art) within the community and the possible inclusion of some form of assistance to broaden the understanding of these pieces.
- This will be a 5-phase project; however, most of the public art will be occurring in phase 1. It was noted that the themes that have been outlined for this phase could also be used for future public art. It was also noted that each phase will likely have a piece of public art associated with it.
- The budget for phase 1 is \$125,000.
- Phase 1 proposes allocating 60% of the budget public art at the corner of Steveston Highway at No. 5 Road and 40% to the Steveston Highway frontage. There may be flexibility in the allocation, which will be finalized at the Artist Call stage. It was noted the preference for using this corner for building a landmark and capturing a sense of identity.
- The Committee recommends having one artist call for the two opportunities in preference to two separate calls. That would allow artists to make proposals for one or both sites. It was recommended that the term "gateway" be featured in the call.

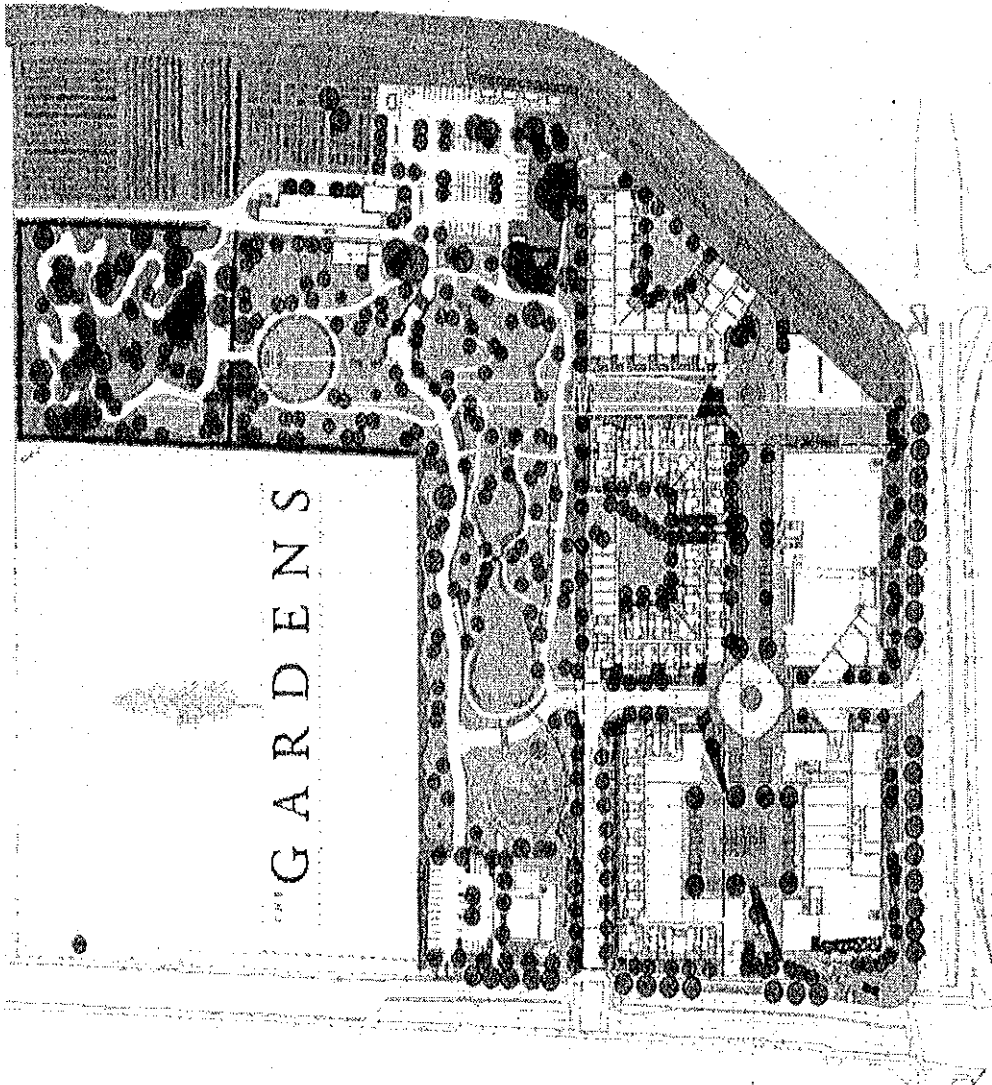
It was moved and seconded

That the Richmond Public Art Advisory Committee endorse the public art concept presented for The Gardens on March 15th 2011 and recommended that a combined call for artist/artist teams for the two opportunities in Phase 1 be made.

CARRIED (unanimously)

The "Gardens" Public Art Plan

Richmond, BC
March 15, 2011



VISION

The extensive public workshops for this project indicated that the public had a vision for this site. The vision was:

- To improve the appearance of this
- gateway to Richmond by greening this
- entrance to the City as part of the
- Garden City theme;
- To ensure public access to the old
- botanical garden;
- Functional and attractive improvement to the intersection of No. 5 Road;
- A mixed use village with a garden theme and a strong sense of place.



GUIDING PRINCIPLES

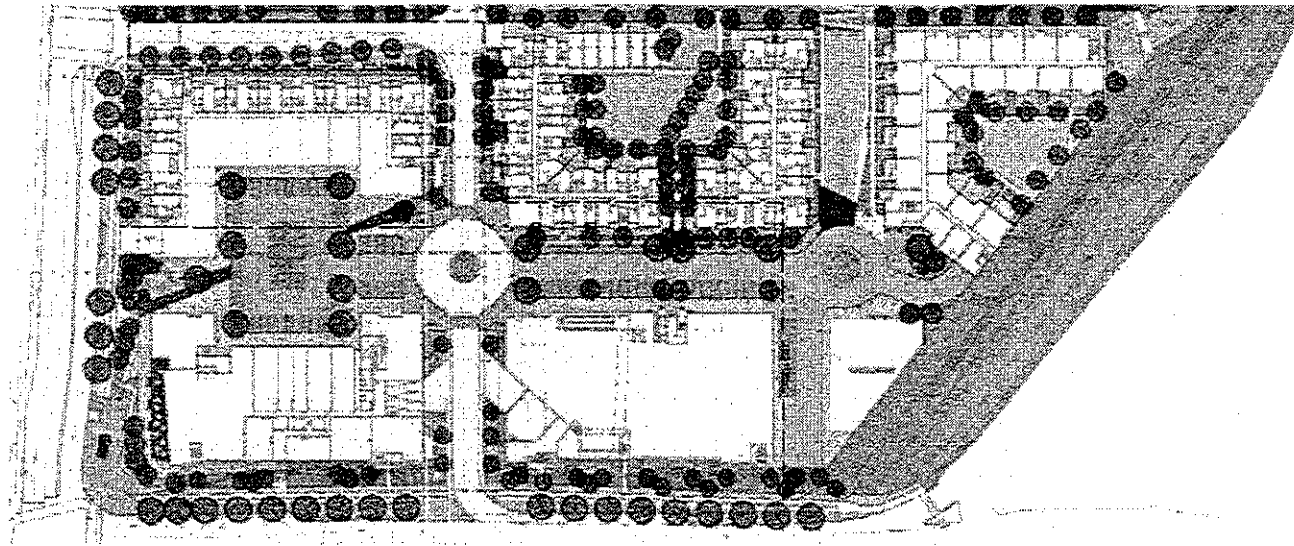
The guiding principles for the Public Art Plan is to create and deliver an inclusive program that will successfully embody the spirit of the neighbourhood. The guiding principles are:

- To plan and deliver the site in accordance with the City of Richmond 's Official Community Plan and the vision developed with the community;
- To provide a legacy for Richmond;
- To ensure that there is no net loss of agricultural land
- To transform this area to an attractive frontdoor entrance ;
- To ensure that there are not any big/box format super stores;
- To create projects of the highest level of creativity and excellence;
- To commission the best artists, locally, regionally, nationally and internationally;
- To consider projects that are fun, interactive and easy to understand.

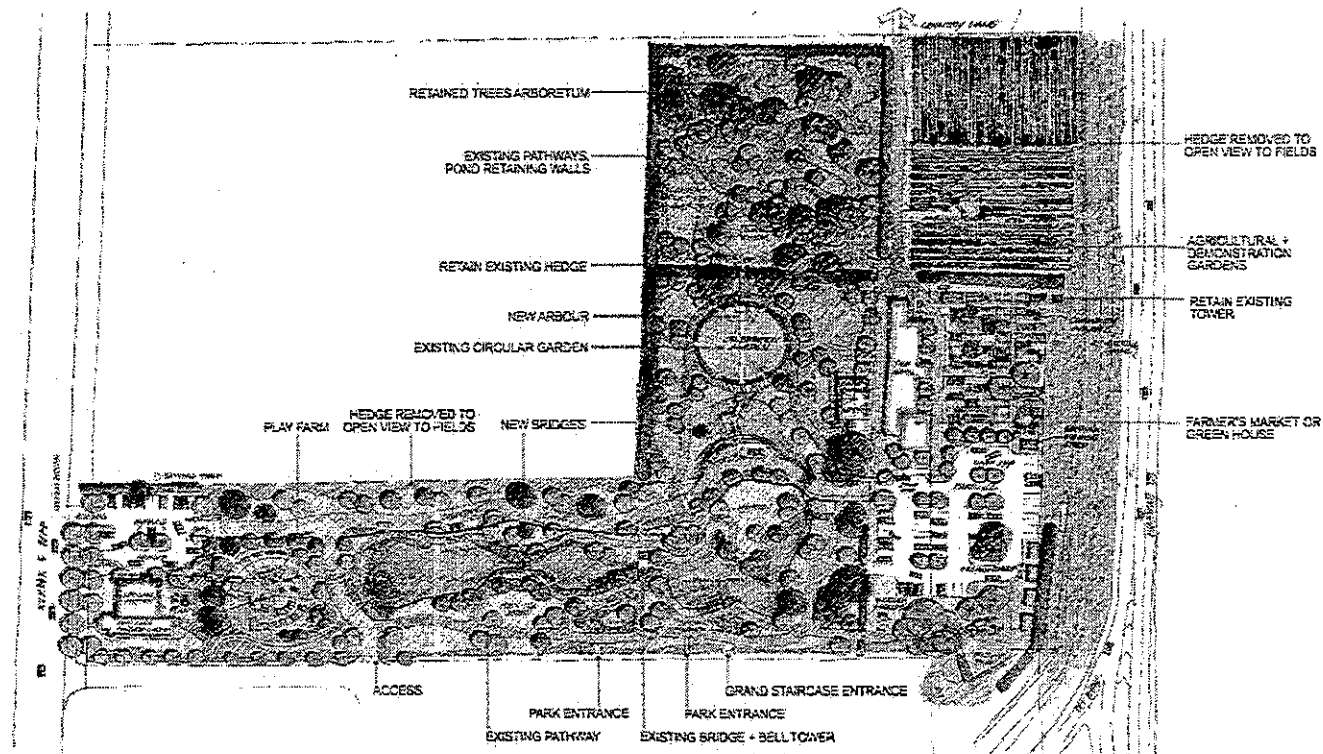


THEMES

- The Garden City - “Green” theme as the unifying character - return the gardens to the community.
- Transformation of this southerly gateway to Richmond from a “back door” to a “front door entrance” showcasing and celebrating urban agriculture and gardening.
- Down to Earth - the 100 metre diet - Food production as part of infrastructure.
- Creation of a mixed use village with a variety of uses and styles woven together with a strong pedestrian environment to create a neighbourhood.



- A healthy and spiritual place to learn, discover and connect with people and the earth
- A seamless collection of gardens.
- An additional theme may reference the geology of the site.



BUDGET

Total Estimated Contribution +/- = \$125,724.39

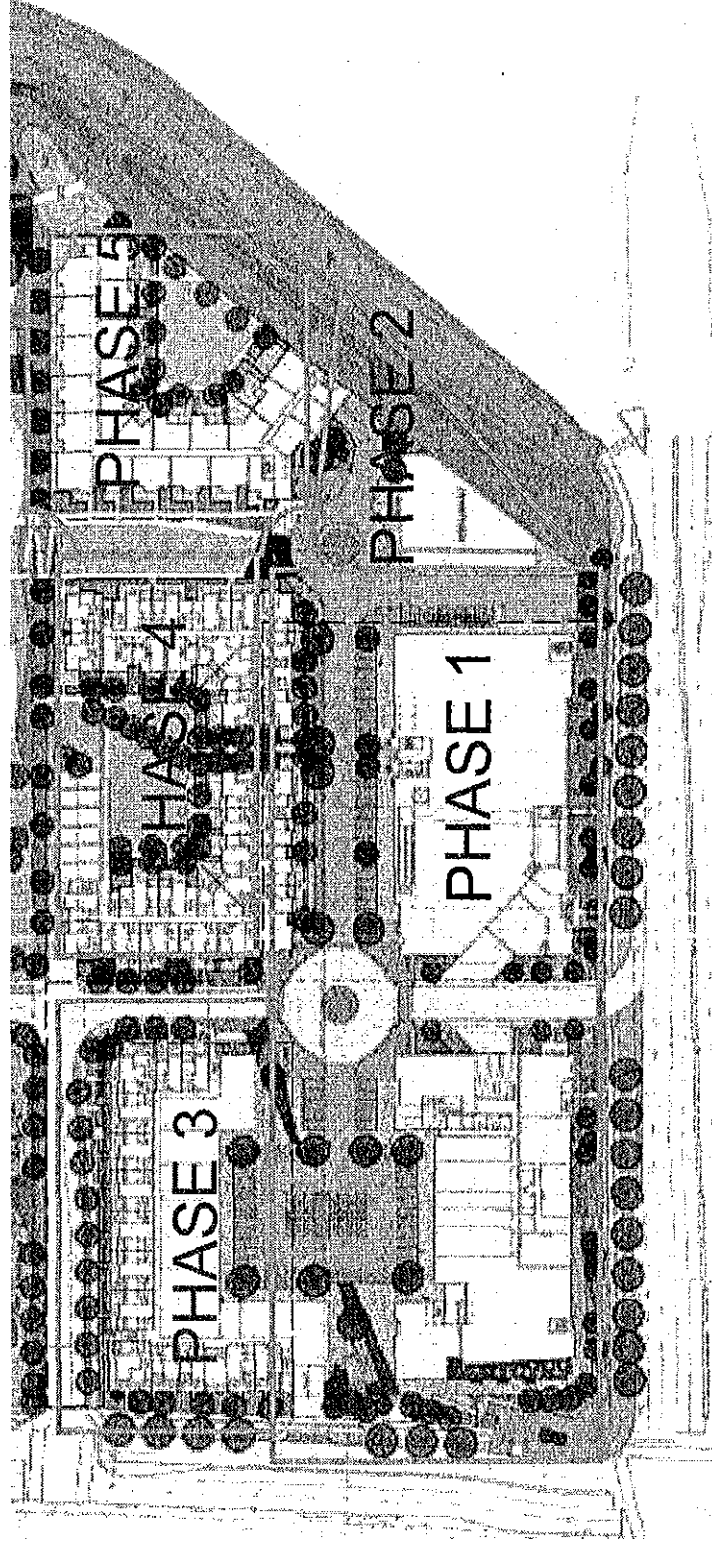
Proposed Contribution Allocation:

- 60% Towards art located at the corner of No. 5 Road and Steveston Highway.
- 40% Towards art located prominently along Steveston Highway.
- No more than 10% of the total contribution will be used on a public art consultant to assist Townline and Bob Rennie and Associates.

In Phase One of this multi-phased development, the art will be located at the corner of No. 5 Road and Steveston Highway as well as prominently integrated into a building along Steveston Highway. It is anticipated that 60% of the contribution will be spent on the corner of No. 5 Road and 40% on the building along Steveston Highway.

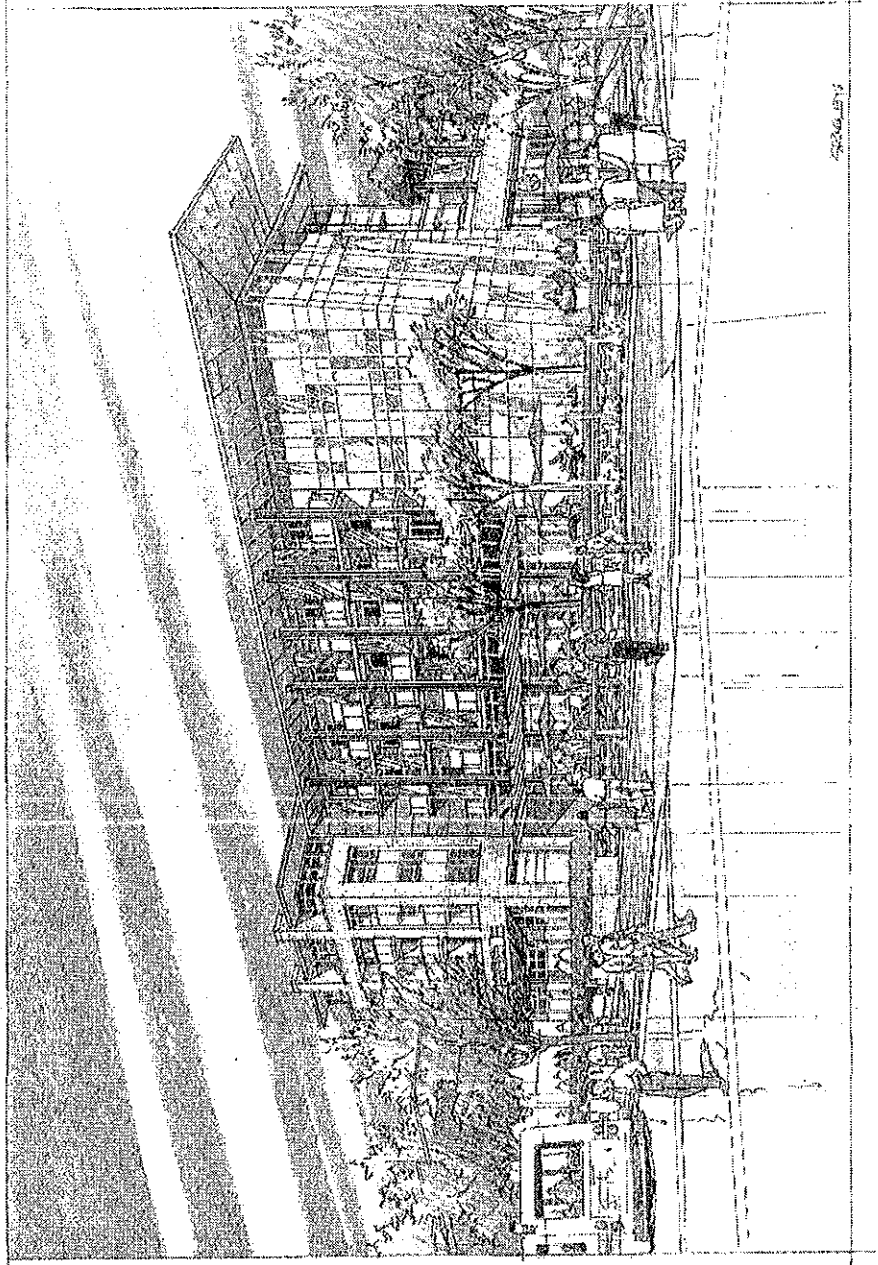
Note: Density does not include Affordable Housing or Daycare

PHASING



Public Art will be installed in Phase 1

Thank you





City of Richmond

Development Permit

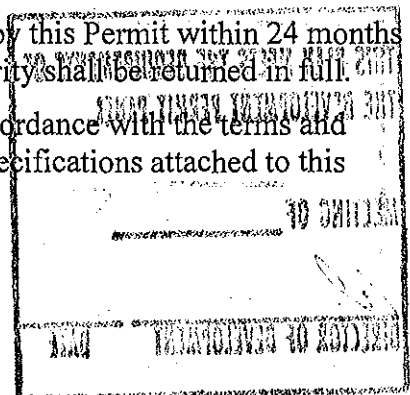
No. DP 10-544504

To the Holder: TOWNLINE GARDENS INC. (DBA THE GARDENS JOINT VENTURE

Property Address: 12011 STEVESTON HIGHWAY AND 10800 NO. 5 ROAD

Address: 120-13575 COMMERCE PARKWAY,
RICHMOND, BC V6V 2L1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,613,300.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof



To the Holder: TOWNLINE GARDENS INC. (DBA THE GARDENS JOINT VENTURE

Property Address: 12011 STEVESTON HIGHWAY AND 10800 NO. 5 ROAD

Address: 120-13575 COMMERCE PARKWAY,
RICHMOND, BC V6V 2L1

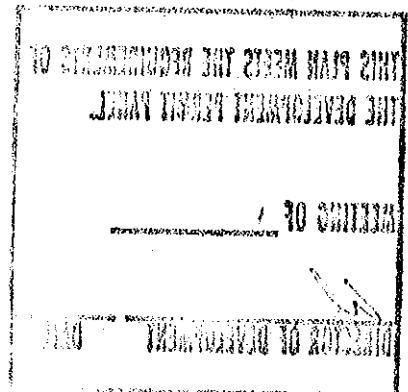
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



#1.1

APR 20 2011

10544504

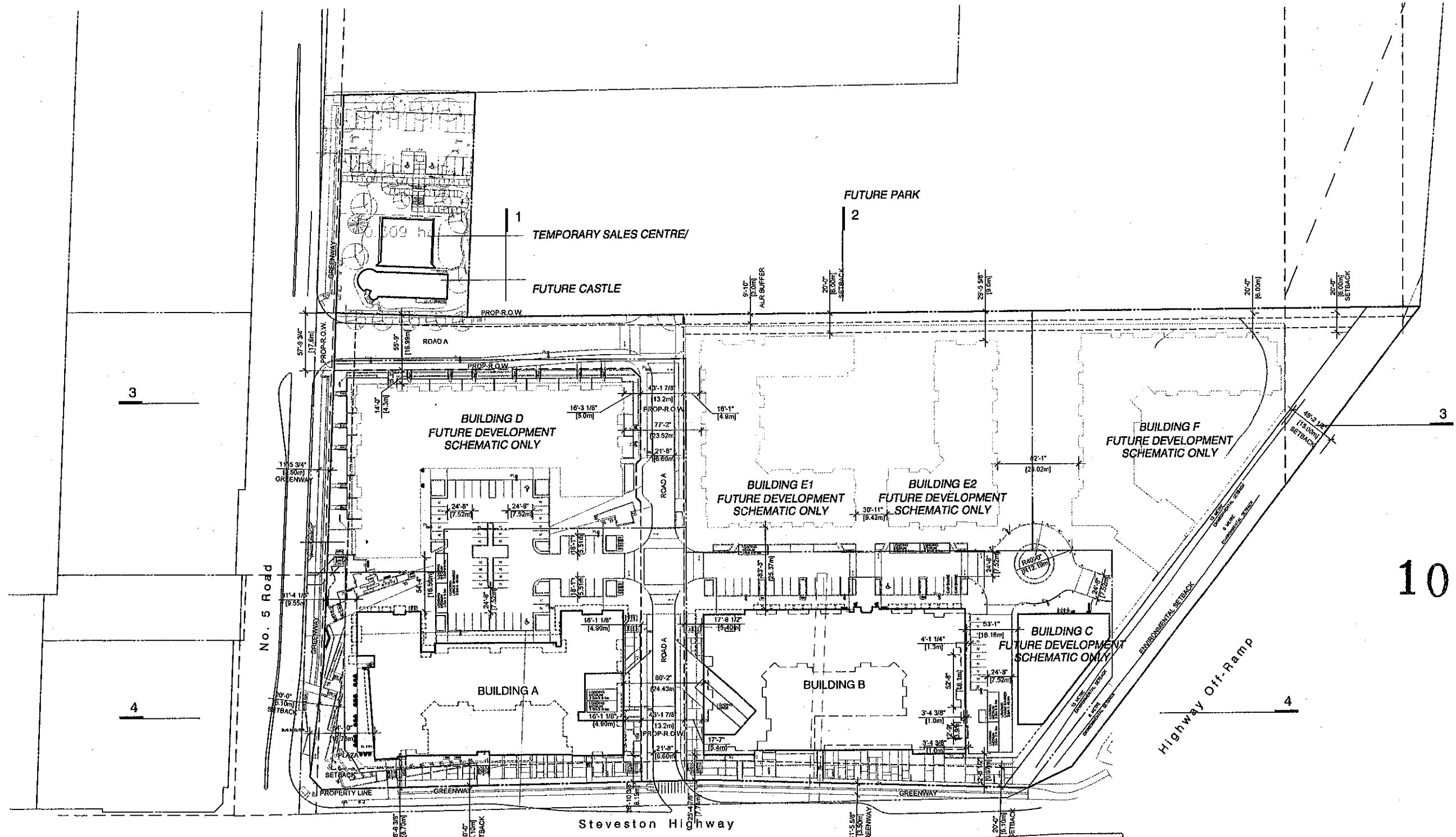


GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Overall Site Plan -
Main Floor

1" = 50'-0"
April 15, 2011



NOTE:
REFER TO LANDSCAPE DRAWING L.O.O, L1.0, L1.1 FOR
SITE GRADING INFORMATION AND DETAILED DESIGN
INFORMATION AT SITE PERIMETER & BOUNDARIES.



Overall Site Plan - Main Floor



SK-2.0

- Revisions
- August 26, 2010
Issued for Development Permit
 - December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review
 - February 8, 2011
Re-issued for Development Permit
 - March 11, 2011
Development Permit Clarifications
 - April 15, 2011
Re-issued for Development Permit

#1.2

APR 20 2011

10 544504

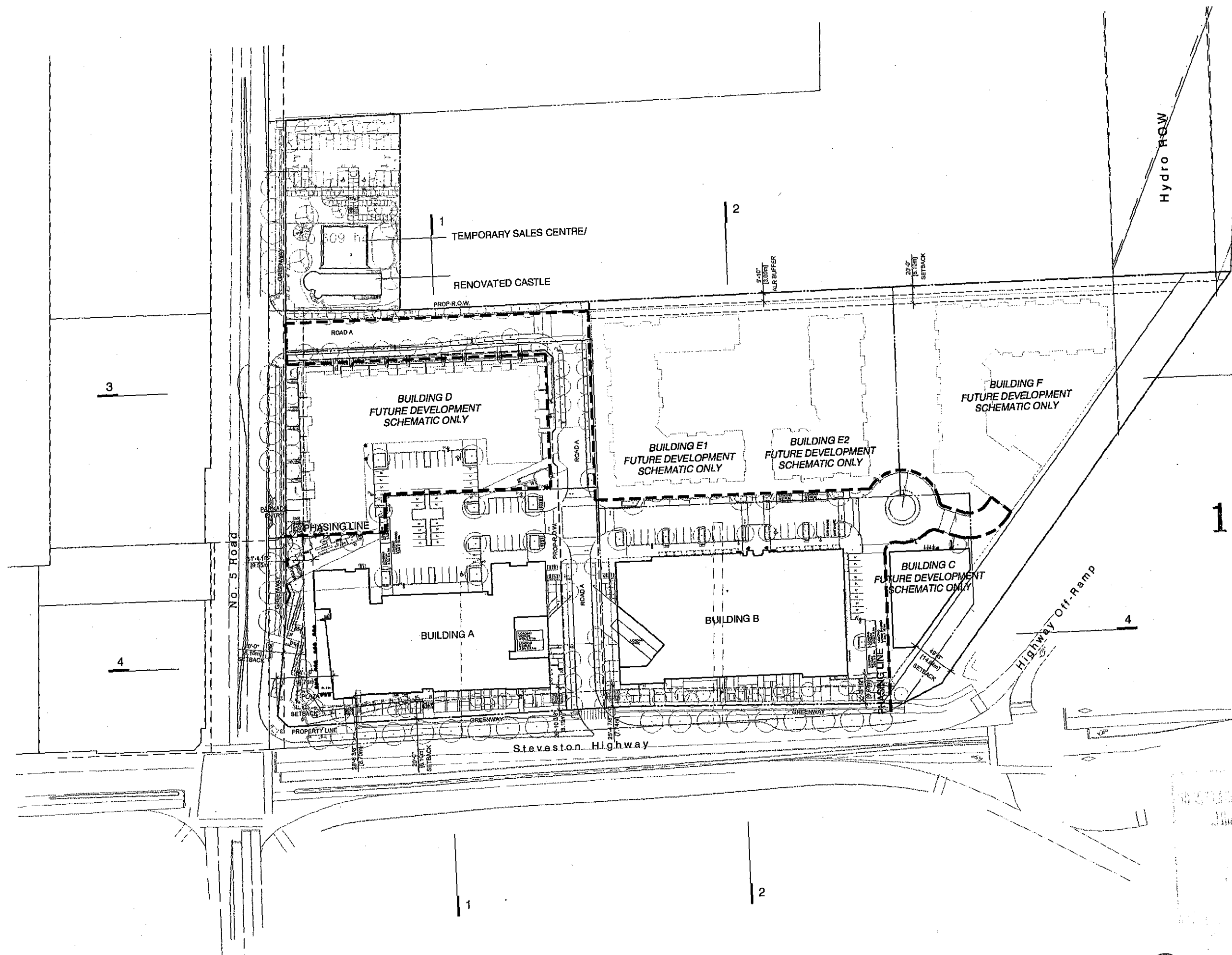
Townline Homes

**GARDENS
Phase One**

No. 5 Road & Steveston Highway
Richmond, B.C.

**Phase One
Site Plan - Main Floor**
 1" = 50'-0"
 April 15, 2011

SK-3.2



Phase One Site Plan - Main Floor



#1.3

APR 20 2011

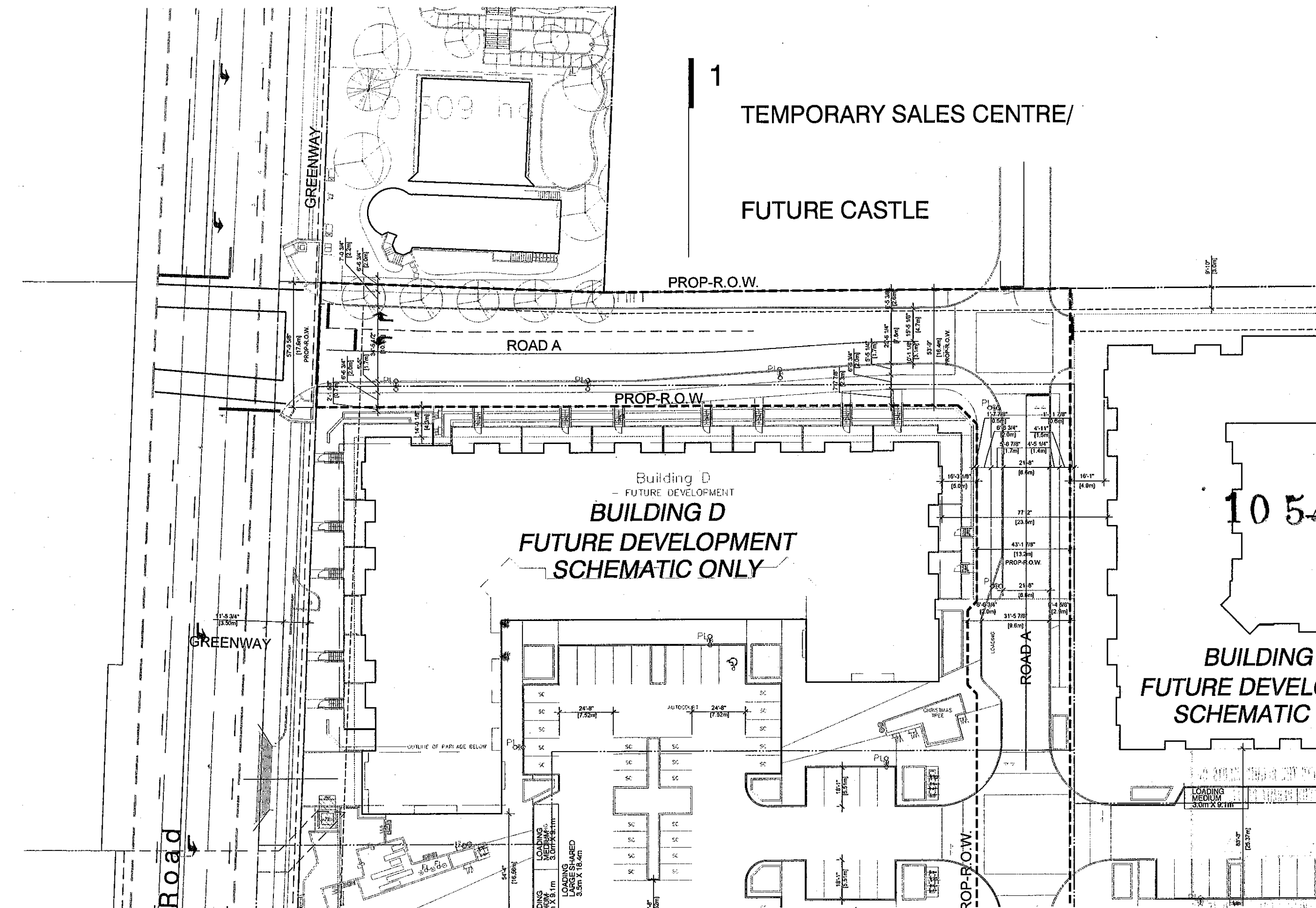
10 544504

Townline Homes

GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

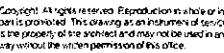
Overall Site Plan -
Road A
1" = 20'-0"
April 15, 2011



Overall Site Plan - Road A

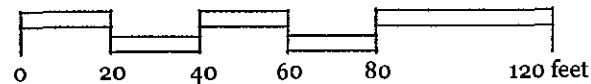


SK-2.0.1



April 15, 2011
Re-issued for Development Permit

April 15, 2011



#2.1

APR 20 2011

10 544504



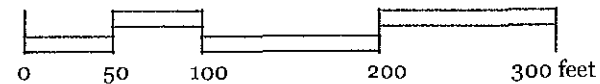
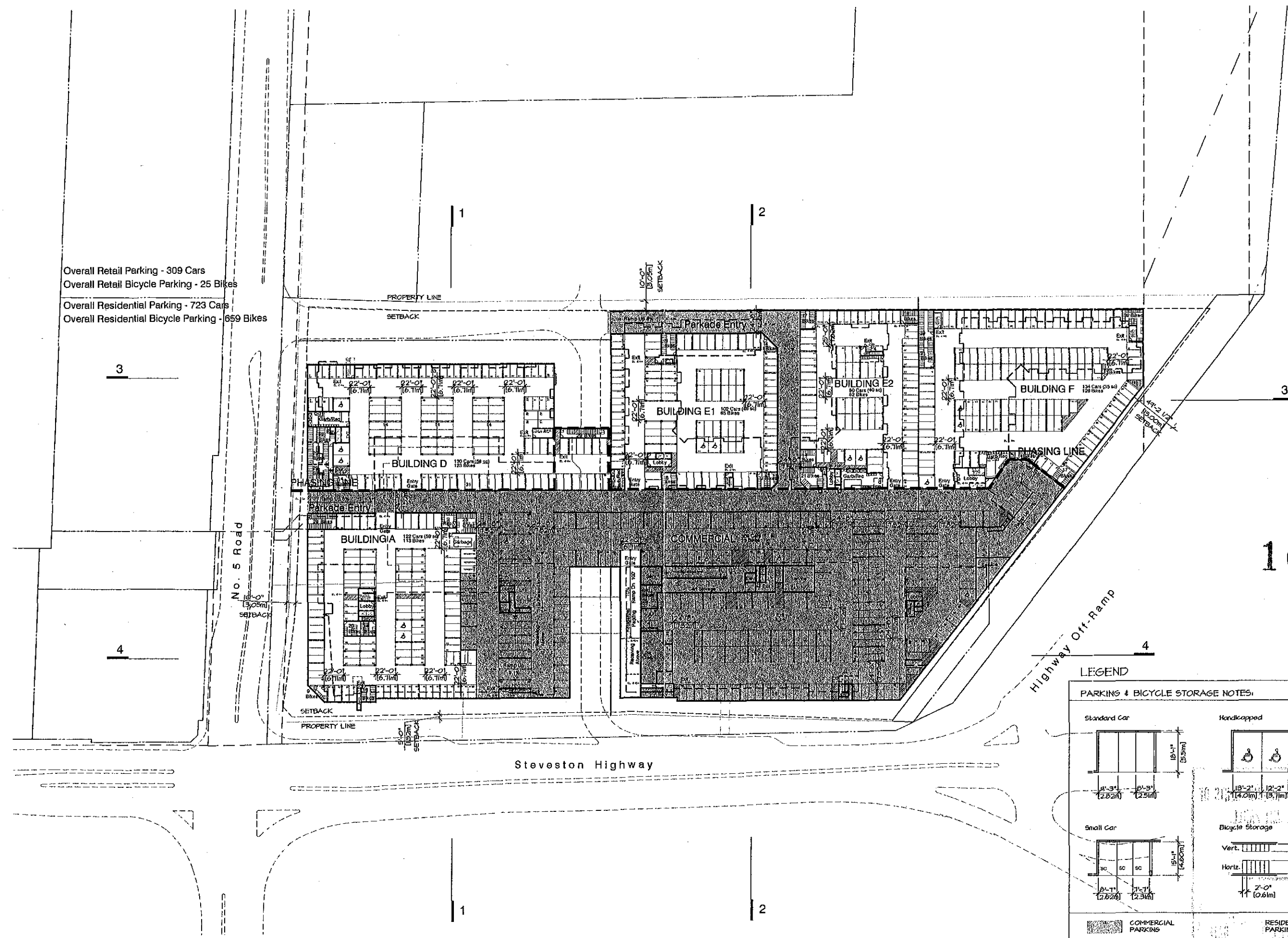
Townline Homes

GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Overall
Parkade Plan

1" = 60'-0"
April 15, 2011



Overall Parkade Plan

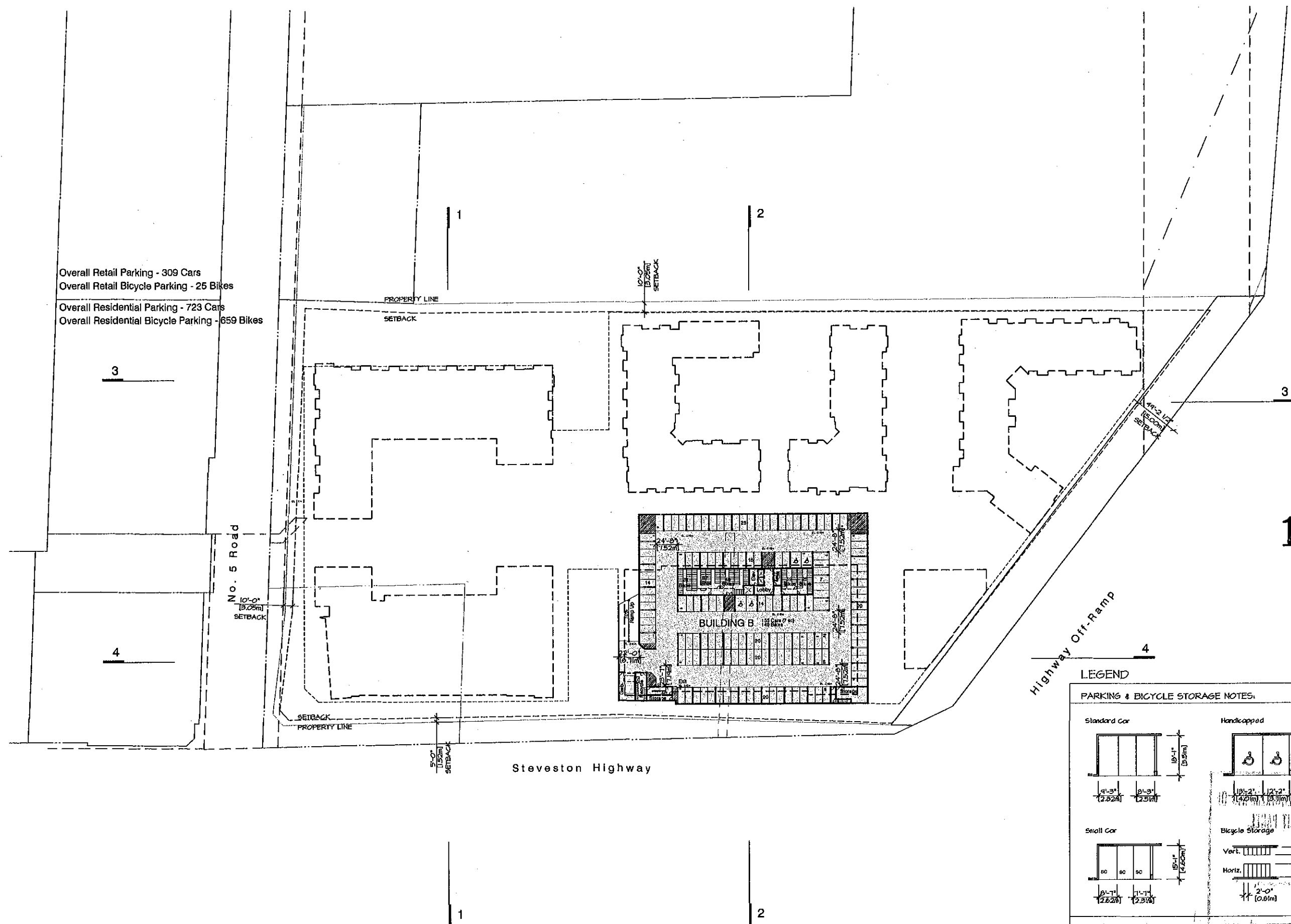


SK-2.1

#2.2

APR 20 2011

10 544504



LEGEND

PARKING & BICYCLE STORAGE NOTES:

<p>Standard Car</p> <p>9'-3" (2.82m) 18'-1" (5.51m)</p>	<p>Handicapped</p> <p>13'-2" (4.01m) 18'-1" (5.51m)</p>
<p>Small Car</p> <p>8'-7" (2.62m) 15'-1" (4.60m)</p>	<p>Bicycle Storage</p> <p>Vert. 3'-4" (1.02m)</p> <p>Horiz. 2'-0" (0.61m)</p>

COMMERICAL PARKING (indicated by a solid black fill pattern)

RESIDENTIAL PARKING (indicated by a dashed black fill pattern)

Overall P2 Parkade Plan



SK-2.2

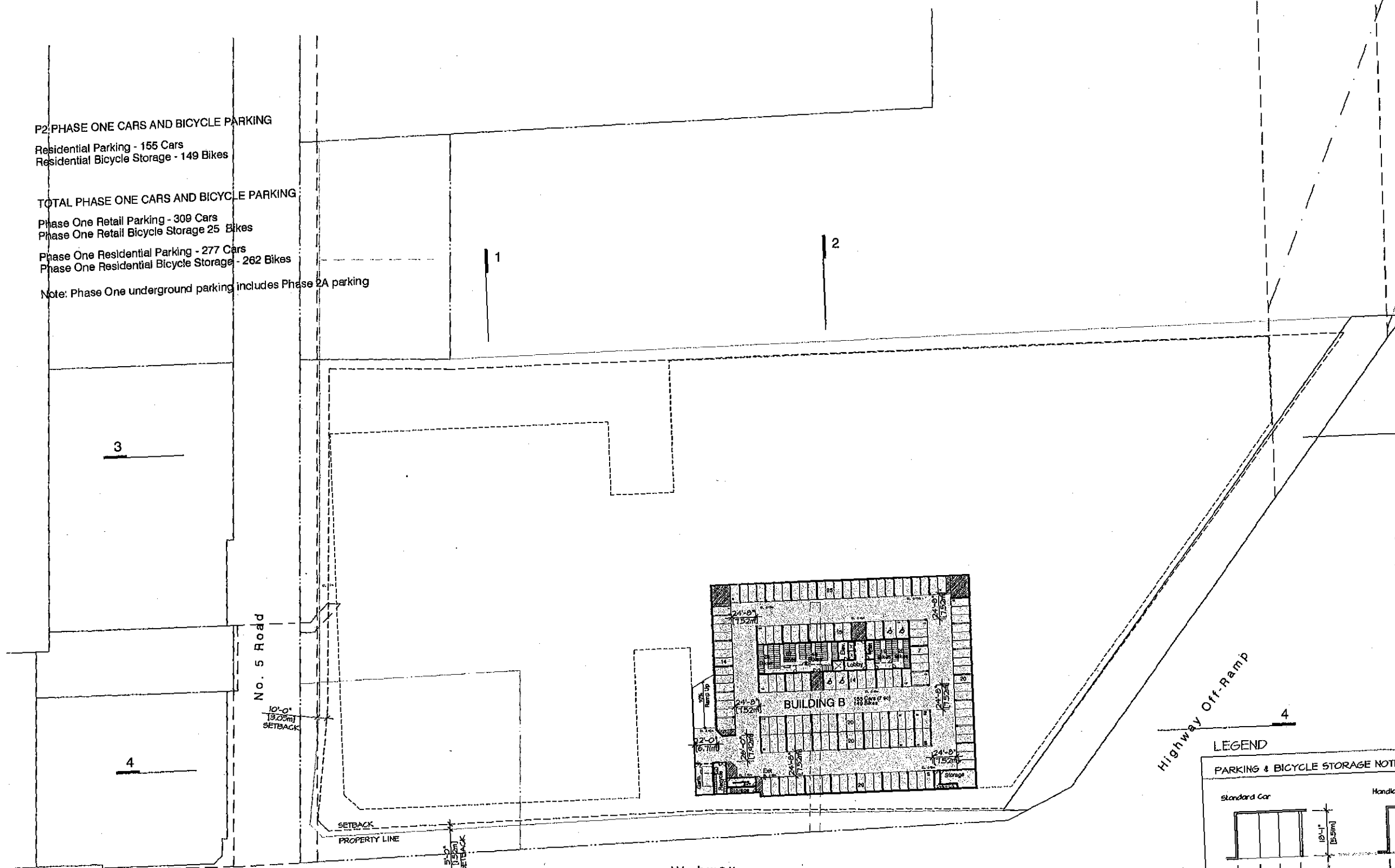
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APR 20 2011

10 544504

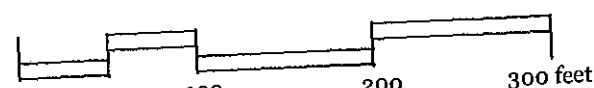
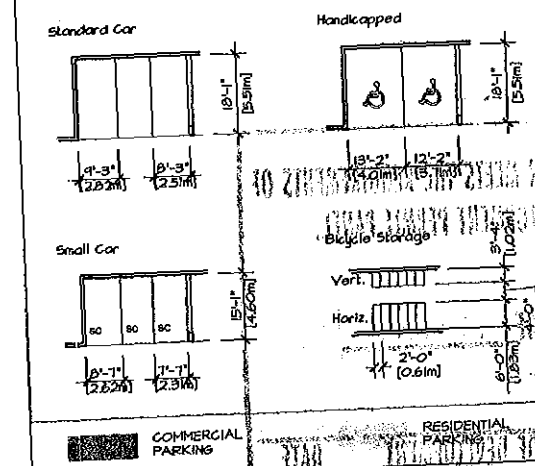
P2: PHASE ONE CARS AND BICYCLE PARKING
Residential Parking - 155 Cars
Residential Bicycle Storage - 149 Bikes

TOTAL PHASE ONE CARS AND BICYCLE PARKING
Phase One Retail Parking - 309 Cars
Phase One Retail Bicycle Storage 25 Bikes
Phase One Residential Parking - 277 Cars
Phase One Residential Bicycle Storage - 262 Bikes
Note: Phase One underground parking includes Phase 2A parking

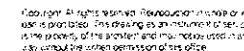


LEGEND

PARKING & BICYCLE STORAGE NOTES:

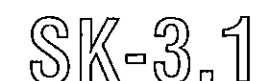


Phase One P2 Parkade Plan



April 15, 2011
Re-issued for Development Permit

100





RAYMOND LETKEMAN
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8	Reissue for DP	04/15/11
7	Issue for Review	03/25/11
6	Issue for DP Amendment	02/08/11
5	Reissue for DP	12/15/10
4	Issue for DP	08/26/10
3	Issue for Review	08/09/10
2	Issue for Review	08/04/10
1	Issue for Review	07/28/10
Revision No.		Date

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Client:



Townline Homes

Project Title:

SHEET INDEX

MASTER PLAN

- L0.0 MASTER PLAN
- L0.1 CONTEXT PHOTOS
- L0.2 PRECEDENT IMAGES
- L0.3 MASTER PLAN SECTIONS
- L0.4 CONNECTIVITY PLAN / POSSIBLE PUBLIC ART LOCATIONS

PHASE 1

- L1.0 BUILDING A / ENTRY ROAD KEY PLAN
- L1.1 BUILDING B KEY PLAN
- L2.0 BUILDING A LIGHTING CONCEPT PLAN
- L2.1 BUILDING B LIGHTING CONCEPT PLAN
- L3.0 BUILDING A PLANTING PLAN
- L3.1 BUILDING B PLANTING PLAN
- L3.2 AG. BUFFER PLANTING PLAN / PLANTING
- L4.0 LANDSCAPE SECTIONS
- L4.1 LANDSCAPE SECTIONS
- L4.2 LANDSCAPE SECTIONS
- L5.0 LANDSCAPE DETAILS
- L5.1 LANDSCAPE DETAILS

Drawing Title:

Master Plan

Project North:

Drawn By:

YUICK/JL

Checked By:

RB

Scale:

Job No.: 10-013

Sheet No.:

L0.0

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Client:



Townline Homes

Project Title:

GARDENS

The Gardens - Phase 1

Building A / Road A
Key Plan

Project North

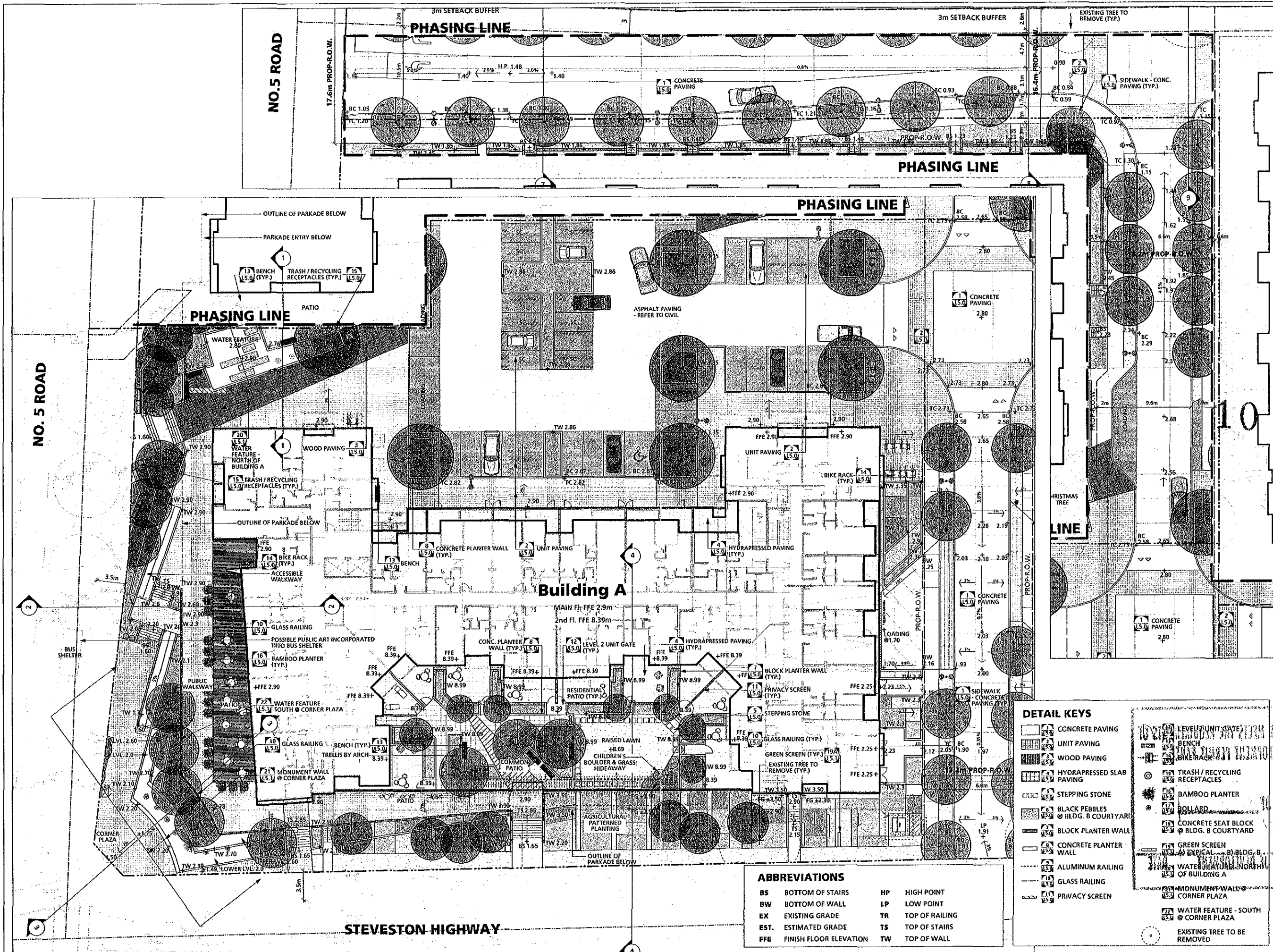
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Checked By: RB

Scale: 1:200 Job No.: 10-D13

Sheet No.:

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Building C
- FUTURE DEVELOPMENT,
SCHEMATIC ONLY

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Client:



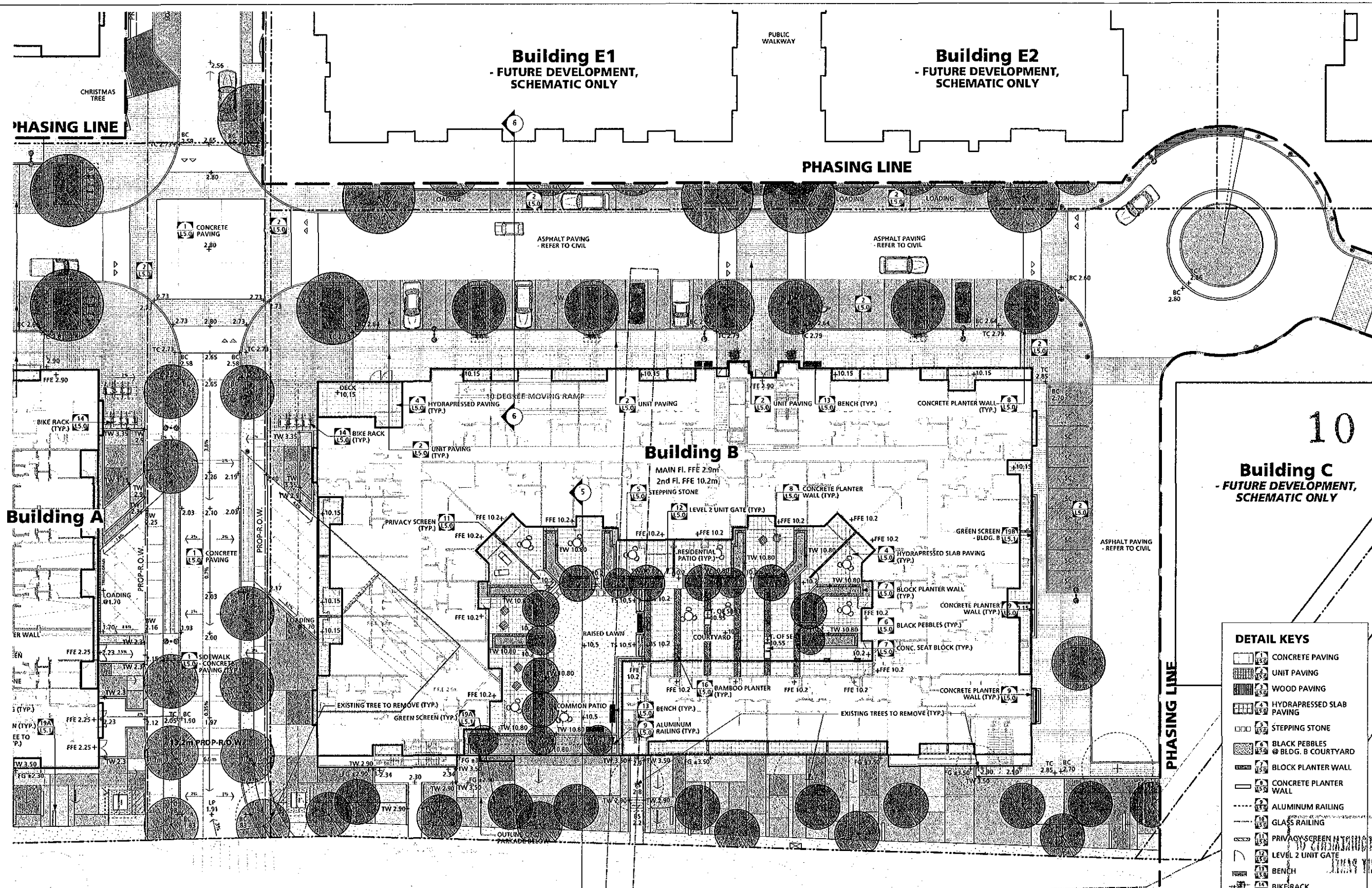
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Project Title:

GARDENS
The Gardens - Phase 1

Building B
Key Plan

Project North:	Drawn By:	YVCKJL
Checked By:	RB	
Scale:	1:200	
Job No.	10-013	



DETAIL KEYS

- CONCRETE PAVING
- UNIT PAVING
- WOOD PAVING
- HYDRAPRESSED SLAB PAVING
- STEPPING STONE
- BLACK PEBBLES @ BLDG. B COURTYARD
- BLOCK PLANTER WALL
- CONCRETE PLANTER WALL
- ALUMINUM RAILING
- GLASS RAILING
- PRIVACY SCREEN
- LEVEL 2 UNIT GATE
- BENCH
- BIKE RACK
- TRASH / RECYCLING RECEPTACLES
- BAMBOO PLANTER
- BOLLARD
- CONCRETE SEAT BLOCK @ BLDG. B COURTYARD
- GREEN SCREEN
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

BS	BOTTOM OF STAIRS	HP	HIGH POINT
BW	BOTTOM OF WALL	LP	LOW POINT
EX	EXISTING GRADE	TR	TOP OF RAILING
EST.	ESTIMATED GRADE	TS	TOP OF STAIRS
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL

STEVESTON HIGHWAY

L1.1

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Client:



Townline Homes

Project Title:

LIGHTING LEGEND

- BL BOLLARD LIGHT
- DL DOWNLIGHT
- FL FOUNTAIN LIGHT
- PL POLE LIGHT
- SL STEP LIGHT
- UL UPLIGHT
- WL WALL LIGHT

NOTE:

OFF-SITE STREET LIGHTS AS PER CIVIL PLANS, LIGHT FIXTURE AS PER CITY OF RICHMOND.

STEP LIGHTS
PREMIER LIGHTING SL5802 OR EQUIVALENT

UPLIGHT
PHILLIPS HADCO ACCENT LIGHT BULBYTE B1 OR EQUIVALENT

WALL LIGHTS
RAB SAGA OPEN FACE OR EQUIVALENT

BOLLARD LIGHT
STOP BOLLARD WITH LED LIGHTS, LANDSCAPE FORMS

DOWNLIGHT
AS PER ARCH

FOUNTAIN LIGHT
TBD

POLE LIGHTS
FLEX LIGHT ARCHITECTURAL AREA LIGHTING

STEVESTON HIGHWAY

OFF-SITE STREET LIGHTS AS PER CIVIL PLANS

OUTLINE OF PARKADE BELOW

OUTLINE OF PARKADE BELOW

PHASING LINE

PHASING LINE

PHASING LINE

PHASING LINE

3m SETBACK BUFFER

3m SETBACK BUFFER

NO. 5 ROAD

NO. 5 ROAD

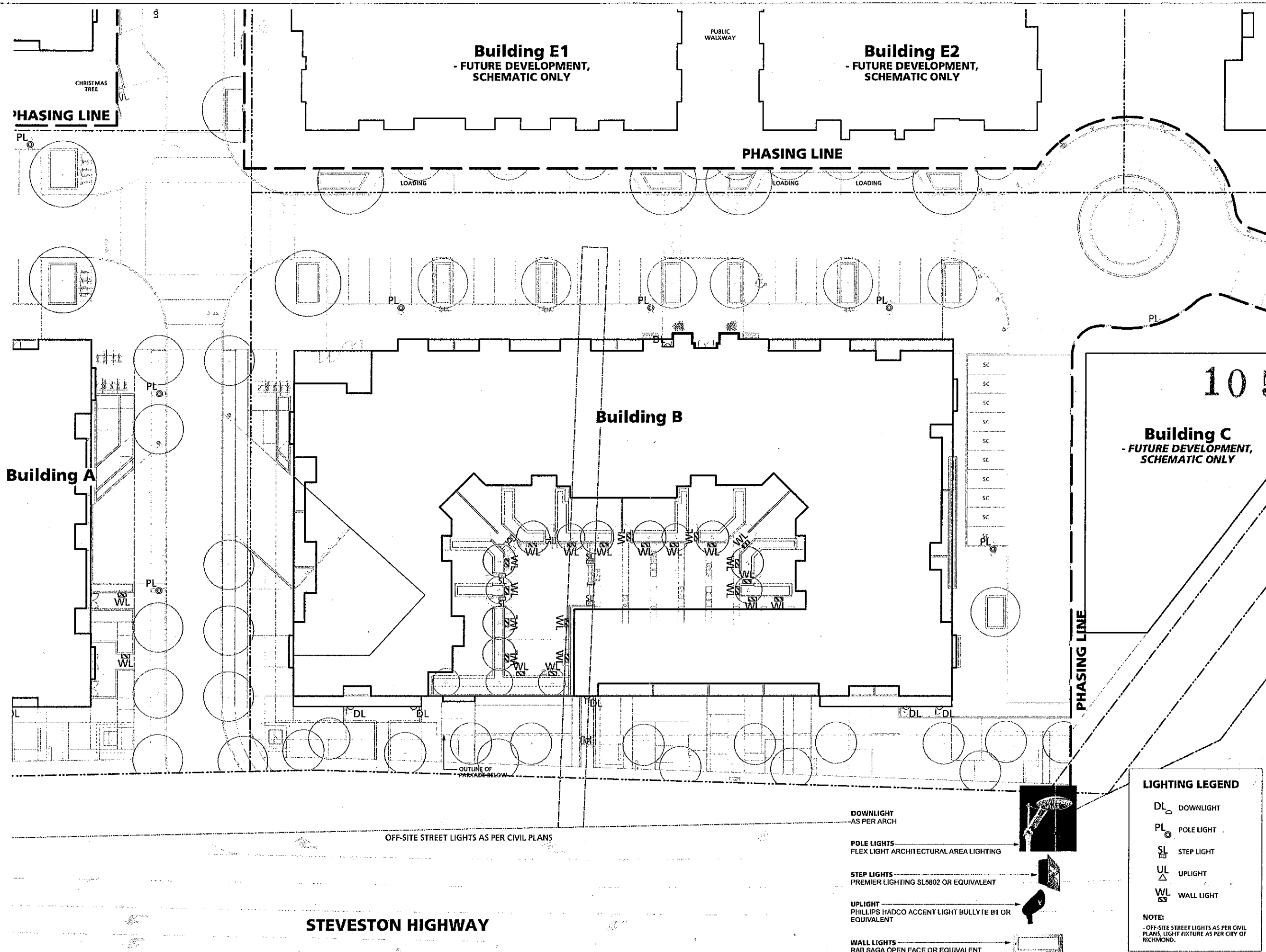
Building A

CHRISTMAS TREE
LINE

LOADING

LOADING

BUS SHELTER



#3.5

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Client:




Townline Homes

Project Title:

The Gardens - Phase 1

Drawing Title: **Building B Lighting Concept Plan**

Project North: 

Drawn By: **YUCK**

Checked By: **RB**

Scale: 1:200

Job No.: 10-013

Sheet No.:

LIGHTING LEGEND

DL DOWNLIGHT

PL POLE LIGHT

SL STEP LIGHT

UL UPLIGHT

WL WALL LIGHT

NOTE:
- OFF-SITE STREET LIGHTS AS PER CIVIL PLANS, LIGHT FIXTURE AS PER CITY OF RICHMOND.

DOWNLIGHT
AS PER ARCH

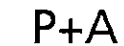
POLE LIGHTS
FLEX LIGHT ARCHITECTURAL AREA LIGHTING

STEP LIGHTS
PREMIER LIGHTING SL5802 OR EQUIVALENT

UPLIGHT
PHILLIPS HADCO ACCENT LIGHT BULLYTE B1 OR EQUIVALENT

WALL LIGHTS
RAB SAGA OPEN FACE OR EQUIVALENT

STEVESTON HIGHWAY



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Client:



Townline Homes

Project Title

GARDENS

The Gardens - Phase 1

Praying Title:

Building A Planting Plan

Project North:

Drawn By:

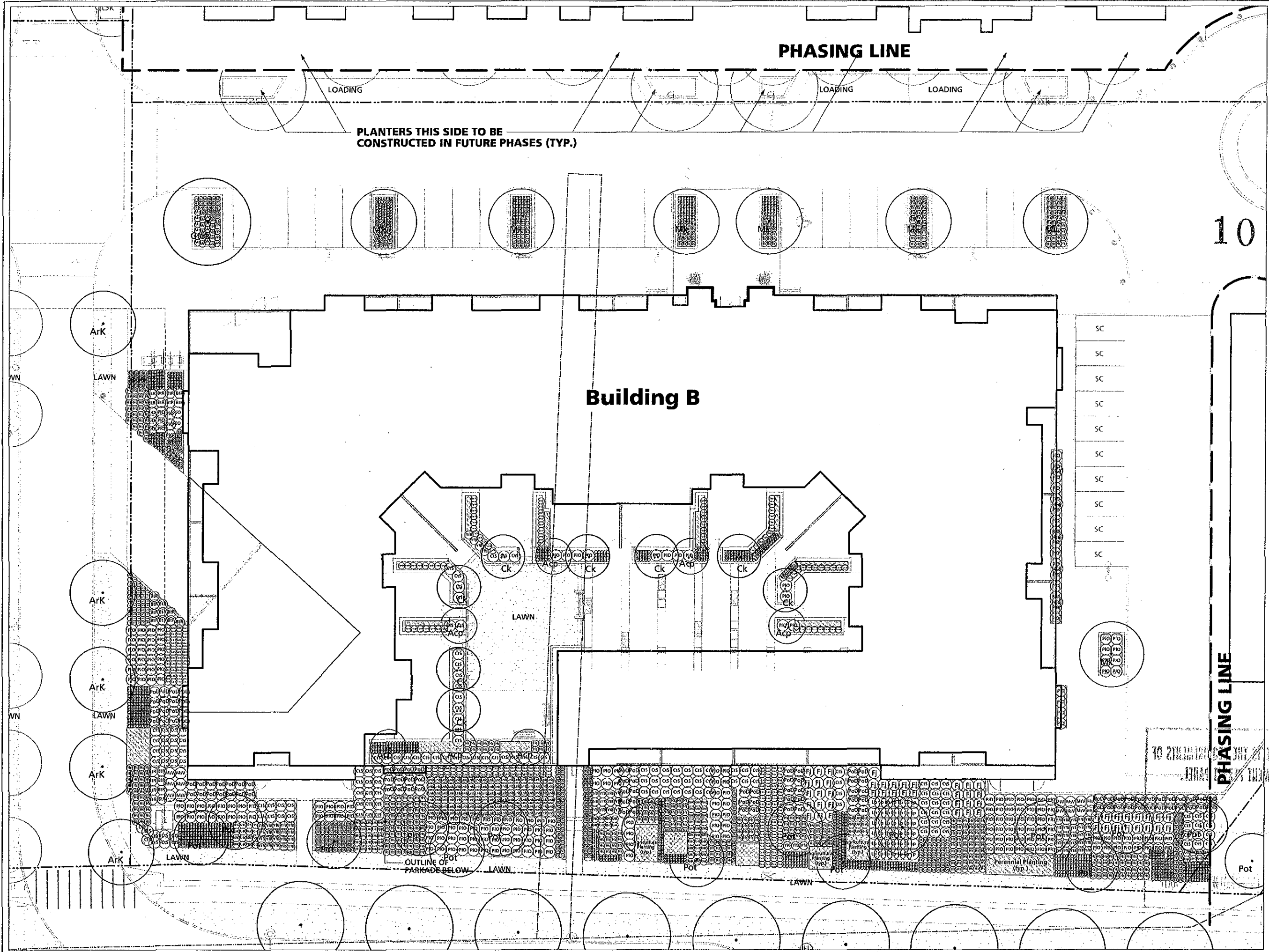
Checked By:

Checked by: **BB**

Sheet No.:

1-150 10-013

L3.0



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Client:



Townline Homes

Project Title:

THE GARDENS
The Gardens - Phase 1

Drawing Title:
Building B
Planting Plan

Project North:
Scale: 1:150
Sheet No:
Drawn By: YUCK/JL
Checked By: RB
Job No.: 10-013

L3.1

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Client:



Townline Homes

Project Title:

GARDENS

The Gardens - Phase 1

Project North:

Agricultural Buffer
Planting Plan /
Plant Lists

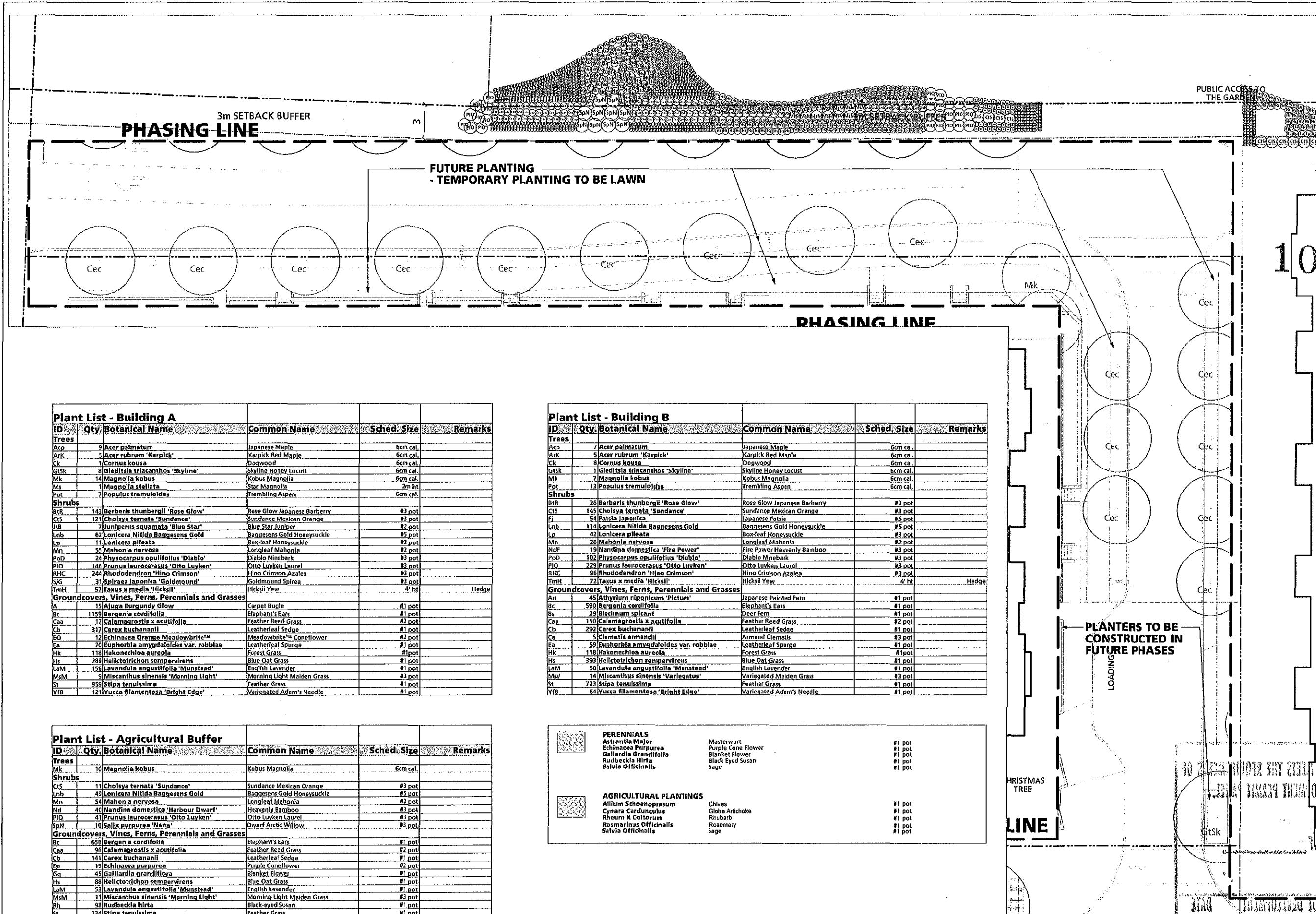
Drawn By: YHCK/JL

Checked By: RB

Scale: Job No. 10-013

Sheet No.

L3.2



Plant List - Building A

ID	Qty.	Botanical Name	Common Name	Sched. Size	Remarks
Trees					
Acp	9	Acer palmatum	Japanese Maple	6cm cal.	
Ark	5	Acer rubrum 'Karpick'	Karpick Red Maple	6cm cal.	
Ck	1	Cornus kousa	Dogwood	6cm cal.	
GtSk	8	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	6cm cal.	
Mk	14	Magnolia kobus	Kobus Magnolia	6cm cal.	
Ms	1	Magnolia stellata	Star Magnolia	2m ht	
Pot	7	Populus tremuloides	Trembling Aspen	6cm cal.	
Shrubs					
BtR	143	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot	
CIS	121	Choisya ternata 'Sundance'	Sundance Mexican Orange	#3 pot	
JSB	7	Juniperus squamata 'Blue Star'	Blue Star Juniper	#2 pot	
Lob	62	Lonicera nitida Baggesens Gold	Baggesens Gold Honeysuckle	#5 pot	
Lp	11	Lonicera pileata	Box-leaf Honeysuckle	#3 pot	
Mn	55	Mahonia nervosa	Longleaf Mahonia	#2 pot	
RoD	24	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#3 pot	
PIO	146	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RHC	244	Rhododendron 'Hino Crimson'	Hino Crimson Azalea	#3 pot	
SIG	31	Spiraea japonica 'Goldmound'	Goldmound Spirea	#3 pot	
TmH	57	Taxus x media 'Hicksii'	Hicksii Yew	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
A	15	Allium burgundy Glow	Carpet Bugle	#1 pot	
Bc	1159	Bergenia cordifolia	Elephant's Ears	#1 pot	
Caa	12	Calamagrostis x acutifolia	Feather Reed Grass	#2 pot	
Cb	317	Carex buchananii	Leatherleaf Sedge	#1 pot	
EO	12	Echinacea Orange Meadowbrite™	Meadowbrite™ Coneflower	#2 pot	
Ea	70	Euphorbia amygdaloides var. robbiae	Leatherleaf Spurge	#1 pot	
Hk	118	Hakonechloa aureola	Forest Grass	#1 pot	
Is	289	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
LaM	156	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
MsM	9	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#3 pot	
St	959	Stipa tenuissima	Feather Grass	#1 pot	
YFB	121	Yucca filamentosa 'Bright Edge'	Variegated Adam's Needle	#1 pot	

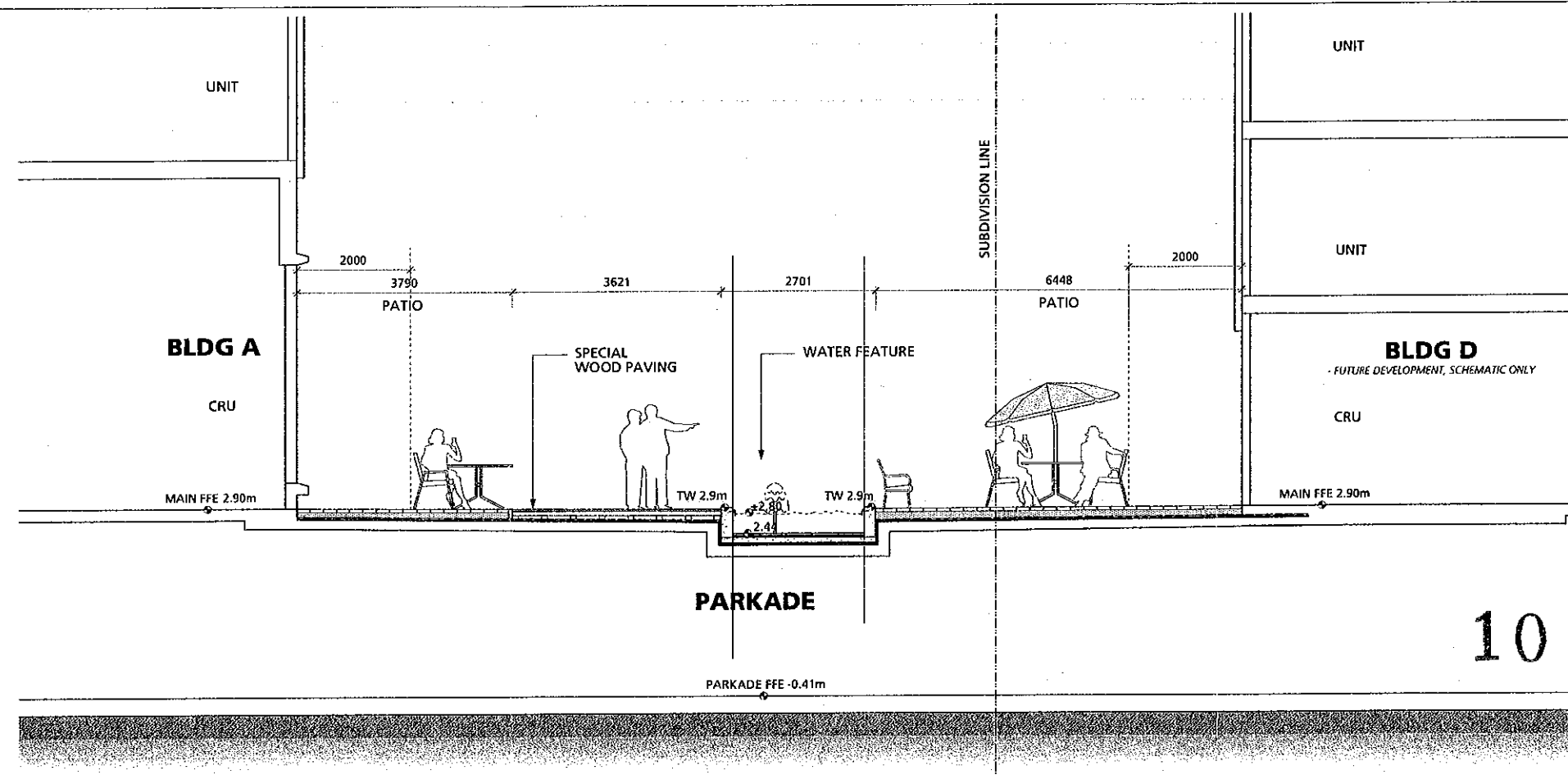
Plant List - Building B

ID	Qty.	Botanical Name	Common Name	Sched. Size	Remarks
Trees					
Acp	7	Acer palmatum	Japanese Maple	6cm cal.	
Ark	5	Acer rubrum 'Karpick'	Karpick Red Maple	6cm cal.	
Ck	8	Cornus kousa	Dogwood	6cm cal.	
GtSk	1	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	6cm cal.	
Mk	7	Magnolia kobus	Kobus Magnolia	6cm cal.	
Pot	13	Populus tremuloides	Trembling Aspen	6cm cal.	
Shrubs					
BtR	26	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 pot	
CIS	145	Choisya ternata 'Sundance'	Sundance Mexican Orange	#3 pot	
FJ	54	Fatsia japonica	Japanese Fatsia	#5 pot	
Lnb	114	Lonicera nitida Baggesens Gold	Baggesens Gold Honeysuckle	#5 pot	
Lp	42	Lonicera pileata	Box-leaf Honeysuckle	#3 pot	
Mn	26	Mahonia nervosa	Longleaf Mahonia	#2 pot	
NuF	19	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#3 pot	
PIO	102	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#3 pot	
PIO	229	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
RHC	96	Rhododendron 'Hino Crimson'	Hino Crimson Azalea	#3 pot	
TmH	72	Taxus x media 'Hicksii'	Hicksii Yew	4' ht	Hedge
Groundcovers, Vines, Ferns, Perennials and Grasses					
An	45	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	
Bc	590	Bergenia cordifolia	Elephant's Ears	#1 pot	
Bs	29	Blackium spicant	Deer Fern	#1 pot	
Caa	150	Calamagrostis x acutifolia	Feather Reed Grass	#2 pot	
Cb	292	Carex buchananii	Leatherleaf Sedge	#1 pot	
Ca	5	Clematis armandii	Armand Clematis	#3 pot	
Ea	59	Euphorbia amygdaloides var. robbiae	Leatherleaf Spurge	#1 pot	
Hk	118	Hakonechloa aureola	Forest Grass	#1 pot	
Is	393	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
LaM	50	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
MsV	14	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	#3 pot	
St	723	Stipa tenuissima	Feather Grass	#1 pot	
YFB	64	Yucca filamentosa 'Bright Edge'	Variegated Adam's Needle	#1 pot	

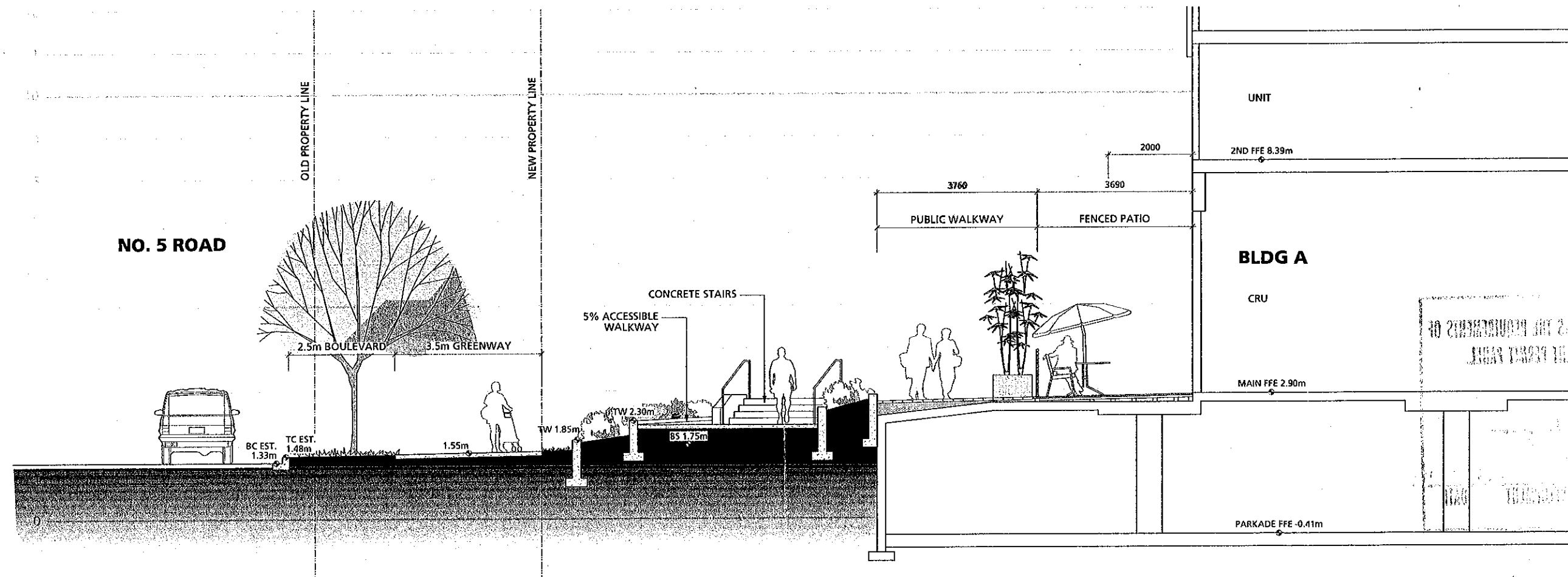
Plant List - Agricultural Buffer

ID	Qty.	Botanical Name	Common Name	Sched. Size	Remarks
Trees					
Mk	10	Magnolia kobus	Kobus Magnolia	6cm cal.	
Shrubs					
CIS	11	Choisya ternata 'Sundance'	Sundance Mexican Orange	#3 pot	
Lnb	49	Lonicera nitida Baggesens Gold	Baggesens Gold Honeysuckle	#5 pot	
Mn	54	Mahonia nervosa	Longleaf Mahonia	#2 pot	
Nd	40	Nandina domestica 'Harbour Dwarf'	Heavenly Bamboo	#3 pot	
PIO	41	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	
SPN	10	Salix purpurea 'Hana'	Dwarf Arctic Willow	#3 pot	
Groundcovers, Vines, Ferns, Perennials and Grasses					
Bc	658	Bergenia cordifolia	Elephant's Ears	#1 pot	
Caa	96	Calamagrostis x acutifolia	Feather Reed Grass	#2 pot	
Cb	141	Carex buchananii	Leatherleaf Sedge	#1 pot	
Ep	15	Echinacea purpurea	Purple Coneflower	#2 pot	
Ga	45	Gaillardia grandiflora	Blanket Flower	#1 pot	
Is	80	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
LaM	53	Lavandula angustifolia 'Munstead'	English Lavender	#1 pot	
MsM	11	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#3 pot	
Rh	98	Rudbeckia hirta	Black-eyed Susan	#1 pot	
St	134	Stipa tenuissima	Feather Grass	#1 pot	

	PERENNIALS Astrantia Major Echinacea Purpurea Gaillardia Grandiflora Rudbeckia Hirta Salvia Officinalis	Masterwort Purple Cone Flower Blanket Flower Black Eyed Susan Sage	#1 pot #1 pot #1 pot #1 pot #1 pot
	AGRICULTURAL PLANTINGS Allium Schoenoprasum Cynara Cardunculus Rheum X Collocum Rosmarinus Officinalis Salvia Officinalis	Chives Globe Artichoke Rhubarb Rosemary Sage	#1 pot #1 pot #1 pot #1 pot #1 pot



1 SECTION 1 - PLAZA B/W BUILDING A AND D, LOOKING WEST
L4.0 scale = 1:50



2 SECTION 2 - NO. 5 ROAD FRONTAGE AT BUILDING A, LOOKING NORTH
L4.0 scale = 1:50

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Client:



Townline Homes

Project Title:

THE GARDENS
The Gardens - Phase 1

Drawing Title:
Landscape Sections

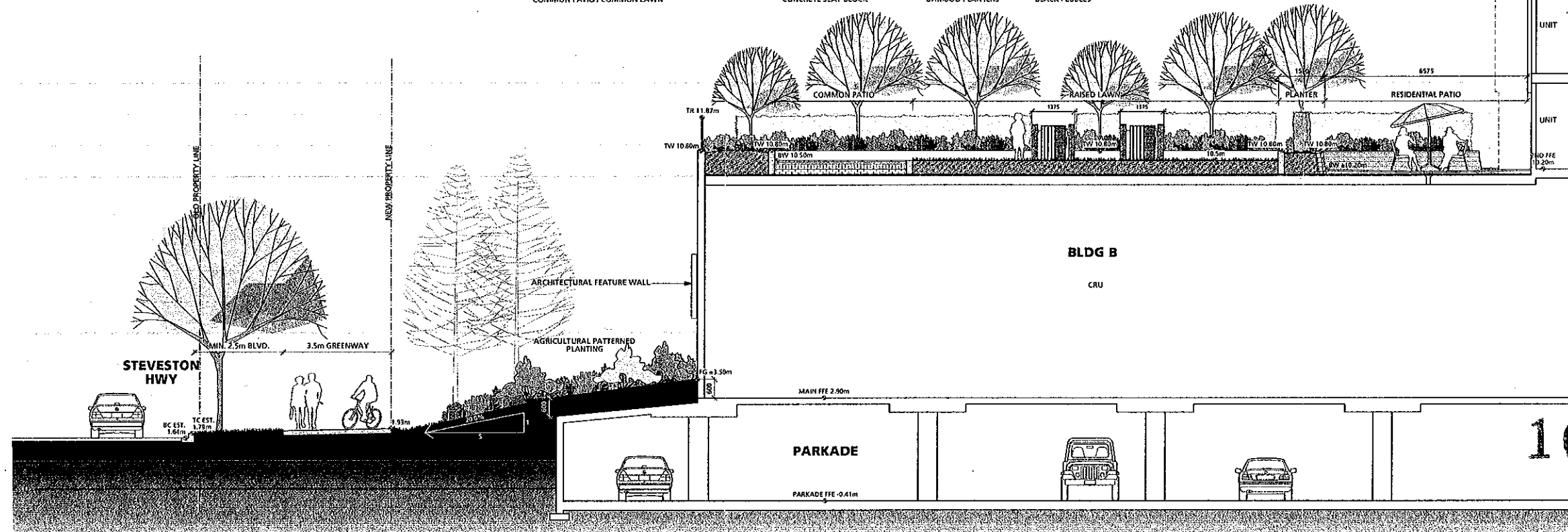
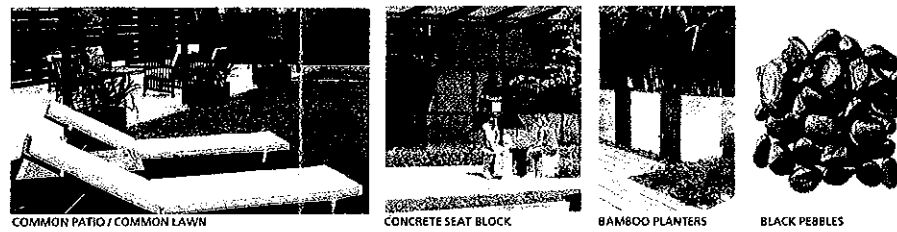
Project North: Drawn By: JL/YI

Checked By: RB

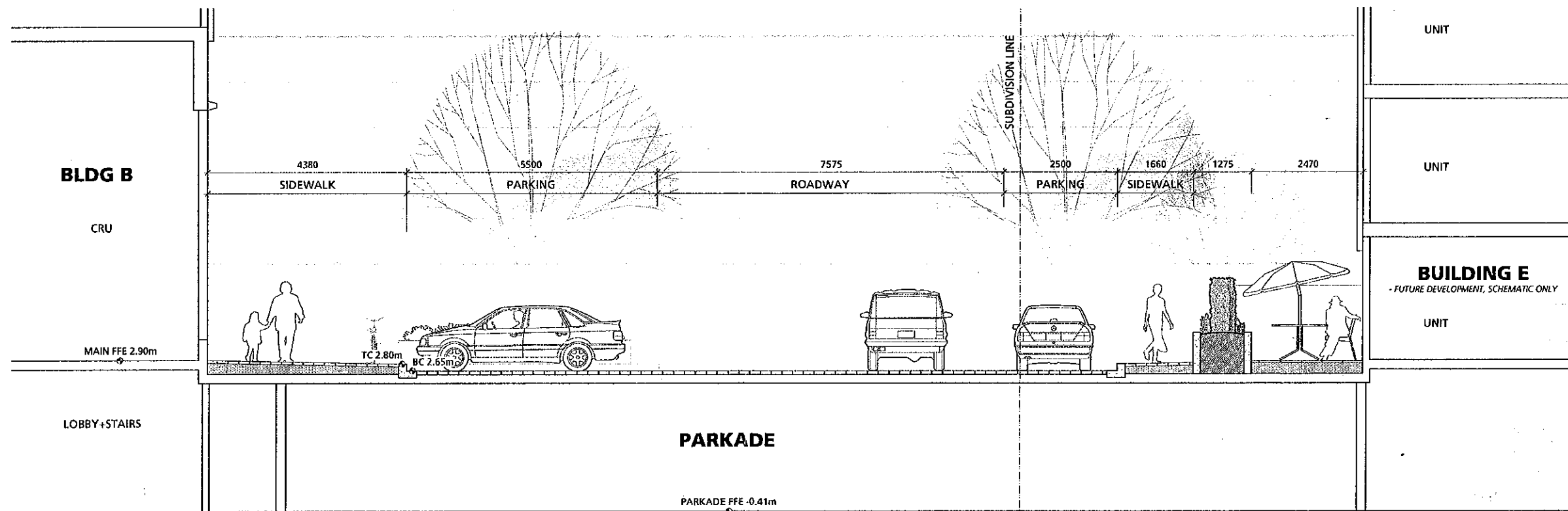
Scale: as shown Job No.: 10-013

Sheet No.:

L4.0



5 SECTION 5 - BUILDING B PODIUM AND STEVESTON HWY. FRONTAGE, LOOKING WEST
L4.2 scale = 1:75



6 SECTION 6 - INTERNAL ROAD B/W BUILDING B AND E1, LOOKING WEST
L4.2 scale = 1:50

#3,11

APR 20 2011

10 544504

8	Reissue for DP	04/15/11
7	Issue for Review	03/25/11
6	Issue for DP Amendment	02/08/11
5	Reissue for DP	12/15/10
4	Issue for DP	08/26/10
3	Issue for Review	08/09/10
2	Issue for Review	08/04/10
1	Issue for Review	07/28/10
Revision No.		Date

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Client:



Townline Homes

Project Title:

BUILDING E
- FUTURE DEVELOPMENT, SCHEMATIC ONLY

GARDENS
The Gardens - Phase 1

Drawing Title:
Landscape Sections

Project North:	Drawn By:	JL/YI
	Checked By:	RB
Scale:	Job No.:	10-013
as shown		
Sheet No.:		

L4.2

P+A

Perry + Associates Suite 200-1558 W 6th Avenue
Vancouver, B.C. V6J 1R2
Landscape Architecture F 604.738.4118
Site Planning F 604.738.4115
www.perryandassociates.ca

#3,12

10544504

8	Reissue for DP	04/15/11
7	Issue for Review	03/25/11
6	Issue for DP Amendment	02/08/11
5	Reissue for DP	12/15/10
4	Issue for DP	08/26/10
3	Issue for Review	08/09/10
2	Issue for Review	08/04/10
1	Issue for Review	07/28/10
	Revision No.	Date

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Client:



Townline Homes

Project Title:

GARDENS
The Gardens - Phase 1

Drawing Title:
Master Plan Sections

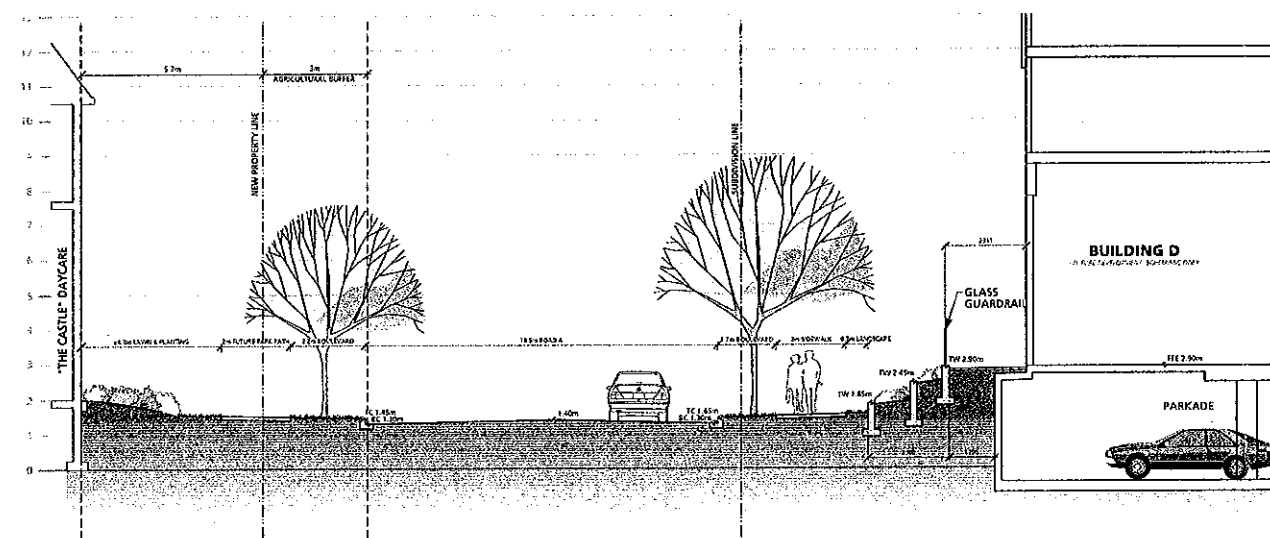
Project North: Drawn By: JPP/YL

Checked By: RB

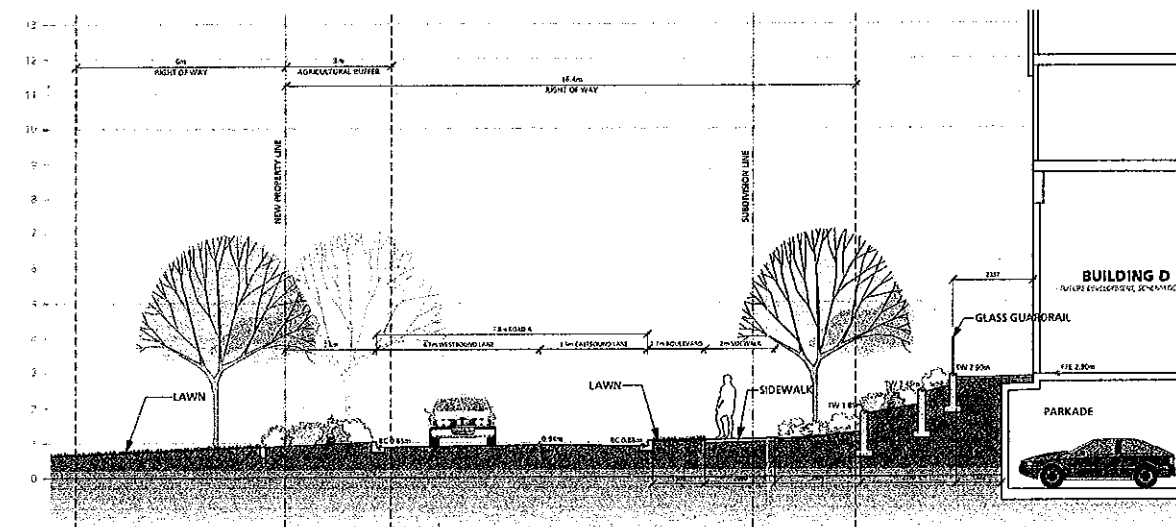
Scale: as shown Job No.: 10-013

Sheet No.:

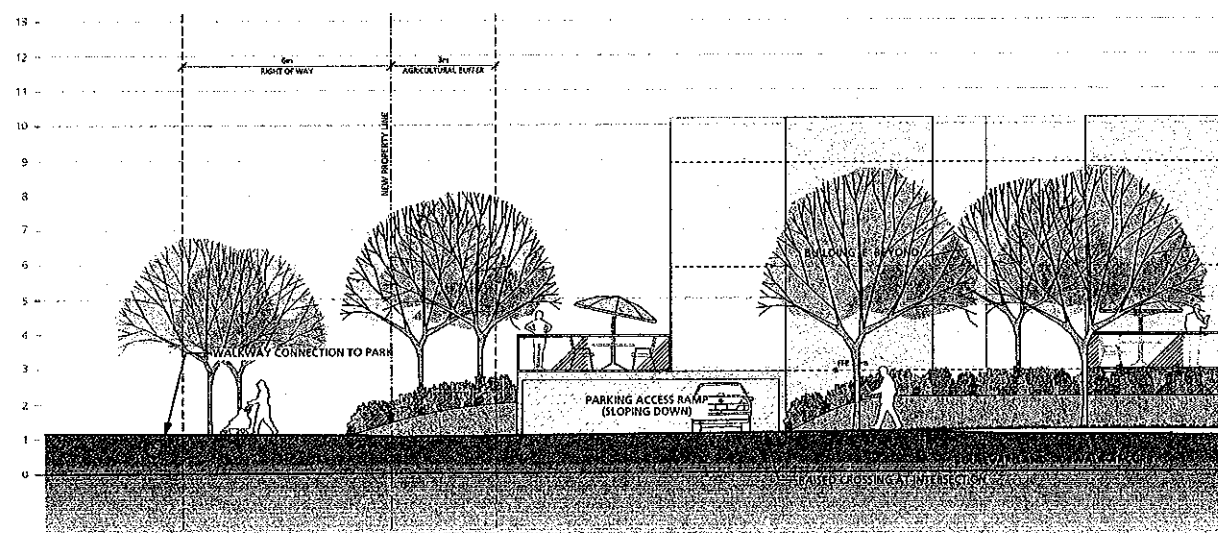
L0.3



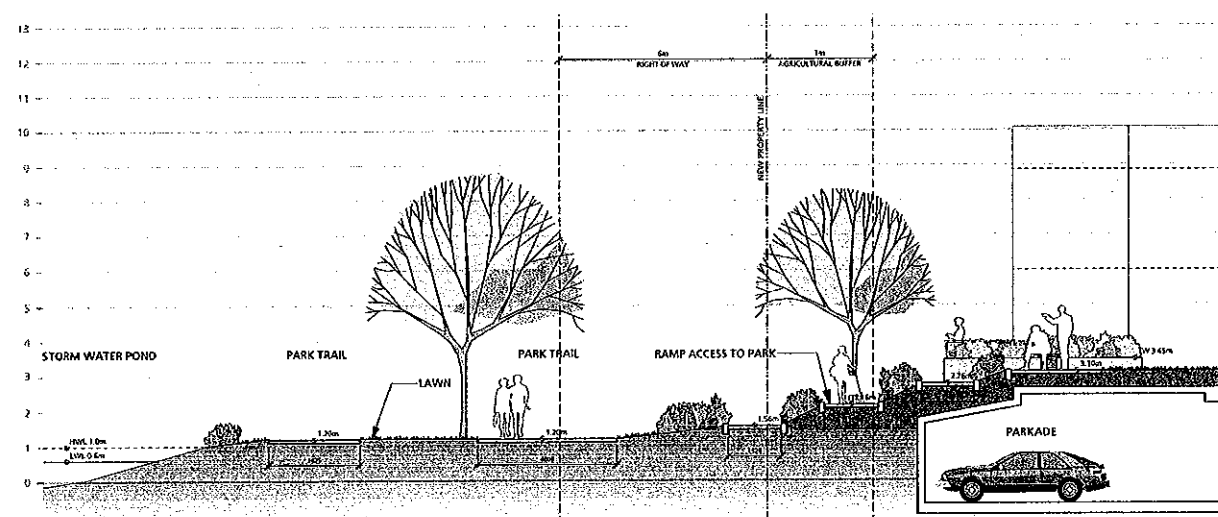
SECTION 7 - ACROSS ROAD A LOOKING EAST
L0.3 scale = 1:100



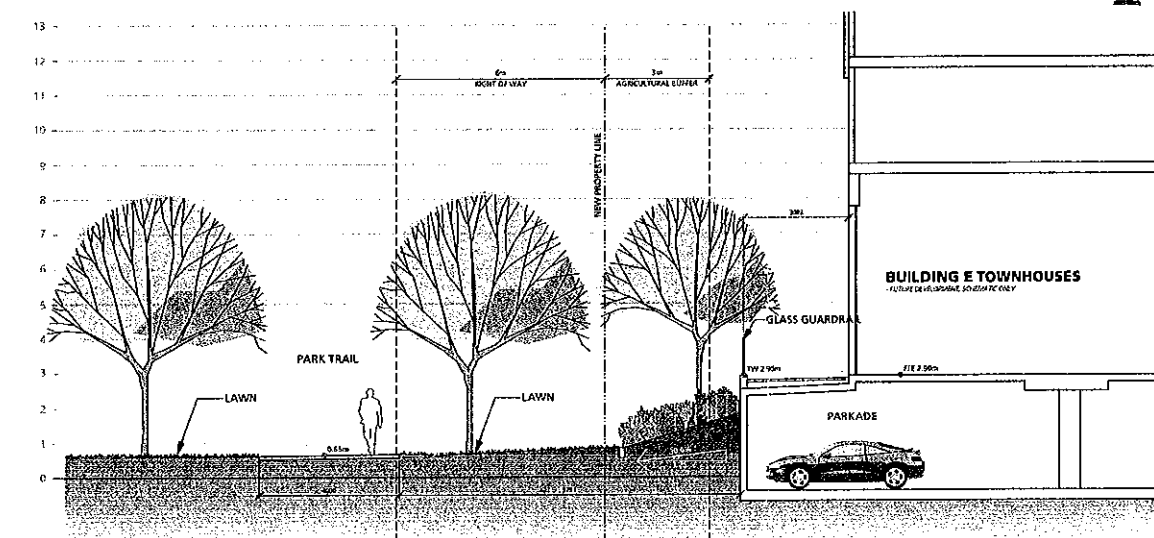
SECTION 8 - ACROSS ROAD A LOOKING EAST
L0.3 scale = 1:100



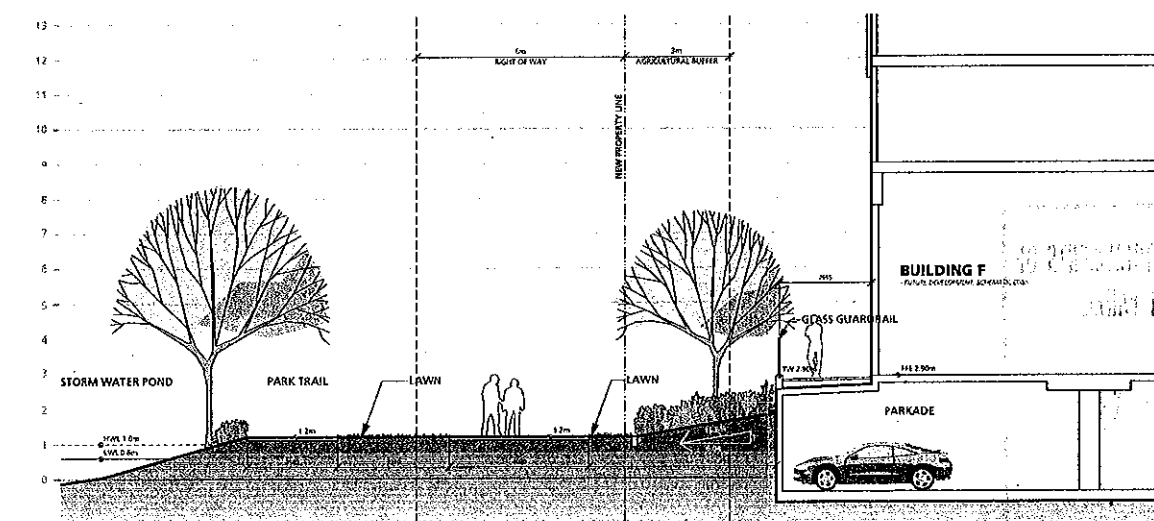
SECTION 9 - ACROSS ROAD A LOOKING EAST
L0.3 scale = 1:100



SECTION 11 - B/W GARDEN PARK AND NEW OPEN SPACE LOOKING EAST
L0.3 scale = 1:100 **NOT IN PHASE 1 - SCHEMATIC ONLY**



SECTION 10 - B/W GARDEN PARK AND BUILDING E LOOKING EAST
L0.3 scale = 1:100 **NOT IN PHASE 1 - SCHEMATIC ONLY**



SECTION 12 - B/W GARDEN PARK AND BUILDING F LOOKING EAST
L0.3 scale = 1:100 **NOT IN PHASE 1 - SCHEMATIC ONLY**



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Tel. 604.689.3339 Fax. 604.689.6661

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Site Planning F: 604.738.4116
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#3,13

APR 20 2011

10544504

4	Reissue for DP	04/15/11
3	Issue for Review	03/25/11
2	Issue for DP Amendment	02/08/11
1	Reissue for DP	12/15/10
Revision No.		Date

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Client:



Townline Homes

Project Title:

GARDENS
The Gardens - Phase 1

Drawing Title:
Connectivity Plan /
Possible Public Art
Locations

Project North:	Drawn By:	YI
	Checked By:	RB
Scale:	Job No.:	10-013
1:500		
Sheet No.:		

LEGEND

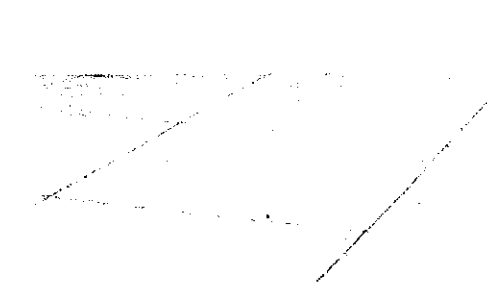


MAJOR PEDESTRIAN ROUTES



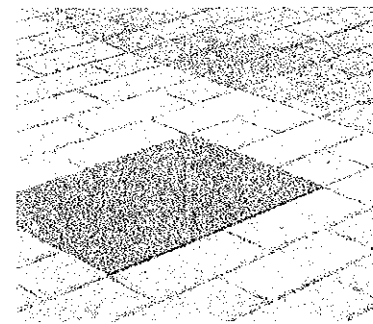
POSSIBLE PUBLIC ART LOCATIONS
- TO BE DETERMINED DURING
PUBLIC ART PROCESS

L0.4



CONCRETE PAVING
WITH LIGHT SANDBLAST FINISH
CONTROL JOINTS TO BE PROVIDED AS
SHOWN ON PLAN.
EXPANSION JOINTS TO BE PROVIDED
MAX. 9M O.C.

1 Concrete Paving
L5.0 NTS

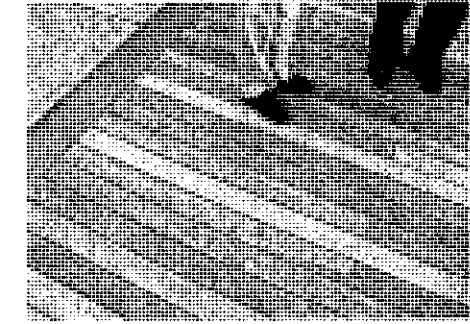


'STANDARD' PAVES BY ABBOTSFORD
CONCRETE OR EQUIVALENT

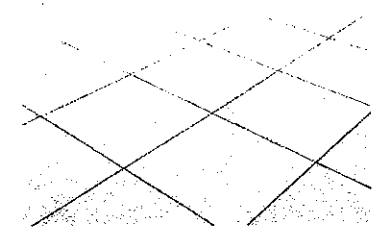
PEDESTRIAN:
225X112.5X60MM THICK
REGULAR FINISH
FIELD - NATURAL COLOUR
BANDING - CHARCOAL COLOUR
RUNNING BOND PATTERN

VEHICULAR:
225X112.5X80MM THICK
REGULAR FINISH
NATURAL COLOUR
HERRINGBONE PATTERN

2 Unit Paving
L5.0 NTS



3 Wood Paving
L5.0 NTS



HYDRAPRESSED SLAB BY ABBOTSFORD
CONCRETE OR EQUIVALENT
TEXADA FINISH
STACK BOND PATTERN
COMMON PATIOS:
450X450X40MM CHARCOAL COLOUR
PRIVATE PATIOS:
600X600X50MM NATURAL COLOUR



600X600X50MM HYDRAPRESSED SLABS
TEXADA FINISH, NATURAL COLOUR

4 Hydrapressed Slab Paving
L5.0 NTS

5 Stepping Stone
L5.0 NTS

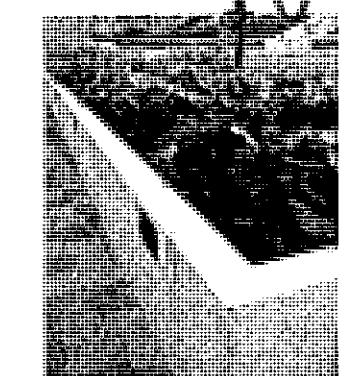


50MM MIN. - 75MM MAX. Ø ROUND
WASHED LOCAL ROCK (WHISKEY RIVER)
BLACK COLOUR
NORTHWEST LANDSCAPE&STONE SUPPLY
604-435-4842

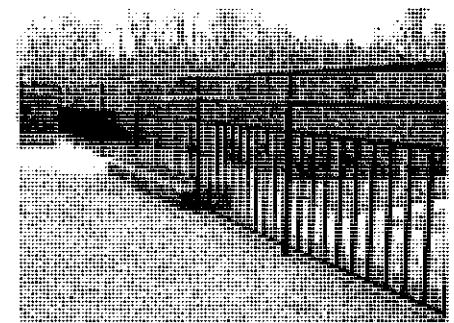
6 Black Pebbles @ Bldg. B Courtyard
L5.0 NTS



7 Block Planter Wall
L5.0 NTS



8 Concrete Planter Wall
L5.0 NTS



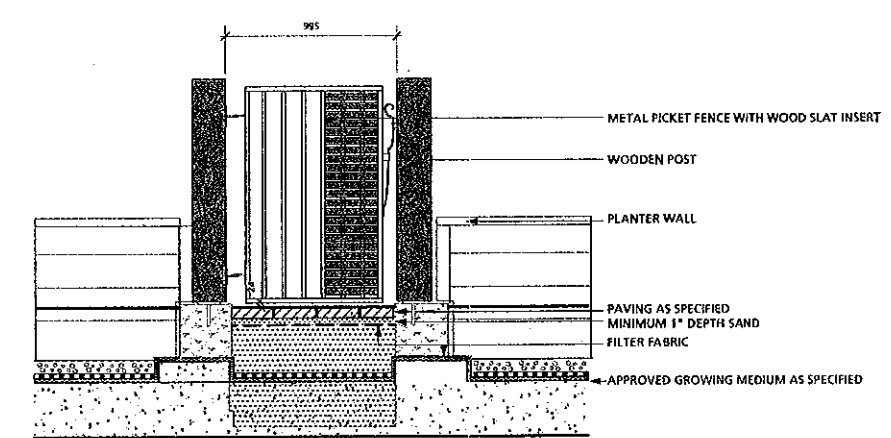
9 Aluminum Railing
L5.0 NTS



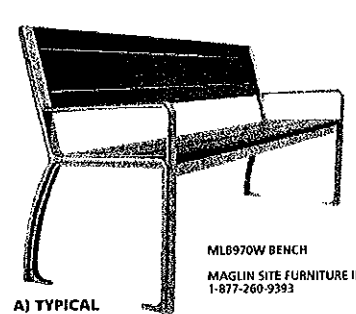
10 Glass Railing
L5.0 NTS



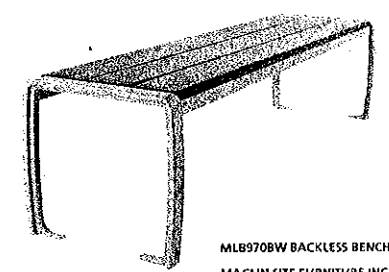
11 Privacy Screen
L5.0 NTS



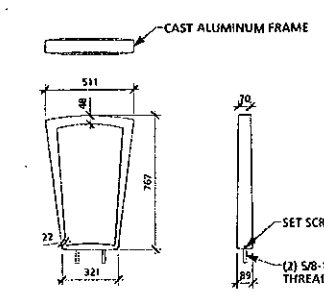
12 Level 2 Unit Gate
L5.0 scale = 1:20



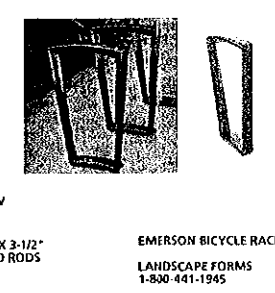
13 Bench
L5.0 NTS



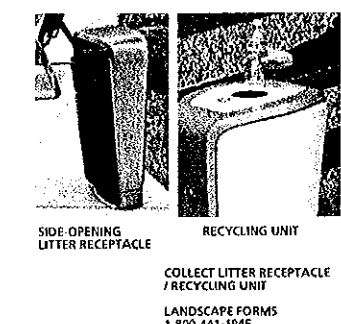
B) BACKLESS



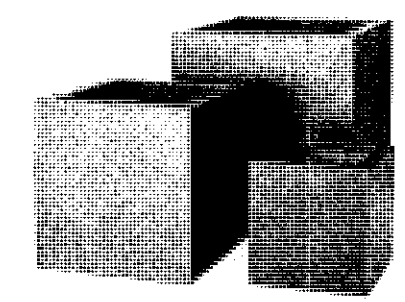
14 Bike Rack
L5.0 NTS



EMERSON BICYCLE RACK
LANDSCAPE FORMS
1-800-441-1945



15 Trash / Recycling Receptacles
L5.0 NTS



16 Bamboo Planter
L5.0 NTS



17 Bollard
L5.0 NTS

10544504

APR 20 2011

#3, 14

8	Reissue for DP	04/15/11
7	Issue for Review	03/25/11
6	Issue for DP Amendment	02/08/11
5	Reissue for DP	12/15/10
4	Issue for DP	08/26/10
3	Issue for Review	08/09/10
2	Issue for Review	08/04/10
1	Issue for Review	07/28/10
	Revision No.	Date

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Client:



Townline Homes

Project Title:

GARDENS
The Gardens - Phase 1
Drawing Title:
Landscape Details

Project North:	Drawn By:	JLCK/YI
Scale:	Checked By:	RB
as shown	Job No.:	10-013
Sheet No.:		

L5.0

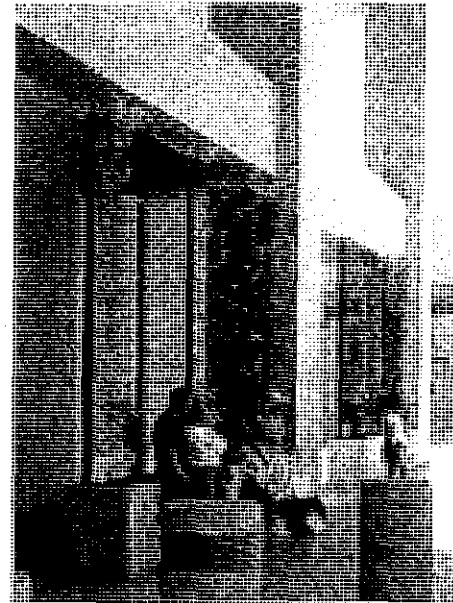


18 Concrete Seat Block @ Bldg. B Courtyard
L5.0 NTS

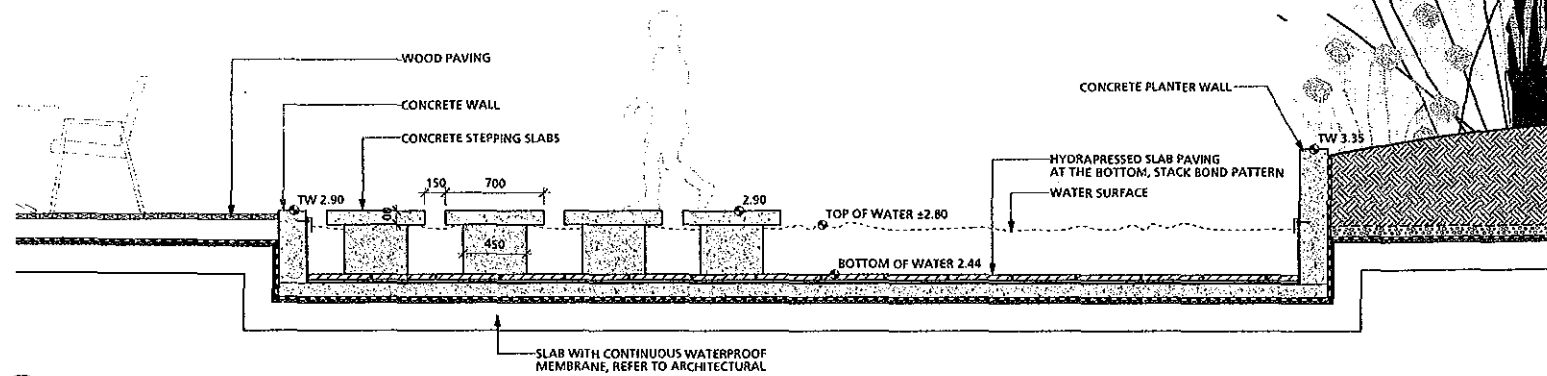


A) TYPICAL

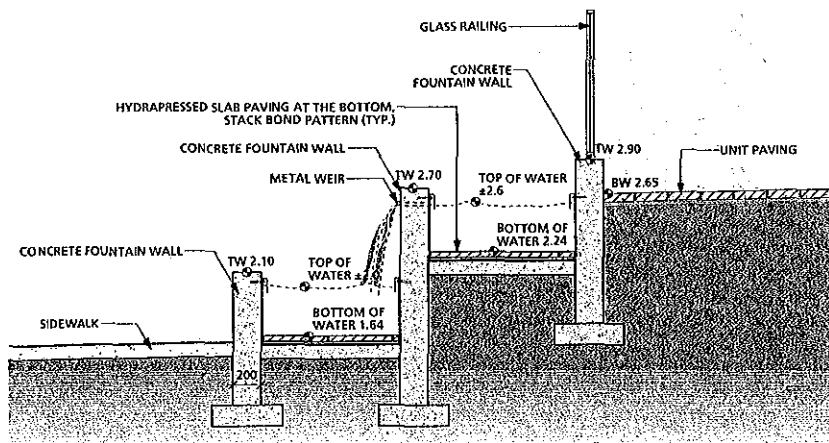
19 Green Screen
L5.1 NTS



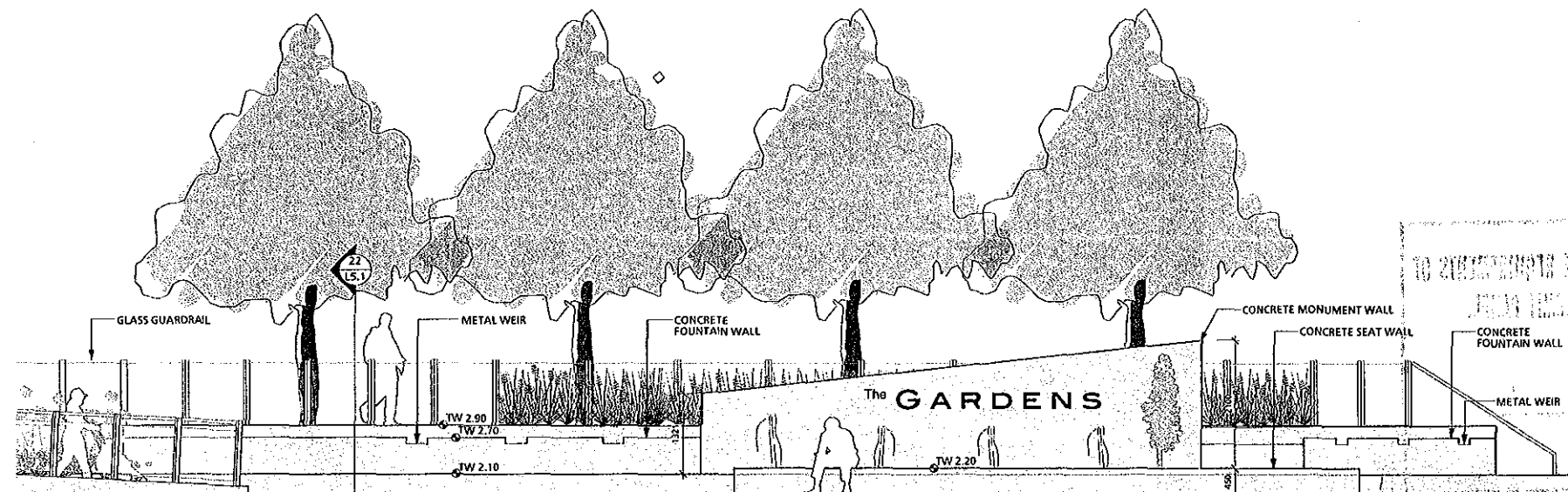
B) EAST OF BUILDING B



20 Water Feature - North of Building A
L5.1 scale = 1:25



22 Water Feature - South @ Corner Plaza
L5.1 scale = 1:25



23 Monument Wall @ Corner Plaza
L5.1 scale = 1:50

10544504

APR 28 2011

#3,15

8	Reissue for DP	04/15/11
7	Issue for Review	03/25/11
6	Issue for DP Amendment	02/08/11
5	Reissue for DP	12/15/10
4	Issue for DP	08/26/10
3	Issue for Review	08/09/10
2	Issue for Review	08/04/10
1	Issue for Review	07/28/10
Revision No.		Date

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Client:



Townline Homes

Project Title:

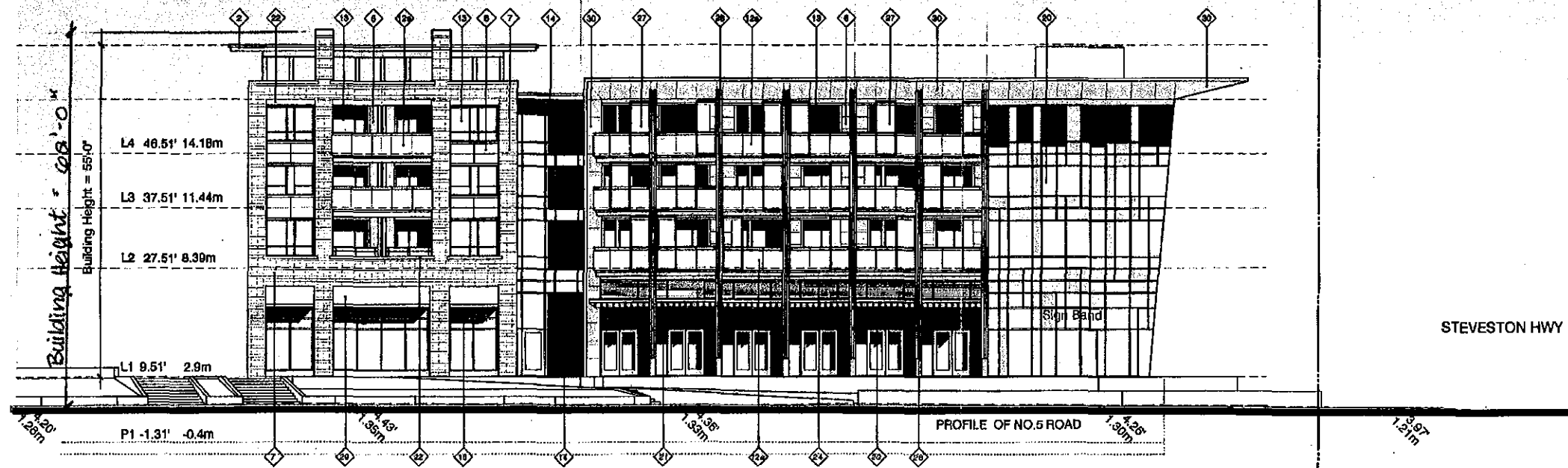
GARDENS
The Gardens - Phase 1

Drawing Title
Landscape Details

Project North:	Drawn By:	JLUCK/YI
	Checked By:	RB
Scale:	Job No.:	10-013
as shown		
Sheet No.:		

L5.1

Building Height
→ measured from the average elevation
along the Steveston Hwy & No. 5 Rd. sidewalks



WEST ELEVATION

NOTE: All signage shown is location for place holder.
Signage to conform to City of Richmond Bylaw No. 5660

Material Legend

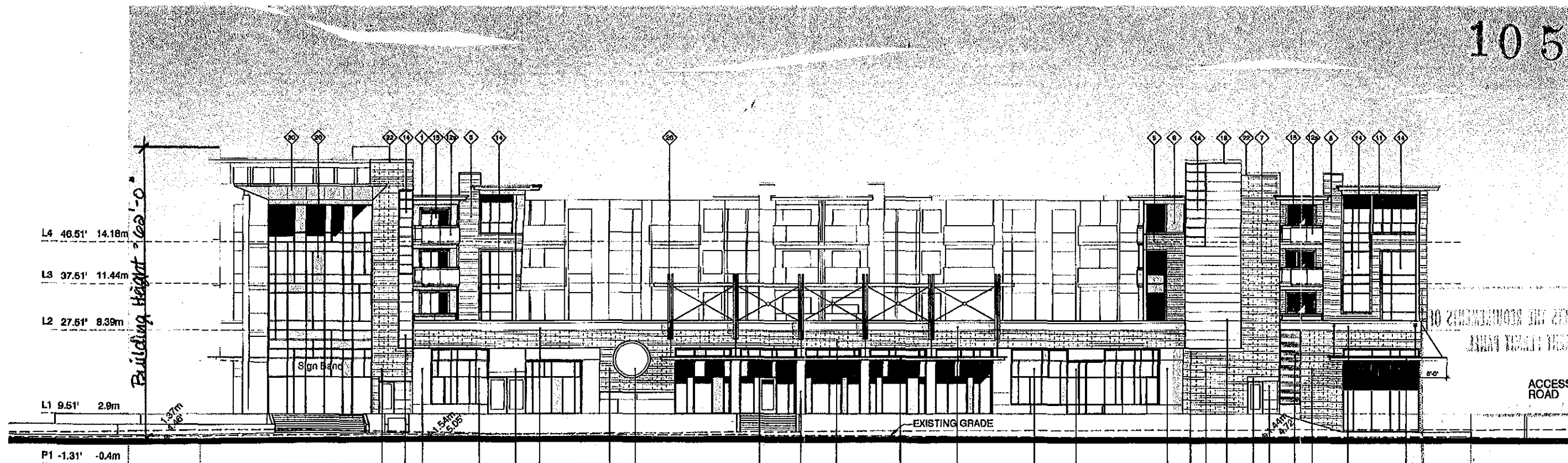
1	Roof	SSS Roof Membrane
2	Roof Facade	Building Sub on 2-12 Wood, Painted
3	Roof Soffit	Vinyl Perforated
4	Battery Soffit	Vinyl Perforated
5	Exterior Walls	Hard Plank Lap Siding & Exposure, Architectural
6	Exterior Walls	Hard Plank, Smooth, for Right System
7	Exterior Walls	Black, Tuffe Gray
8	Exterior Walls	Vinyl Siding
9	Exterior Walls	Beveled Profile, Finish Finish, 4 exposure
10	Exterior Walls	Concrete, Cast-in-place, Scored, Architectural Sand Blank Finish, Painted
11	Battery Posts & Beams	Wood, Painted
12	Term Windows, Doors, Corners	Wood, Painted
13	Guards & Railings	Aluminum Frame for Tempered Glass Panels, Open at Glass
14	Guards & Railings	Aluminum Frame with Metal Pickets
15	Windows, Porches & Commercial	Low E Double Glazed, Aluminum Frames
16	Windows, Open Glass Panels	Low E Double Glazed, Aluminum Window Wall
17	Windows, Residential	Low E Double Glazed, Vinyl Frames
18	Windows, Commercial Entrance	Double Glazed, Aluminum Frames
19	Other & R.M.	Pre-finished Aluminum
20	Exterior Wall Panels	Pre-finished Metal Panels
21	Structural Steel Sunshades	Steel, Factory Primed and Painted
22	Commercial Bay	Glazed Curtain Wall on Steel Structure
23	Commercial Canopies	Steel, Factory Primed & Painted, Safety Glass, Canopy Panels, Sandblast Finish
24	Concrete Edge/ing, Cast in-place & L.U. Wall	Pre-cast concrete, Architectural Sand Blast Finish
25	Finishing	Pre-finished Aluminum, Color Match to Cladding Colour
26	Mechanical Louvers	Pre-finished Metal, Factory Painted, Color to Match Cladding Field Colour
27	Loading Bay Floor	Pre-finished Metal Panels, Factory Painted, Metal Panels
28	Vertical Louvered Sun Screens	Steel, Factory Primed and Painted
29	Operable Sun Screens	Labor Out Metal Panels
30	Battery Grid Panels	Double Glazed, Column, Natural Rain
31	Commercial Railings	Fabric Awnings on Metal Frames
32	Angled Pond Bolt	Wood Panels, Natural Grain
33	Structural Steel Columns	Structural Steel Column, Painted



August 26, 2010
Issued for Development Permit
December 15, 2010
Re-issued for Development Permit
Issued for AUP Review
February 8, 2011
Re-issued for Development Permit
March 11, 2011
Development Permit Clarifications
April 13, 2011
Development Permit Re-Submission

#4.1

APR 27 2011



SOUTH ELEVATION ~ STEVESTON

10 544504



Townline Homes

GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building A
Elevations

3/22 - 1/27
April 16, 2011

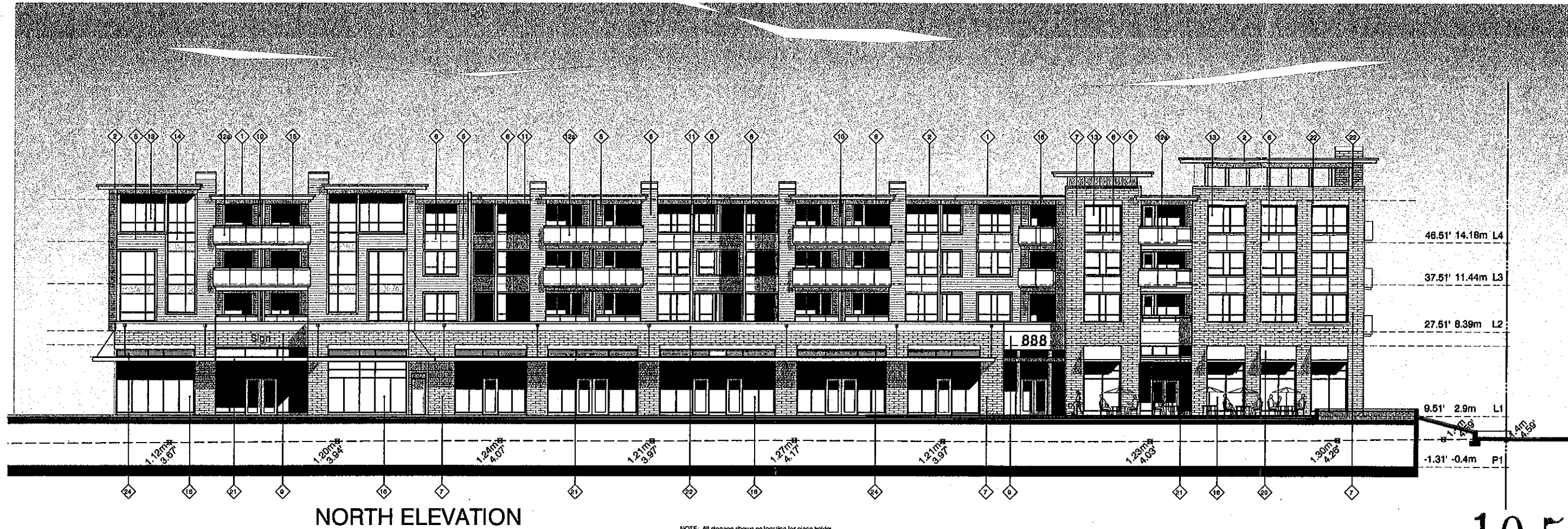
ACCESS
ROAD

Elevations

SK-4.5

Revisions
August 26, 2010
Issued for Development Permit
December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review
February 8, 2011
Re-issued for Development Permit
March 11, 2011
Development Permit Clarifications
April 15, 2011
Re-issued for Development Permit

#4.2
APR 20 2011



Material Legend

- | | | |
|----|---|--|
| 1 | Roof: | SBS Roof Membrane |
| 2 | Roof Fascia: | Built up 2x6 on 2x12 Wood, Painted |
| 3 | Roof Soffit: | Vinyl, Perforated |
| 4 | Balcony Soffit: | Vinyl, Perforated |
| 5 | Exterior Walls: | Hardi-Plank, Lap Siding, 6" Exposure, "Select Cedar" |
| 6 | Exterior Walls: | Hardi-Panel, "Smooth", Fry Reglet System |
| 7 | Exterior Walls: | Brick, "Castle Gray" |
| 8 | Exterior Walls: | Vinyl Siding, Beveled Profile, Smooth Finish, 4" exposure |
| 9 | Exterior Walls: | Concrete, Cast-In-Place, Scored, Architectural Sand Blast Finish, Painted |
| 10 | Balcony Posts & Beams: | Wood, Painted |
| 11 | Trim: Windows, Doors, Corners: | Wood, Painted |
| 12 | Guards & Railings: | Aluminum Frame w/ Tempered Glass Panels, Display Glass |
| 13 | Guards & Railings: | Aluminum Frame w/ Metal Pickets |
| 14 | Windows: Residential & Commercial: | Low "E" Double Glazed, Aluminum Frames |
| 15 | Windows: Spandrel Glass Panels: | Low "E" Double Glazed Aluminum Window Wall |
| 16 | Windows: Residential: | Low "E" Double Glazed, Vinyl Frames |
| 17 | Windows: Commercial Storefront: | Double Glazed, Aluminum Frames |
| 18 | Outer & PNL: | Pre-finished Aluminum |
| 19 | Exterior Wall Panels: | Pre-finished Metal Panels |
| 20 | Structural Steel Sunshades: | Steel, Factory Primed and Painted |
| 21 | Commercial Bays: | Glazed Curtain Wall on Steel Structure |
| 22 | Commercial Canopies: | Steel, Factory Primed and Painted |
| 23 | Concrete Copings, Caps, Headers & Liners: | Pre-cast concrete, Architectural Sand Blast Finish |
| 24 | Flashing: | Pre-finished Aluminum, Colour Match to Cladding Colour |
| 25 | Mechanical Louvers: | Pre-finished Metal, Factory Painted, Colour to Match Cladding Field Colour |
| 26 | Loading Bay Door: | Pre-finished Metal Panels, Factory Painted, Mesh Inserts |
| 27 | Vertical Louvered Sun Screens: | Steel, Factory Primed and Painted |
| 28 | Operable Sun Screens: | Laser Cut Metal Panels |
| 29 | Balcony Grid Posts: | Double Glazed Columns, Natural Grain |
| 30 | Commercial Awnings: | Fabric Awnings on Metal Frames |
| 31 | Angled Roof Soffit: | Wood Panels, Natural Grain |
| 32 | Storefront Steel Columns: | Structural Steel Channel, Painted |



"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building A
Elevations
3/32" = 1'-0"
April 15, 2011



Elevations

SK-4.6

Revisions
August 26, 2010
Issued for Development Permit
December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review
February 8, 2011
Re-issued for Development Permit
March 11, 2011
Development Permit Clarifications
April 15, 2011
Re-issued for Development Permit

Material Legend

- | | | |
|----|---|---|
| 1 | Roof: | SBS Roof Membrane |
| 2 | Roof Fascia: | Bulk-Up 2x12 Wood, Painted |
| 3 | Roof Soffits: | Vinyl, Perforated |
| 4 | Balcony Soffit: | Vinyl, Perforated |
| 5 | Exterior Walls: | Hardi-Plank, Lap Siding, 6" Exposure, "Select Cedar" |
| 6 | Exterior Walls: | Hardi-Panel, "Smooth", Fry Rolet System |
| 7 | Exterior Walls: | Brick, "Castle Gray" |
| 8 | Exterior Walls: | Vinyl Siding, Beveled Profile, Smooth Finish, 4" exposure |
| 9 | Exterior Walls: | Concrete, Cast-in-place, Scored, Architectural Sand-Blast Finish, Painted |
| 10 | Balcony Posts & Beams: | Wood, Painted |
| 11 | Trim: | Windows, Doors, Corners |
| 12 | Guards & Railings: | Aluminum Frame w/ Tempered Glass Panels, Opaque Glass |
| 13 | Guards & Railings: | Aluminum Frame w/ Metal Pickets |
| 14 | Windows: | Residential & Commercial |
| 15 | Windows: | Spandrel Glass Panels |
| 16 | Windows: | Residential |
| 17 | Windows: | Commercial Slabwork |
| 18 | Gutter & RVI: | Prefinished Aluminum |
| 19 | Exterior Wall Panels: | Prefinished Metal Panels |
| 20 | Structural Steel Sunshades: | Steel, Factory Primed and Painted |
| 21 | Commercial Bays: | Glazed Curtain Wall on Steel Structure |
| 22 | Commercial Canopies: | Steel, Factory Primed & Painted, Safety Glass Canopy Panels, Sandblast Finish |
| 23 | Concrete Copings, Caps, Headers & Linels: | Pre-cast concrete, Architectural Sand-Blast Finish |
| 24 | Flashing: | Prefinished Aluminum, Colour Match to Cladding Colour |
| 25 | Mechanical Louvers: | Prefinished Metal, Factory Painted, Colour to Match Cladding Field Colour |
| 26 | Loading Bay Door: | Prefinished Metal Panels, Factory Painted, Mesh Inserts |
| 27 | Vertical Louvered Sun Screens: | Steel, Factory Primed and Painted |
| 28 | Operable Sun Screens: | Laser Cut Metal Panels |
| 29 | Balcony Grid Posts: | Double Glulam Columns, Natural Stain |
| 30 | Commercial Awnings: | Fabric Awnings on Metal Frames |
| 31 | Angled Roof Soffit: | Wood Panels, Natural Stain |
| 32 | Structural Steel Columns: | Structural Steel Channel, Painted |

#4.3

APR 20 2011

10544504



Townline Homes

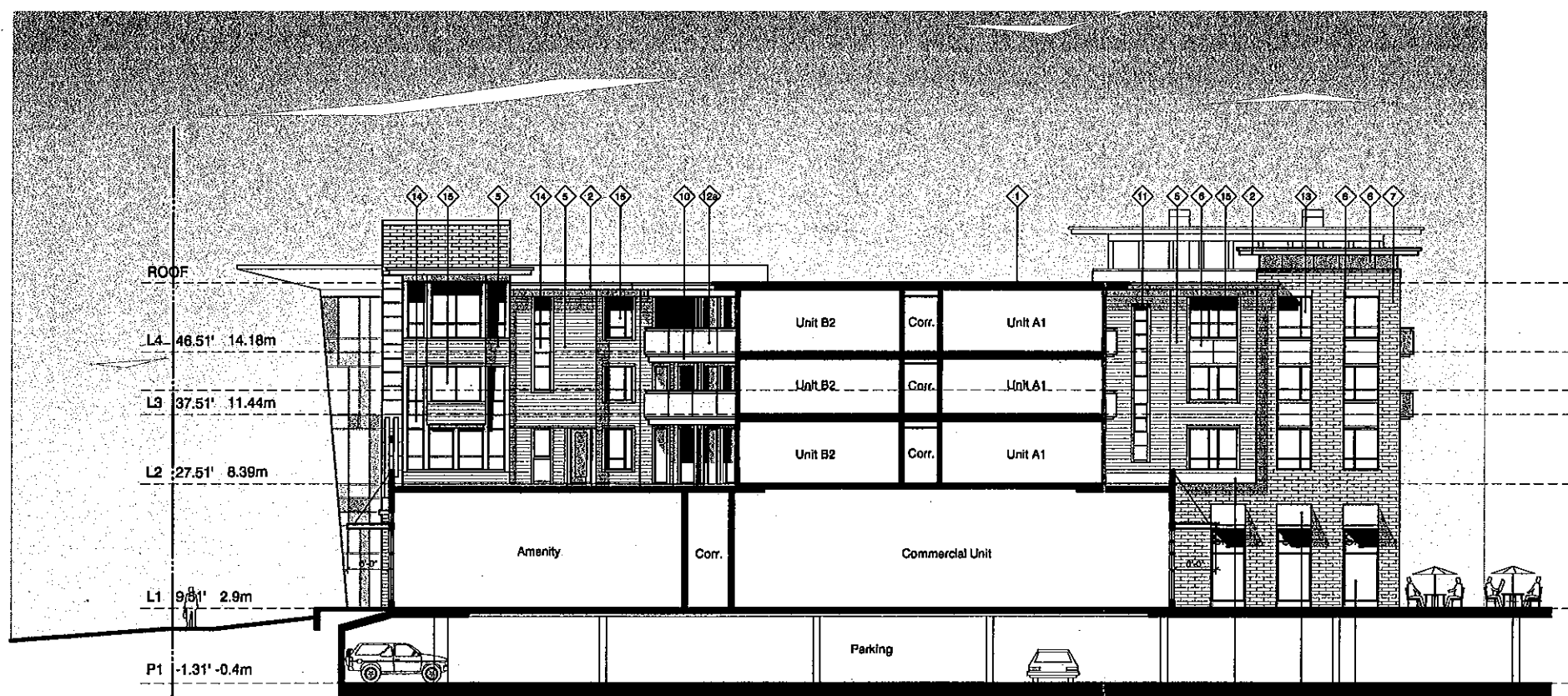
Project

"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

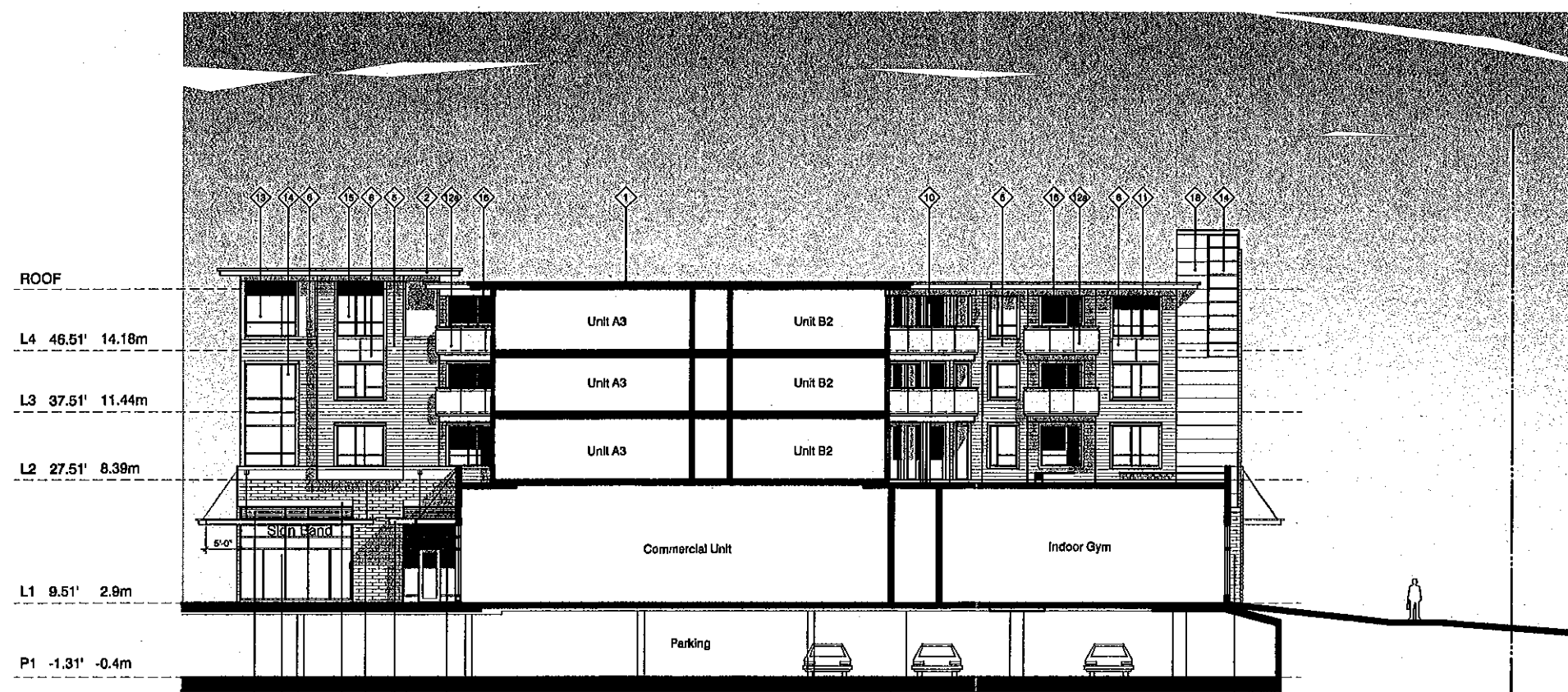
Building A
Elevations

3/32" = 1'-0"
April 15, 2011



EAST ELEVATION / SECTION - TERRACE

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560



WEST ELEVATION / SECTION - TERRACE

Elevations SK-4.7

Material Legend

1	Roof:	SBS Roof Membrane
2	Roof Fascia:	Built-up 2x6 on 2x 12 Wood, Painted
3	Roof Baffle:	Vinyl, Perforated
4	Balcony Baffle:	Vinyl, Perforated
5	Exterior Walls:	Hard-Plank, Lap Siding, 6" Exposure, Select Cedar Mill
6	Exterior Walls:	Hard-Plank, Smooth, 6" Exposure, Select Cedar Mill
7	Exterior Walls:	Brick, "Candle Grey"
8	Exterior Walls:	Vinyl Siding
9	Exterior Walls:	Beveled Profile, Smooth Finish, 4" exposure
10	Balcony Posts & Beams:	Concrete, Cast-in-place, Scored, Architectural Sand-Blast Finish, Painted
11	Trims:	Wood, Painted
12	Guards & Railings:	Aluminum Frame w/ Tempered Glass Panels
13	Guards & Railings:	Aluminum Frame w/ Metal Pickets
14	Windows:	Low E" Double Glazed, Aluminum Frames
15	Windows:	Low E" Double Glazed Aluminum Window Unit
16	Windows:	Low E" Double Glazed, Vinyl Frames
17	Windows:	Double Glazed, Aluminum Frames
18	Gutter & FWH:	Pre-finished Aluminum
19	Exterior Wall Panels:	Pre-finished Metal Panels
20	Structural Steel Sunshades:	Steel, Factory Primed and Painted
21	Commercial Bay:	Glazed Curtain Wall on Steel Structure
22	Commercial Canopies:	Steel, Factory Primed & Painted
23	Concrete Canopies, Caps, Headers & Lites:	Safety Glass Canopy Panels, Sandblast Finish
24	Flashing:	Pre-cast concrete
25	Mechanical Louvers:	Architectural Sand-Blast Finish
26	Loading Bay Door:	Pre-finished Aluminum
27	Vertical Louvered Sun Screens:	Colour Match to Cladding Colour
28	Operable Sun Screens:	Pre-finished Metal, Factory Painted
29	Balcony Grid Posts:	Colour Match to Cladding Colour
30	Commercial Awnings:	Pre-finished Metal Panels, Factory Painted
31	Angled Roof Soffit:	Mesh Inserts
32	Structural Steel Column:	Steel, Factory Primed and Painted



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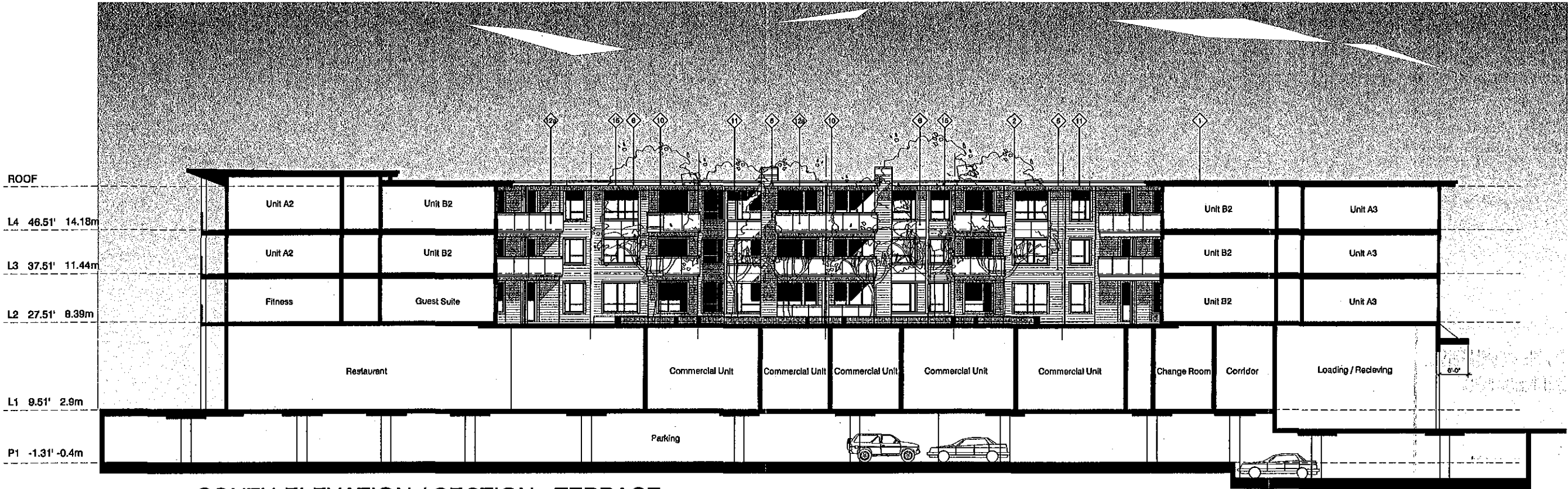
Revisions
August 28, 2010
Issued for Development Permit
December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review
February 8, 2011
Re-issued for Development Permit
March 11, 2011
Development Permit Clarifications
April 15, 2011
Re-issued for Development Permit

#4.4

APR 20 2011

10 544504

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560



SOUTH ELEVATION / SECTION - TERRACE

Elevations

SK-4.8



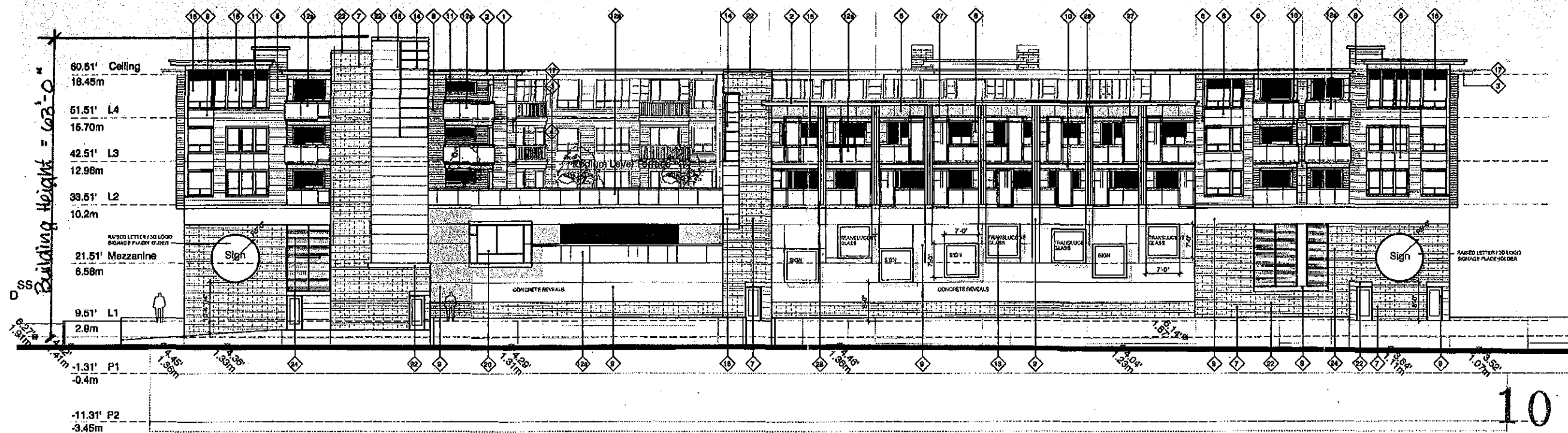
Project

"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

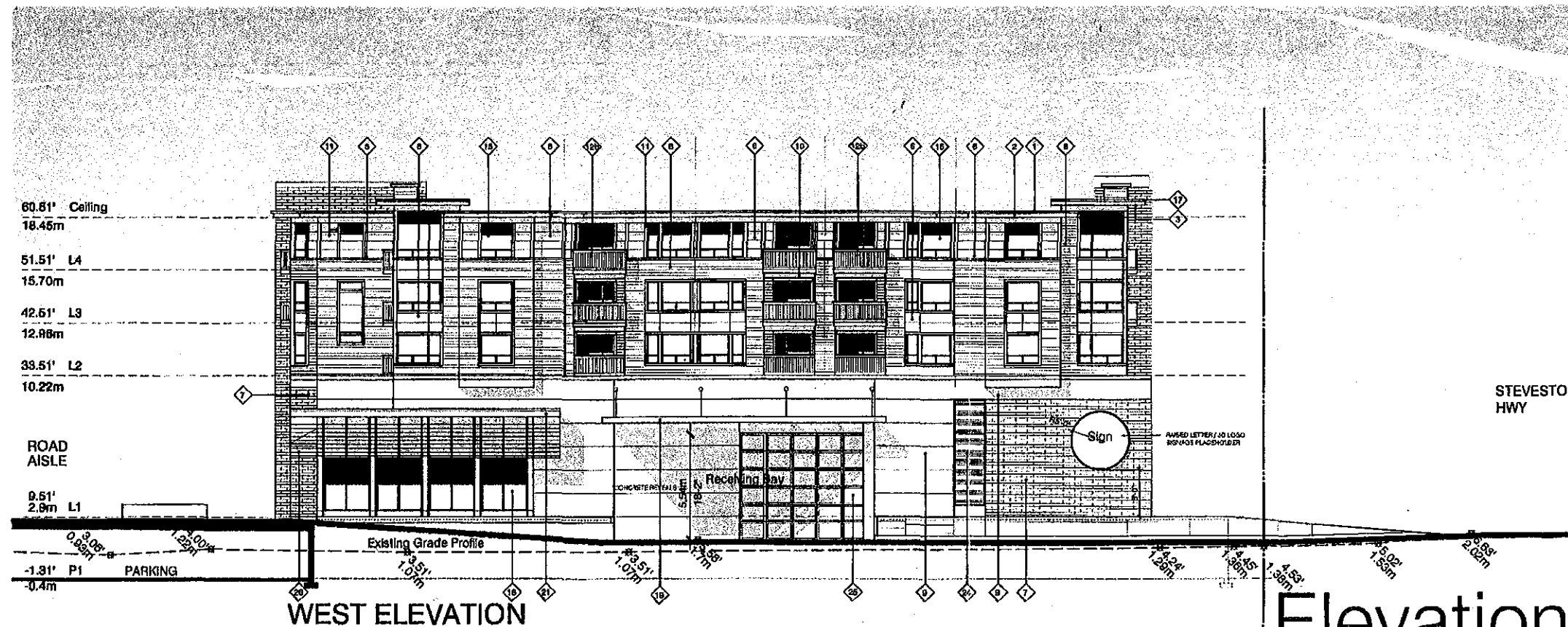
Building A
Elevations
3/32" = 1'-0"
April 15, 2011

Building Height
→ measured from the average elevation
along the Steveston Hwy sidewalk



SOUTH ELEVATION ~ STEVESTON

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560



WEST ELEVATION

Material Legend

- | | | |
|----|-----------------------------------|---|
| 1 | Roof | ESR Roof Membrane |
| 2 | Roof Fascia | Roll-up Pad on 2x12 Wood Planked |
| 3 | Roof Rafters | Vinyl Perforated |
| 4 | Balcony Soffits | Vinyl, Perforated |
| 5 | Exterior Walls | Hard-Plank, Lip-Siding, 6" Exposure "Select Cedar" |
| 6 | Exterior Walls | Hard-Plank, Smooth, 4" Exposure "Select Cedar" |
| 7 | Exterior Walls | Brick, Brown Victorian |
| 8 | Exterior Walls | Vinyl Siding, Smooth Finish, 4" Exposure |
| 9 | Exterior Walls | Concrete, Drainage, Smooth, Architectural Sand Blast Finish, Painted |
| 10 | Balcony Posts & Beams | Wood, Painted |
| 11 | Trim: Windows, Doors, Corners | Wood, Painted |
| 12 | Quartz & Poling | Aluminum Frame w/ Tempered Glass Panels, Opalite Glass |
| 13 | Quartz & Poling | Aluminum Frame w/ Metal Pickets |
| 14 | Windows, Residential & Commercial | Low E Double Glazed, Aluminum Frames |
| 15 | Windows, Spandrel Glass Panels | Low E Double Glazed, Aluminum Window Wall |
| 16 | Windows, Residential | Low E Double Glazed, Vinyl Frames |
| 17 | Windows, Commercial Storefront | Double Glazed, Aluminum Frames |
| 18 | Gutter & RVL | Polished Aluminum |
| 19 | Exterior Wall Panels | Polished Metal Panels |
| 20 | Structural Steel Brackets | Steel, Factory Primed and Painted |
| 21 | Commercial Bay | Glazed Curtain Wall w/ 2x4 Structure |
| 22 | Commercial Canopies | Steel, Factory Primed & Painted, Safety Glass Canopy Panels, Sandblast Mark |
| 23 | Concrete Copings, Caps | Precast concrete, Architectural Sand Blast Finish |
| 24 | Flashing | Painted Aluminum, Colour Match to Building Colour |
| 25 | Mechanical Louvers | Pre-finished Metal, Factory Painted, Colour to Match Building Paint Colour |
| 26 | Loading Bay Door | Polished Metal Panels, Factory Painted, Mesh Inset |
| 27 | Vertical Louvered Sun Screen | Steel, Factory Primed and Painted |
| 28 | Operable Sun Screen | Letter Cut Metal Panels |
| 29 | Balcony Grid Posts | Double Glazed Columns, Natural Stone |
| 30 | Commercial Awnings | Fabric Awnings on Metal Frames |
| 31 | Angled Roof Soffit | Wood Panels, Natural Stone |
| 32 | Structural Steel Columns | Structural Steel Channel, Painted |

Elevations

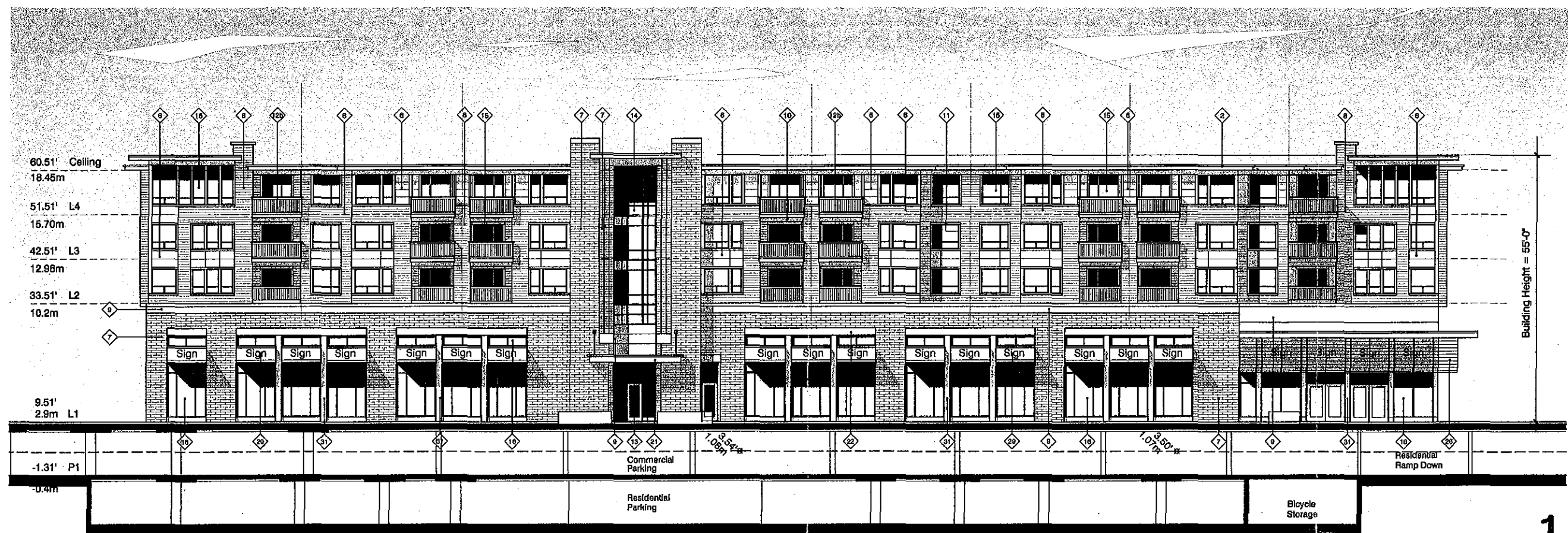
10544504

Revisions
August 26, 2010
Issued for Development Permit
December 15, 2010
Re-issued for Development Permit
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Development Permit Clarifications
April 15, 2011
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4.6

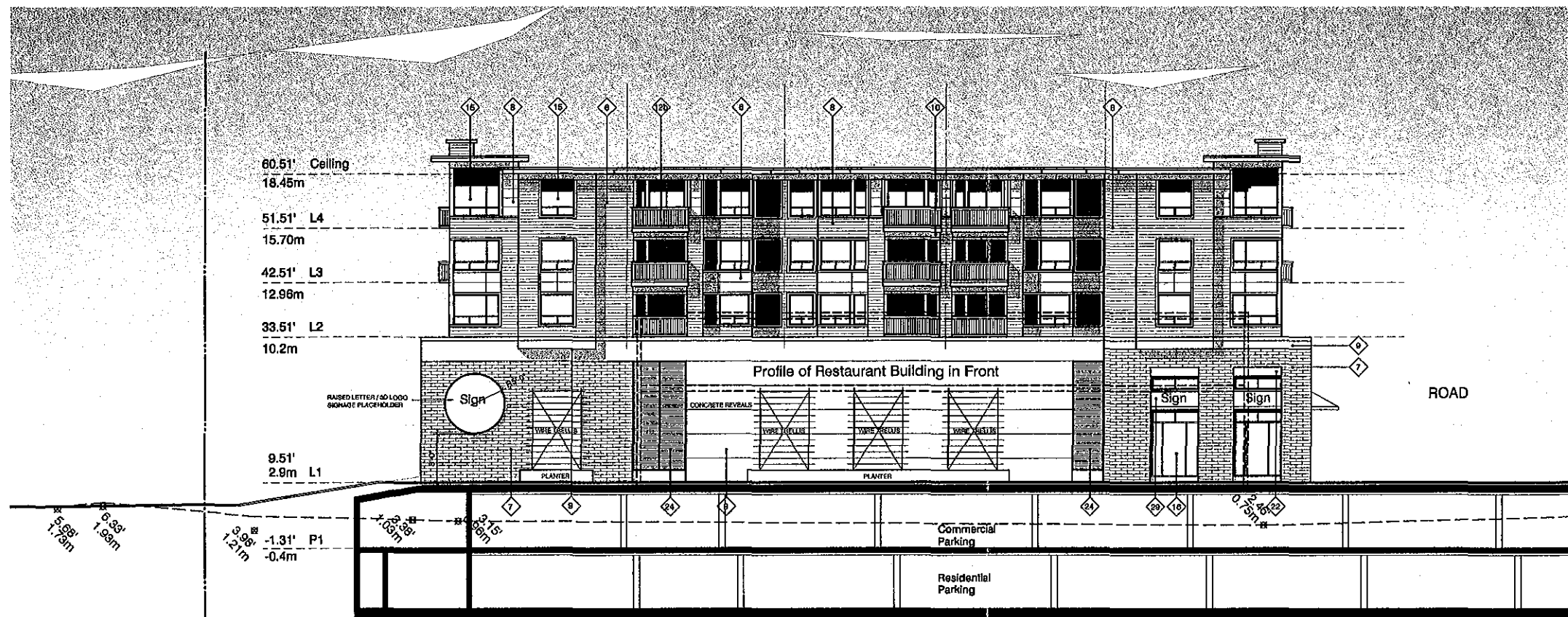
APR 20 2011

10 544504



NORTH ELEVATION

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560



EAST ELEVATION

Material Legend

- 1 Roof: SBS Roof Membrane
- 2 Roof Fascia: Built-up 2x6 on 2x12 Wood, Painted
- 3 Roof Soffit: Vinyl, Perforated
- 4 Balcony Soffit: Vinyl, Perforated
- 5 Exterior Walls: Hardi-Plank, Lap Siding, 6" Exposure, Select Cedar
- 6 Exterior Walls: Hardi-Panel, Smooth, 4" Exposure, Select Cedar
- 7 Exterior Walls: Brick, Brown Veneer
- 8 Exterior Walls: Vinyl Siding, Beveled Profile, Smooth Finish, 4" exposure
- 9 Exterior Walls: Concrete, Cast-in-place, Scored, Architectural Sand-Blast Finish, Painted
- 10 Balcony Posts & Beams: Wood, Painted
- 11 Trim: Windows, Doors, Corners: Wood, Painted
- 12 Guards & Railings: Aluminum Frame w/ Tempered Glass Panels, Opaque Glass
- 13 Guards & Railings: Aluminum Frame w/ Metal Pickets
- 14 Windows: Residential & Commercial: Low E" Double Glazed, Aluminum Frames
- 15 Windows: Residential: Low E" Double Glazed, Aluminum Window Wall
- 16 Windows: Commercial: Double Glazed, Aluminum Frames
- 17 Gutter & Downspout: Prefinished Aluminum
- 18 Exterior Wall Panels: Prefinished Metal Panels
- 19 Structural Steel Brackets: Steel, Factory Primed and Painted
- 20 Commercial Bays: Glazed Curtain Wall on Steel Structure
- 21 Commercial Canopies: Steel, Factory Primed & Painted, Safety Glass Canopy Panels, Sandblast Finish
- 22 Concrete Copings, Caps, Headers & Liners: Pre-cast concrete, Architectural Sand-Blast Finish
- 23 Flashing: Prefinished Aluminum, Colour to Match Cladding Colour
- 24 Mechanical Louvers: Prefinished Metal, Factory Painted, Colour to Match Cladding Colour
- 25 Loading Bay Door: Prefinished Metal Panels, Factory Painted, Alesh Mounts
- 26 Vertical Louvered Sun Screens: Steel, Factory Primed and Painted
- 27 Operable Sun Screens: Laser Cut Metal Panels
- 28 Balcony Grid Posts: Double Column Columns, Natural Stan
- 29 Commercial Awnings: Fabric Awnings on Metal Frames
- 30 Angled Roof Soffit: Wood Panels, Natural Stan
- 31 Storefront Steel Column: Structural Steel Channel, Painted



Townline Homes

Project

GARDENS
Phase One

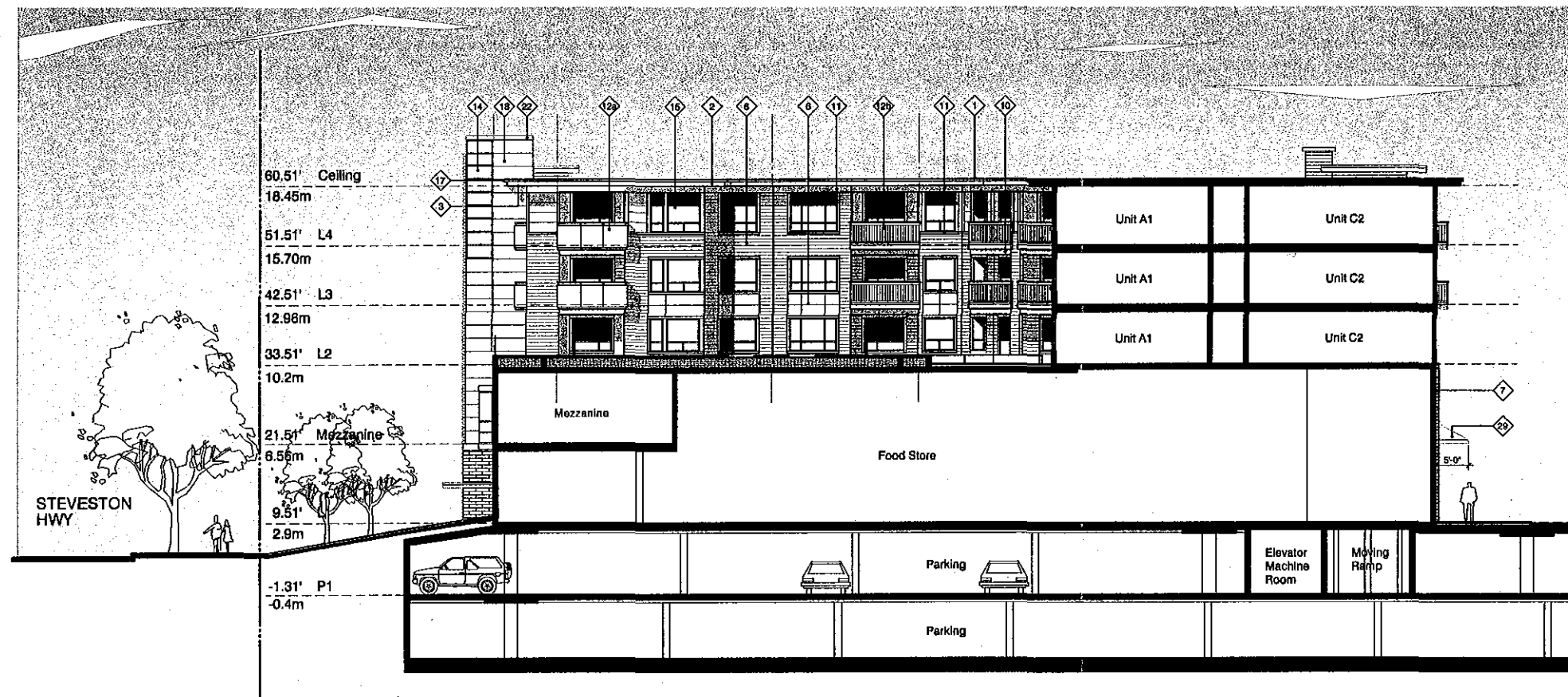
No. 5 Road & Steveston Highway
Richmond, B.C.

Building B
Elevations

April 15, 2011

Elevations

SK-5.6



EAST ELEVATION / SECTION ~ TERRACE

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560

Material Legend

- 1 Roof: SBS Roof Membrane
- 2 Roof Fascia: Built up 2x6 on 2x12 Wood, Painted
- 3 Roof Soffit: Vinyl, Perforated
- 4 Balcony Soffit: Vinyl, Perforated
- 5 Exterior Walls: Hardi-Plank, Lap Siding, 8" Exposure, Select Cedar Mill
- 6 Exterior Walls: Hardi-Panel, "Smooth", Fry Raglet System
- 7 Exterior Walls: Brick, Brown Wulbone
- 8 Exterior Walls: Vinyl Siding, Beveled Profile, Smooth Finish, 4" exposure
- 9 Exterior Walls: Concrete, Cast-in-place, Scored, Architectural Sand-Blast Finish, Painted
- 10 Balcony Posts & Beams: Wood, Painted
- 11 Windows, Doors, Corners: Aluminum Frame w/ Tempered Glass Panels
- 12 Guards & Railings: Aluminum Frame w/ Metal Pickets
- 13 Windows, Residential & Commercial: Low E Double Glazed, Aluminum Frames
- 14 Windows, Spandrel Glass Panels: Low E Double Glazed Aluminum Window Wall
- 15 Windows, Residential: Low E Double Glazed, Vinyl Frames
- 16 Windows, Commercial: Double Glazed, Aluminum Frames
- 17 Gutter & R.W.: Prefinished Aluminum
- 18 Exterior Wall Panels: Prefinished Metal Panels
- 19 Structural Steel Sunshades: Steel, Factory Primed and Painted
- 20 Commercial Bays: Glazed Curtain Wall on Steel Structure
- 21 Commercial Canopies: Steel, Factory Primed & Painted
- 22 Concrete Copings, Caps, Headers & Linels: Precast concrete, Architectural Sand-Blast Finish
- 23 Flashing: Prefinished Aluminum, Colour Match to Cladding Colour
- 24 Mechanical Louvers: Prefinished Metal, Factory Painted, Colour to Match Cladding Field Colour
- 25 Loading Bay Door: Prefinished Metal Panels, Factory Painted, Match Louvers
- 26 Vertical Louvered Sun Screens: Steel, Factory Primed and Painted
- 27 Operable Sun Screens: Laser Cut Metal Panels
- 28 Balcony Grid Posts: Double Glulam Columns, Natural Stain
- 29 Commercial Awnings: Fabric Awnings on Metal Frames
- 30 Angled Roof Soffit: Wood Panels, Natural Stain
- 31 Structural Steel Column: Structural Steel Channel, Painted



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Revisions

August 28, 2010
Issued for Development Permit

December 15, 2010
Re-issued for Development Permit
Issued for ADP Review

February 8, 2011
Re-issued for Development Permit

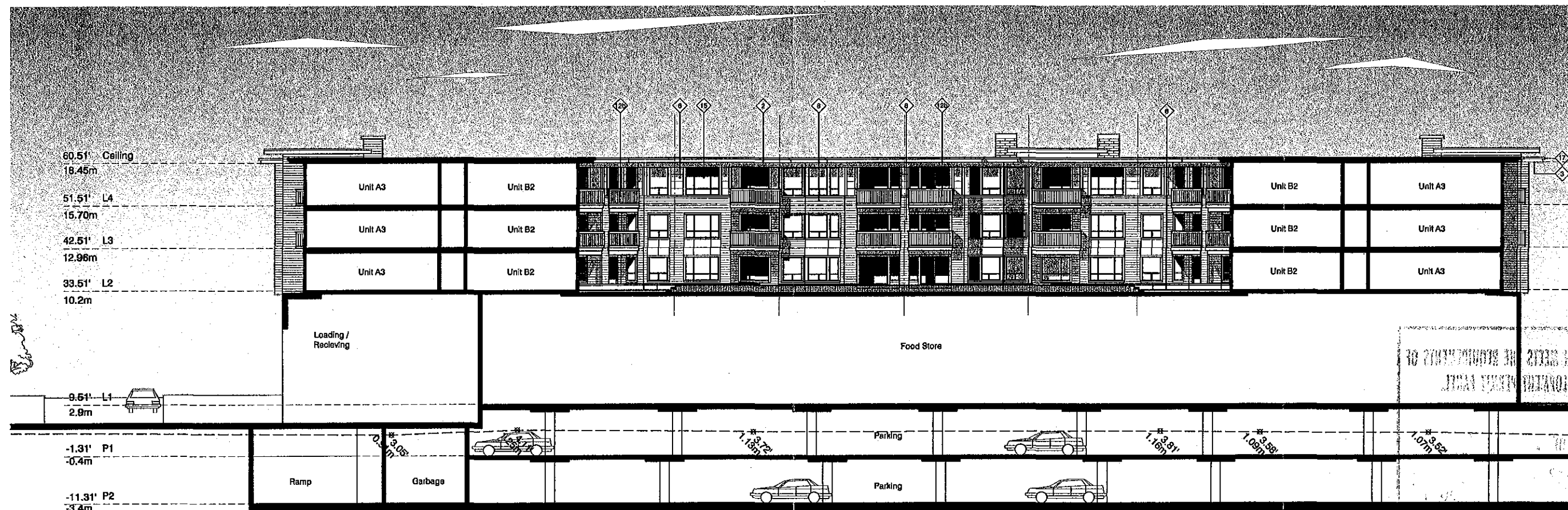
March 11, 2011
Development Permit Clarifications

April 15, 2011
Re-issued for Development Permit

#4.7

APR 20 2011

10 544504



SOUTH ELEVATION / SECTION ~ TERRACE

Elevations

SK-5.7

Client



Townline Homes

Project

"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building B
Elevations

3/32" = 1'-0"
April 15, 2011

APR 20 2011

10544504

#4.8

Material Legend

- 1 Roof: SBR Roof Membrane
- 2 Roof Fascia: Built-up 2x6 on 2x12 Wood, Painted
- 3 Roof Soffits: Vinyl, Perforated
- 4 Balcony Soffits: Vinyl, Perforated
- 5 Exterior Walls: Hard-Plank, Lap Siding, 6" Exposure, Select Cedar®
- 6 Exterior Walls: Hard-Plank, "Smooth", Fry Reglet System
- 7 Exterior Walls: Brick, "Brown Varitone"
- 8 Exterior Walls: Vinyl Siding, Beveled Profile, Smooth Finish, 4" exposure
- 9 Exterior Walls: Concrete, Cast in-place, Scored, Architectural Sand-Blast Finish, Painted
- 10 Balcony Posts & Beams: Wood, Painted
- 11 Trim: Windows, Doors, Corners: Wood, Painted
- 12 Guards & Railings: Aluminum Frame w/ Tempered Glass Panels, Opaque Glass
- 13 Guards & Railings: Aluminum Frame w/ Metal Pickets
- 14 Windows: Residential & Commercial: Low "E" Double Glazed, Aluminum Frames
- 15 Windows: Spandrel Glass Panels: Low "E" Double Glazed Aluminum Window Wall
- 16 Windows: Residential: Low "E" Double Glazed, Vinyl Frames
- 17 Windows: Commercial Storefront: Double Glazed, Aluminum Frames
- 18 Clutter & RFL: Prefinished Aluminum
- 19 Exterior Wall Panels: Prefinished Metal Panels
- 20 Structural Steel Sun Shades: Steel, Factory Primed and Painted
- 21 Commercial Bays: Glazed Curtain Wall on Steel Structure
- 22 Commercial Canopies: Steel, Factory Primed & Painted, Safety Glass Canopy Panels, Sandblast Finish
- 23 Concrete Copings, Caps, Headers & Linels: Pre-cast concrete, Architectural Sand-Blast Finish
- 24 Flashing: Prefinished Aluminum, Colour Match to Cladding Colour
- 25 Mechanical Louvers: Prefinished Metal, Factory Painted, Colour to Match Cladding Field Colour
- 26 Loading Bay Door: Prefinished Metal Panels, Factory Painted, Mesh Inserts
- 27 Vertical Louvered Sun Screen: Steel, Factory Primed and Painted
- 28 Operable Sun Screens: Laser Cut Metal Panels
- 29 Balcony Grid Posts: Double Glazed Columns, Natural Bain
- 30 Commercial Awnings: Fabric Awnings on Metal Frames
- 31 Angled Roof Soffit: Wood Panels, Natural Bain
- 32 Structural Steel Column: Structural Steel Column, Painted

Client
Townline Homes

Project
"GARDENS
Phase One"

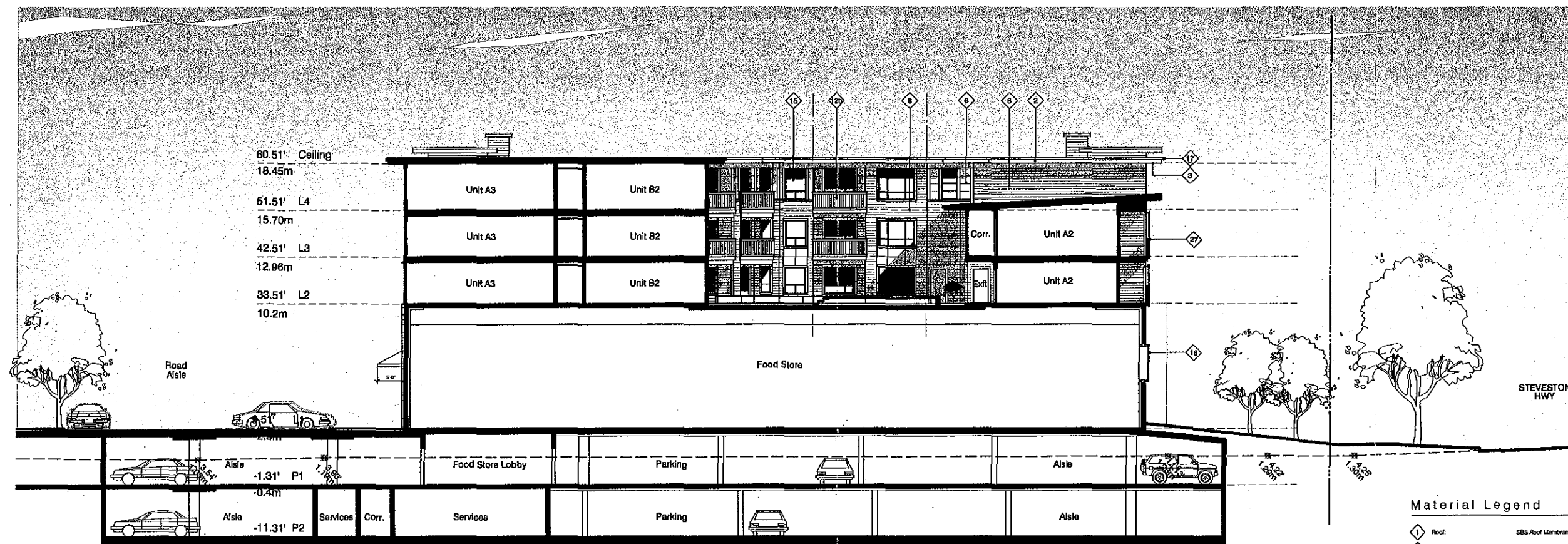
No. 5 Road & Steveston Highway
Richmond, B.C.

**Building B
Elevations**

3/32" = 1'-0"
April 15, 2011

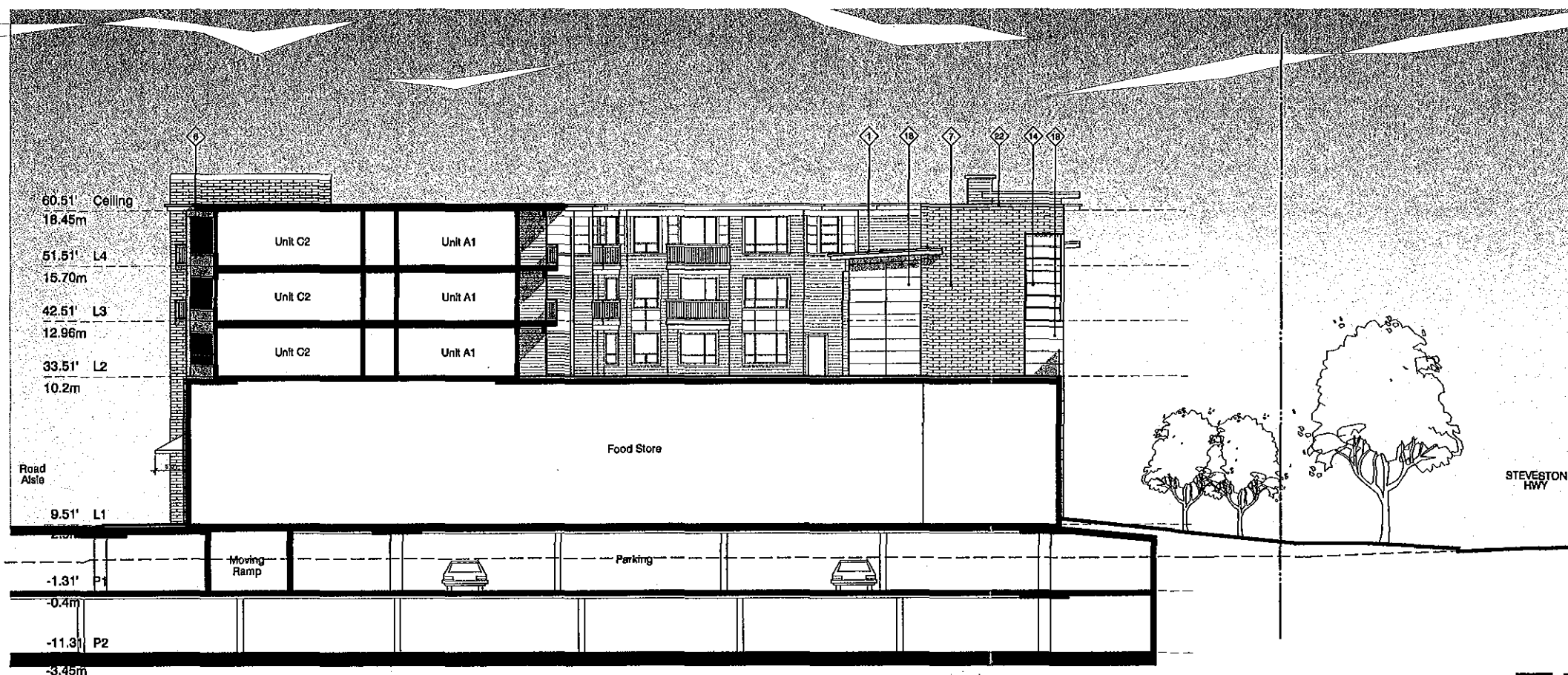
Elevations

SK-5.8

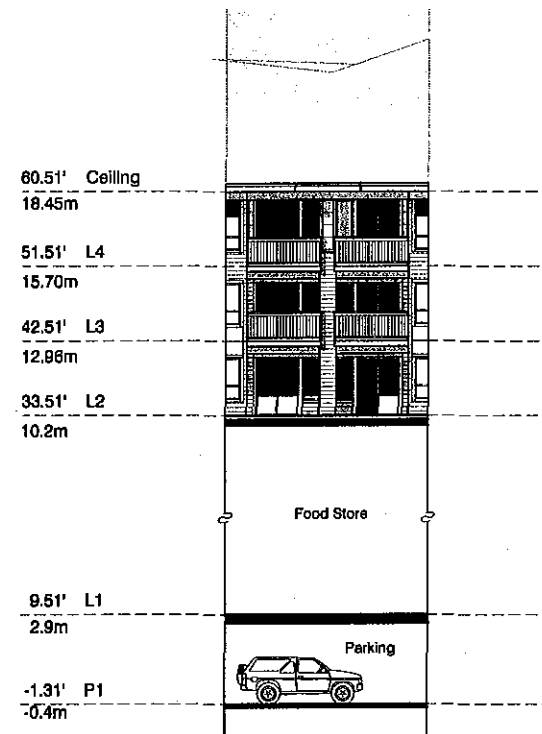


WEST ELEVATION / SECTION 2 ~ TERRACE

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560



WEST ELEVATION / SECTION 1 ~ TERRACE



EAST & WEST INSIDE CORNER
ELEVATIONS/ SECTION ~ TERRACE

NOTE: All signage shown as location for place holder.
Signage to conform to City of Richmond Bylaw No. 5560

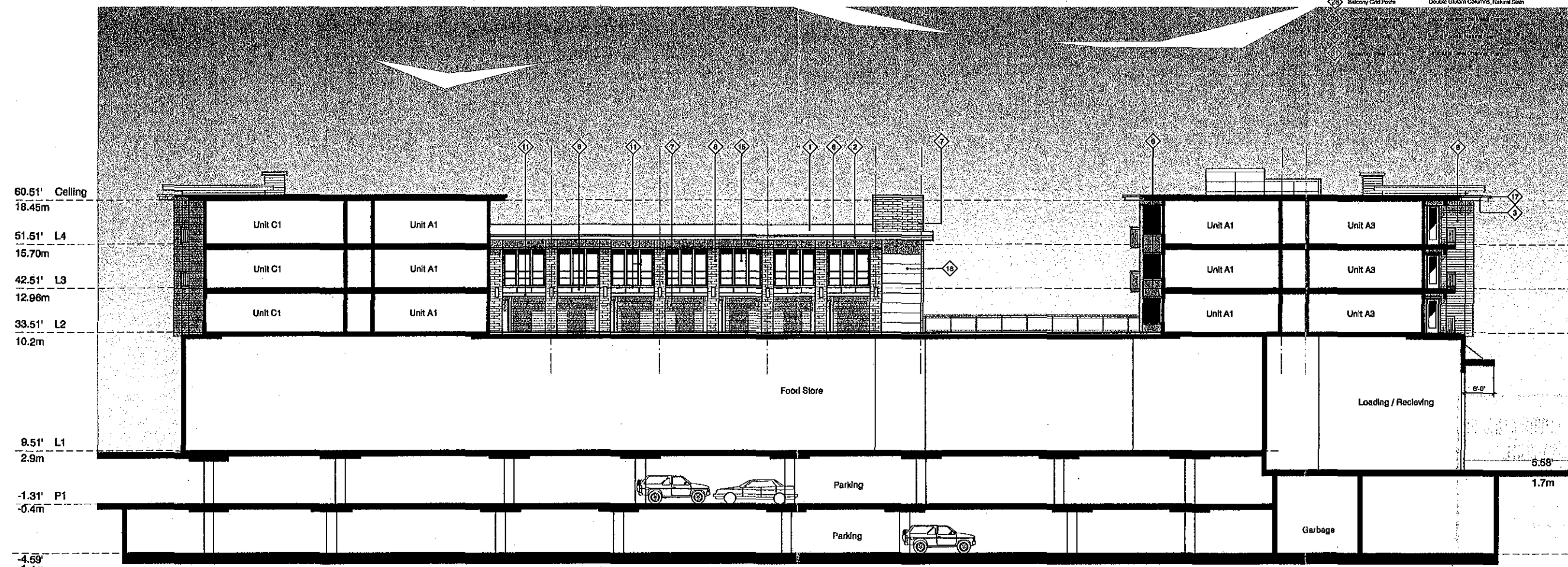
Material Legend

1	Roof	SSS Roof Membrane
2	Roof Fascia	Built-up 2x8 on 2x12 Wood, Painted
3	Roof Soffit	Vinyl, Perforated
4	Balcony Soffit	Vinyl, Perforated
5	Exterior Walls	Hard-Plank, Lap Siding, 6" Exposure, "Select Cedar"
6	Exterior Walls	Hard-Plank, "Smooth", Fly Right System
7	Exterior Walls	Brick, "Brown Varitone"
8	Exterior Walls	Vinyl Siding, Beveled Profile, Smooth Finish, 4" exposure
9	Exterior Walls	Concrete, Cast-in-place, Scored, Architectural Sand-Blast Finish, Painted
10	Balcony Posts & Beams	Wood, Painted
11	Trim: Windows, Doors, Corners	Wood, Painted
12	Guards & Railings	Aluminum Frame w/ Tempered Glass Panels, Chrome Color
13	Guards & Railings	Aluminum Frame w/ Metal Pickets
14	Windows: Residential & Commercial	Low-E Double Glazed, Aluminum Frames
15	Windows: Spandrel Glass Panels	Low-E Double Glazed Aluminum Window Wall
16	Windows: Residential	Low-E Double Glazed, Vinyl Frames
17	Windows: Commercial Storefront	Double Glazed, Aluminum Frames
18	Garage & RM.	Polished Aluminum
19	Exterior Wall Panels	Pre-finished Metal Panels
20	Structural Steel Sunshades	Steel, Factory Primed and Painted
21	Commercial Bay:	Glazed Curtain Wall on Steel Structure
22	Commercial Canopies	Steel, Factory Primed & Painted, Safety Glass Canopy Panels, Sandblast Finish
23	Concrete Copings, Caps, Headers & Lintels	Pre-cast concrete, Architectural Sand-Blast Finish
24	Flashing	Pre-finished Aluminum Colour Match to Cladding Colour
25	Mechanical Louvers	Pre-finished Metal, Factory Painted Colour to Match Cladding Panels Colour
26	Loading Bay Door	Painted Metal Panels, Factory Painted Metal Inserts
27	Vertical Louvered Sun Screen	Steel, Factory Primed and Painted
28	Operable Sun Screens	Laser Cut Metal Panels
29	Balcony Grid Posts	Double Glazed Columns, Natural Stain

APR 20 2011

10 544504

#4.9



NORTH ELEVATION / SECTION ~ TERRACE

Elevations

SK-5.9



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Revisions

August 28, 2010
Issued for Development Permit

December 15, 2010
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Issued for AUDP Review

February 8, 2011
Re-issued for Development Permit

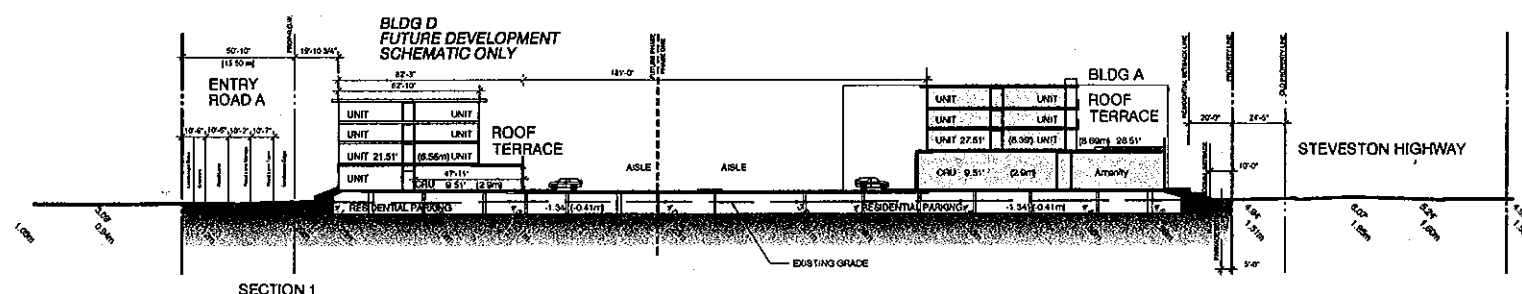
March 11, 2011
Development Permit Clarifications

April 15, 2011
Re-issued for Development Permit

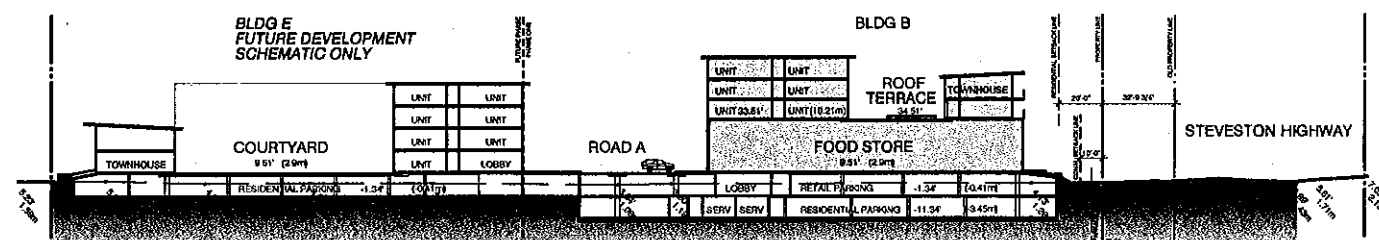
4, 10

APR 20 2011

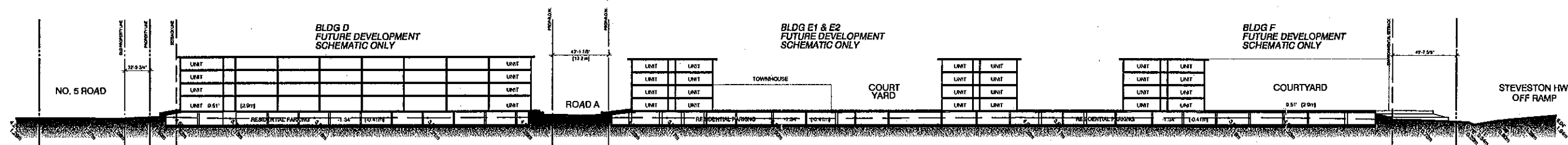
10 544504



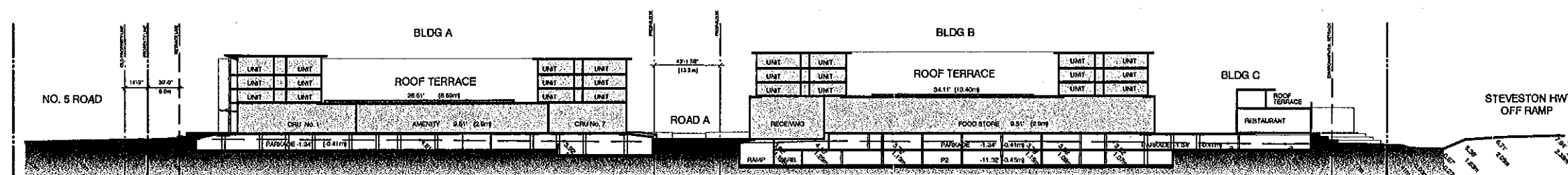
SECTION 1



SECTION 2



SECTION 3



SECTION 4



Townline Homes

Results

“GARDENS Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Overall Site Sections

1' = 50'-0"
April 16, 2011

Site Sections

SK-2.3

visions

August 26, 2010
Issued for Development Permit

December 15, 2010
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Issued for AUDP Review

February 8, 2011
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March 11, 2011
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APR 20 2011

10544504

#5,1



Townline Homes

Object

Phase One

Co. 5 Road & Steveston Highway
Richmond, B.C.

Building A Main Floor Plan

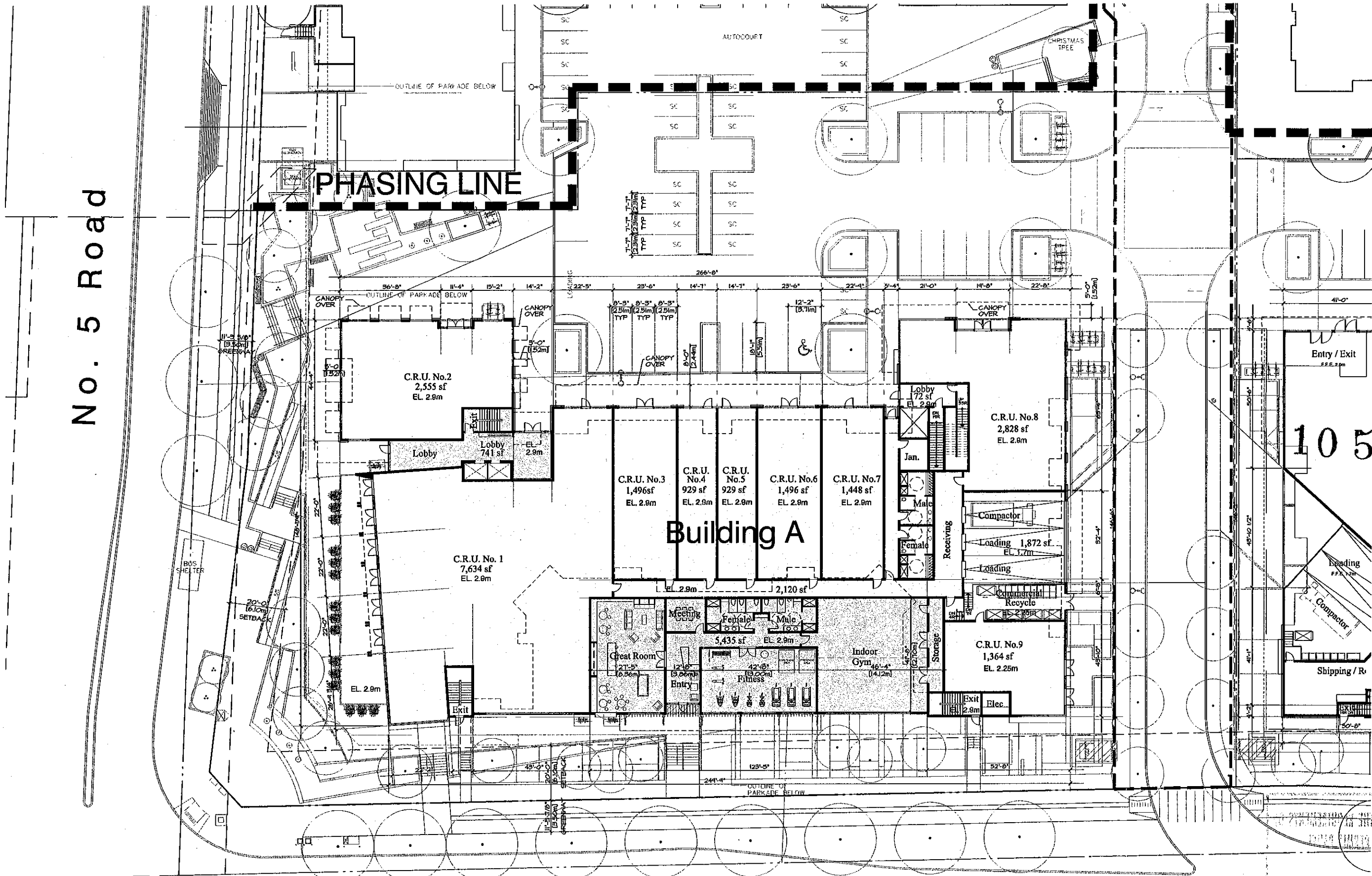
16" = 1'-0"
April 15, 2011

Steveston Highway

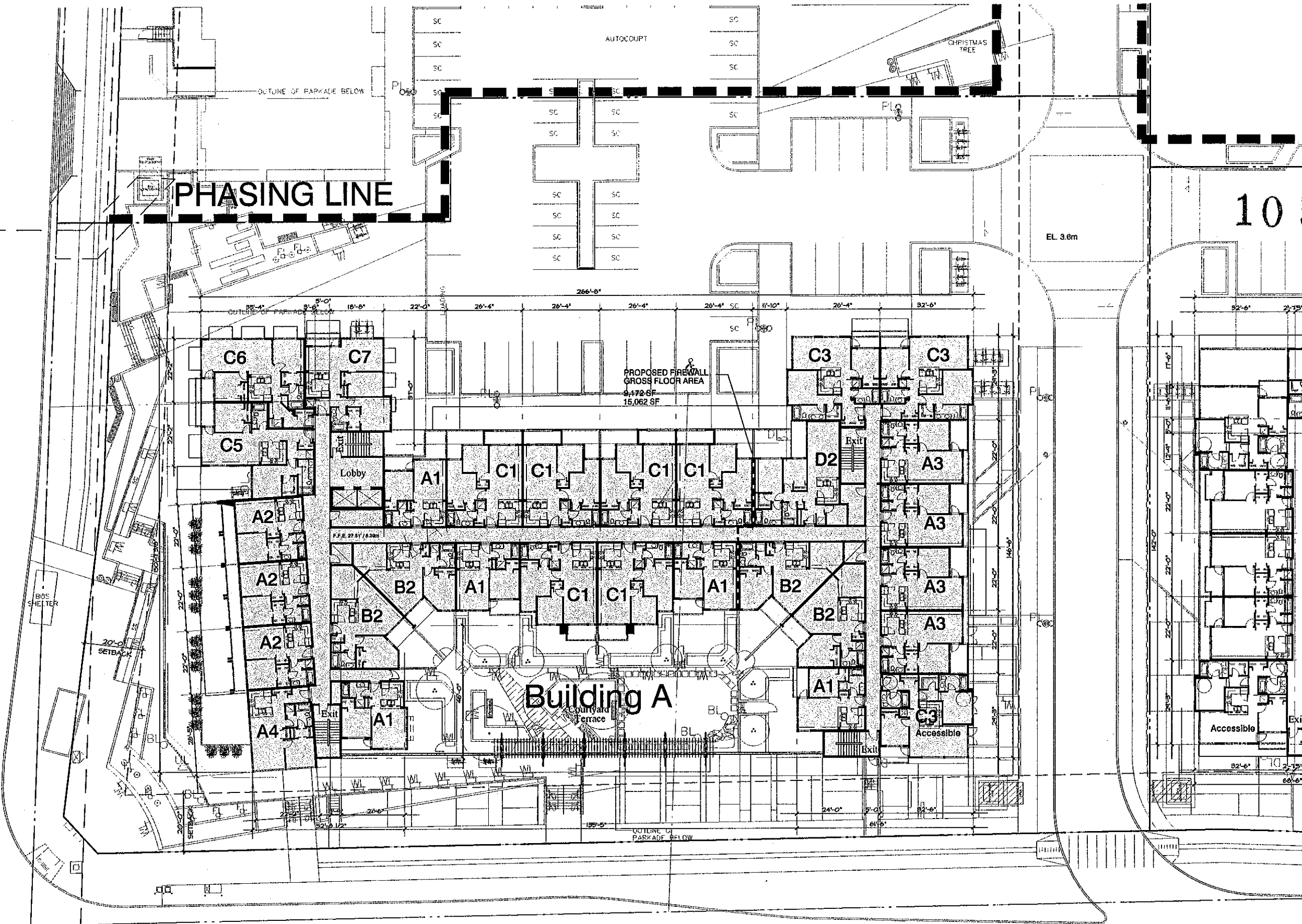
Building A Main Floor Plan



SK-4.0



No. 5 Road



10 544504

August 26, 2010
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December 15, 2010
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Issued for AUDP Review
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March 11, 2011
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April 15, 2011
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APR 20 2011

#5.2



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March 11, 2011
Development Permit Clarifications

April 15, 2011
Re-issued for Development Permit

APR 20 2011

#5.3

Client



Townline Homes

Project

"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building A
3rd Floor Plan

1/16" = 1'-0"

April 15, 2011

SK-4.2

No. 5 Road

PHASING LINE

PROPOSED FIREWALL
GROSS FLOOR AREA
9,172 SF
18,110 SF

Building A

Steveston Highway

Building A 3rd Floor Plan



SK-4.2

No. 5 Road

PHASING LINE

10544504

August 26, 2010
Issued for Development Permit

December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review

February 8, 2011
Re-issued for Development Permit

March 11, 2011
Development Permit Clarifications

April 15, 2011
Re-issued for Development Permit

APR 20 2011

#5.4



Townline Homes

Project

GARDENS

Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building A
4th Floor Plan

1/16" = 1'-0"
April 15, 2011

1. *Chlorophyll a* (Chl *a*)
 2. *Chlorophyll b* (Chl *b*)
 3. *Chlorophyll c* (Chl *c*)
 4. *Chlorophyll d* (Chl *d*)
 5. *Chlorophyll e* (Chl *e*)
 6. *Chlorophyll f* (Chl *f*)
 7. *Chlorophyll g* (Chl *g*)
 8. *Chlorophyll h* (Chl *h*)
 9. *Chlorophyll i* (Chl *i*)
 10. *Chlorophyll j* (Chl *j*)
 11. *Chlorophyll k* (Chl *k*)
 12. *Chlorophyll l* (Chl *l*)
 13. *Chlorophyll m* (Chl *m*)
 14. *Chlorophyll n* (Chl *n*)
 15. *Chlorophyll o* (Chl *o*)
 16. *Chlorophyll p* (Chl *p*)
 17. *Chlorophyll q* (Chl *q*)
 18. *Chlorophyll r* (Chl *r*)
 19. *Chlorophyll s* (Chl *s*)
 20. *Chlorophyll t* (Chl *t*)
 21. *Chlorophyll u* (Chl *u*)
 22. *Chlorophyll v* (Chl *v*)
 23. *Chlorophyll w* (Chl *w*)
 24. *Chlorophyll x* (Chl *x*)
 25. *Chlorophyll y* (Chl *y*)
 26. *Chlorophyll z* (Chl *z*)
 27. *Chlorophyll aa* (Chl *aa*)
 28. *Chlorophyll ab* (Chl *ab*)
 29. *Chlorophyll ac* (Chl *ac*)
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 50. *Chlorophyll ax* (Chl *ax*)
 51. *Chlorophyll ay* (Chl *ay*)
 52. *Chlorophyll az* (Chl *az*)
 53. *Chlorophyll aza* (Chl *aza*)
 54. *Chlorophyll abz* (Chl *abz*)
 55. *Chlorophyll acz* (Chl *acz*)
 56. *Chlorophyll adz* (Chl *adz*)
 57. *Chlorophyll aez* (Chl *aez*)
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 133.

Steveston Highway

Building A 4th Floor Plan



SK-4.3

[illegible]

Building A Roof Plan



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10544504

December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review

February 8, 2011
Re-issued for Development Permit

March 11, 2011
Development Permit Clarifications

April 15, 2011
Re-issued for Development Permit

APR 20 2011

5.5



Townline Homes

Style

“GARDENS Phase One

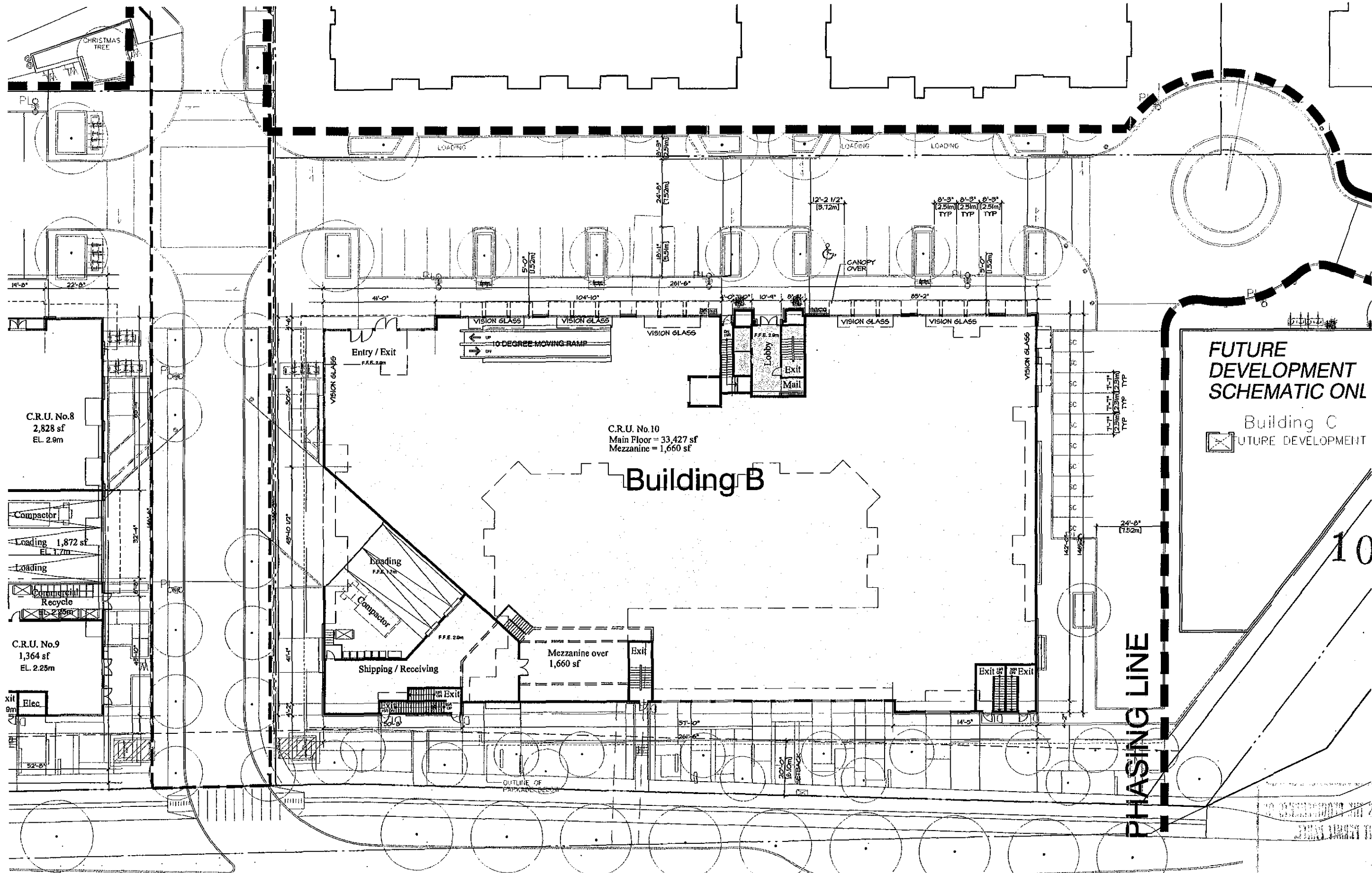
No. 5 Road & Steveston Highway
Richmond, B.C.

Building A Roof Plan

 $1/16'' = 1'-0''$

April 15, 201

SK-4.4



RAYMOND LETKEMAN
architects inc.
250-670 4044
Tel: 604 607 3339 Fax: 604 607 5551

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Revisions
 August 26, 2010
 Issued for Development Permit
 December 15, 2010
 Re-issued for Development Permit
 Issued for AUDP Review
 February 8, 2011
 Re-issued for Development Permit
 March 11, 2011
 Development Permit Clarifications
 April 15, 2011
 Re-issued for Development Permit

FUTURE DEVELOPMENT SCHEMATIC ONL
 Building C
 FUTURE DEVELOPMENT

#5.6

APR 20 2011

10 5445 04

Townline Homes

GARDENS Phase One

No. 5 Road & Steveston Highway
 Richmond, B.C.

Building B Main Floor Plan

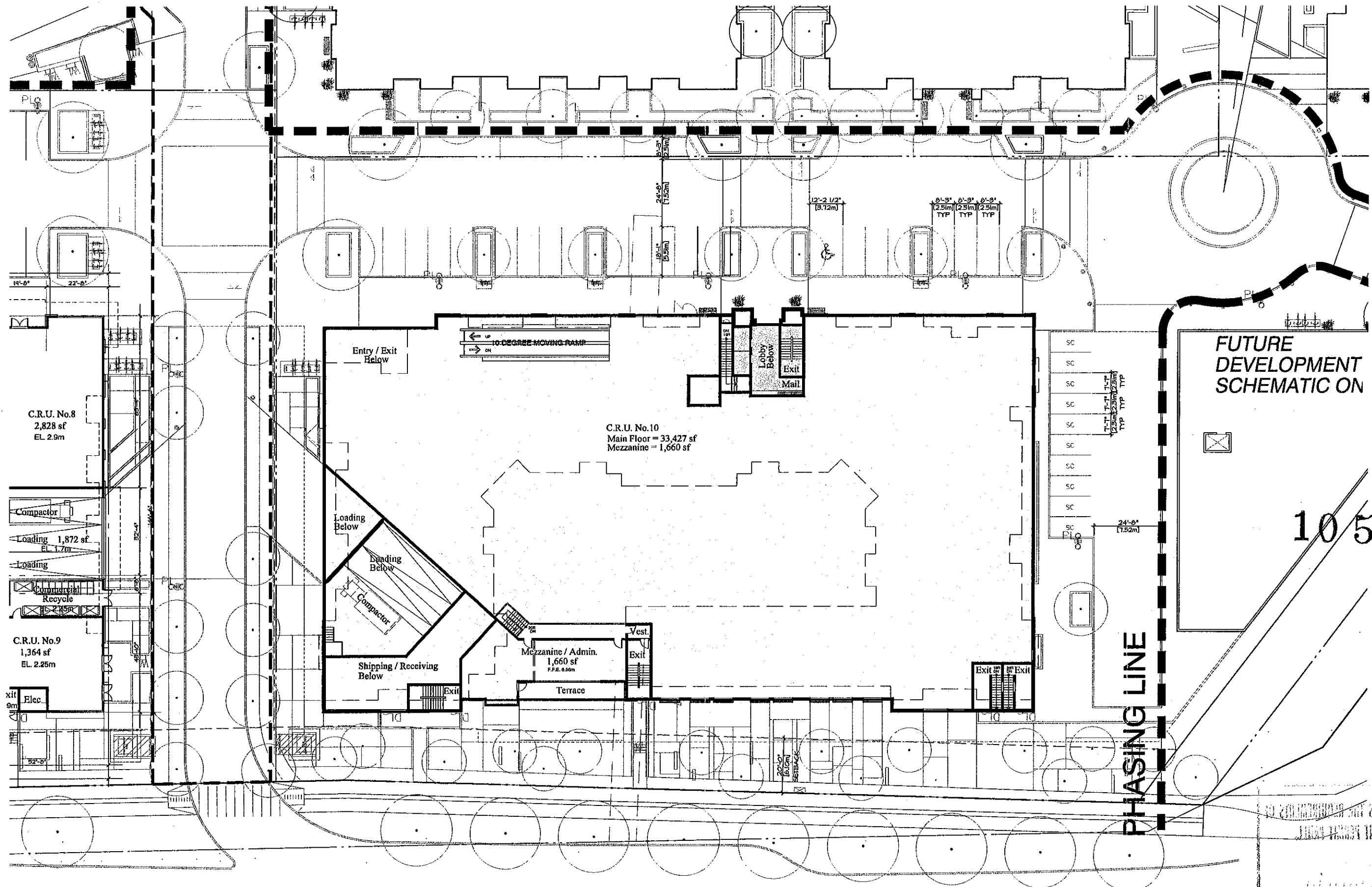
1/16" = 1'-0"
 April 15, 2011

Steveston Highway

Building B Main Floor Plan



SK-5.0



RAYMOND LETKEMAN
architects inc.
200-870 Homer St. Vancouver B.C. V5B 9W7
Tel: 604 689 3339 Fax: 604 689 5651

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Revisions
August 26, 2010
Issued for Development Permit
December 15, 2010
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Issued for ADUP Review
February 8, 2011
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March 11, 2011
Development Permit Clarifications
April 15, 2011
Re-issued for Development Permit

#57

APR 20 2011

10544504

Townline Homes

GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building B
Mezzanine Floor Plan

1/16" = 1'-0"

30-0119-2011

Steveston Highway

Building B Mezzanine Floor Plan



SK-5.0.1

Revisions

August 26, 2010
Issued for Development Permit

December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review

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Re-issued for Development Permit

March 11, 2011
Development Permit Clarifications

April 15, 2011
Re-issued for Development Permit

FUTURE
DEVELOPMENT
SCHEMATIC ONLY

Building C

#5.8

APR 20 2011

10 544504

Client



Townline Homes

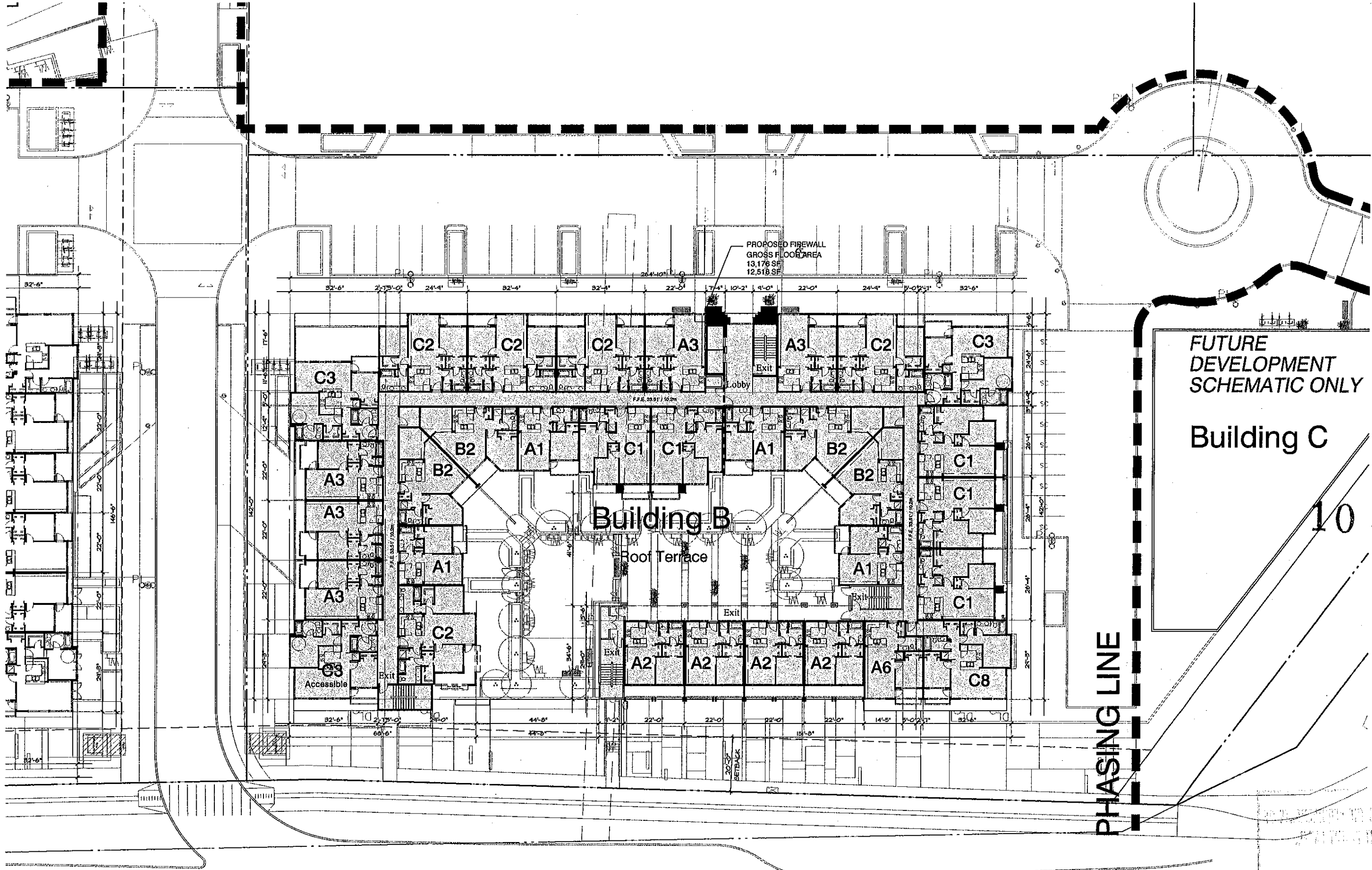
Project

GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building B
2nd Floor Plan

1/16" = 1'-0"
April 15, 2011



Steveston Highway

Building B 2nd Floor Plan



SK-5.1

- Revisions
- August 26, 2010
Issued for Development Permit
 - December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review
 - February 8, 2011
Re-issued for Development Permit
 - March 11, 2011
Development Permit Clarifications
 - April 15, 2011
Re-issued for Development Permit

**FUTURE
DEVELOPMENT
SCHEMATIC ONLY**

Building C

#59

APR 20 2011

10 544504

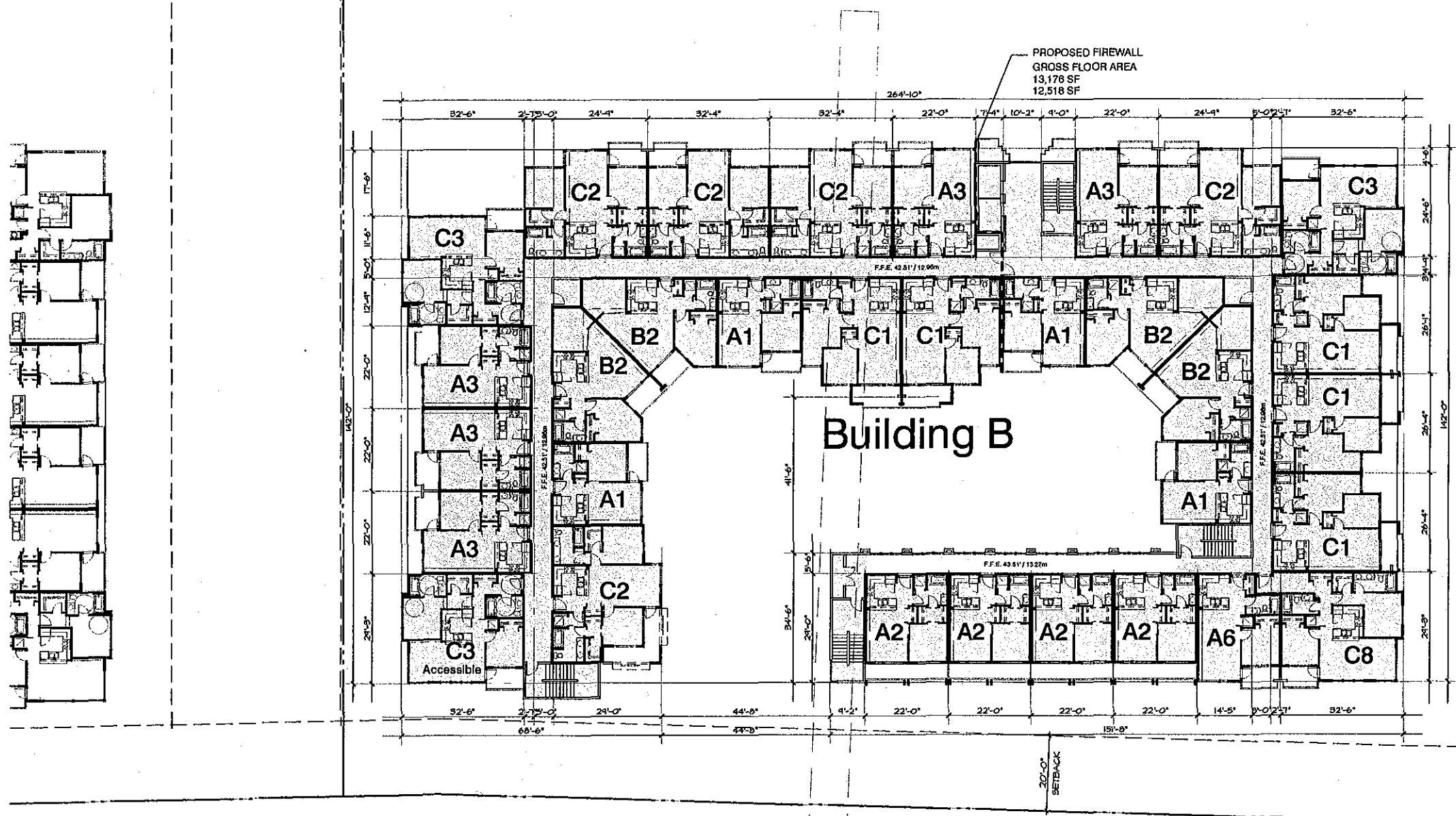
Townline Homes

**GARDENS
Phase One**

No. 5 Road & Steveston Highway
Richmond, B.C.

**Building B
3rd Floor Plan**

1/16" = 1'-0"
April 15, 2011

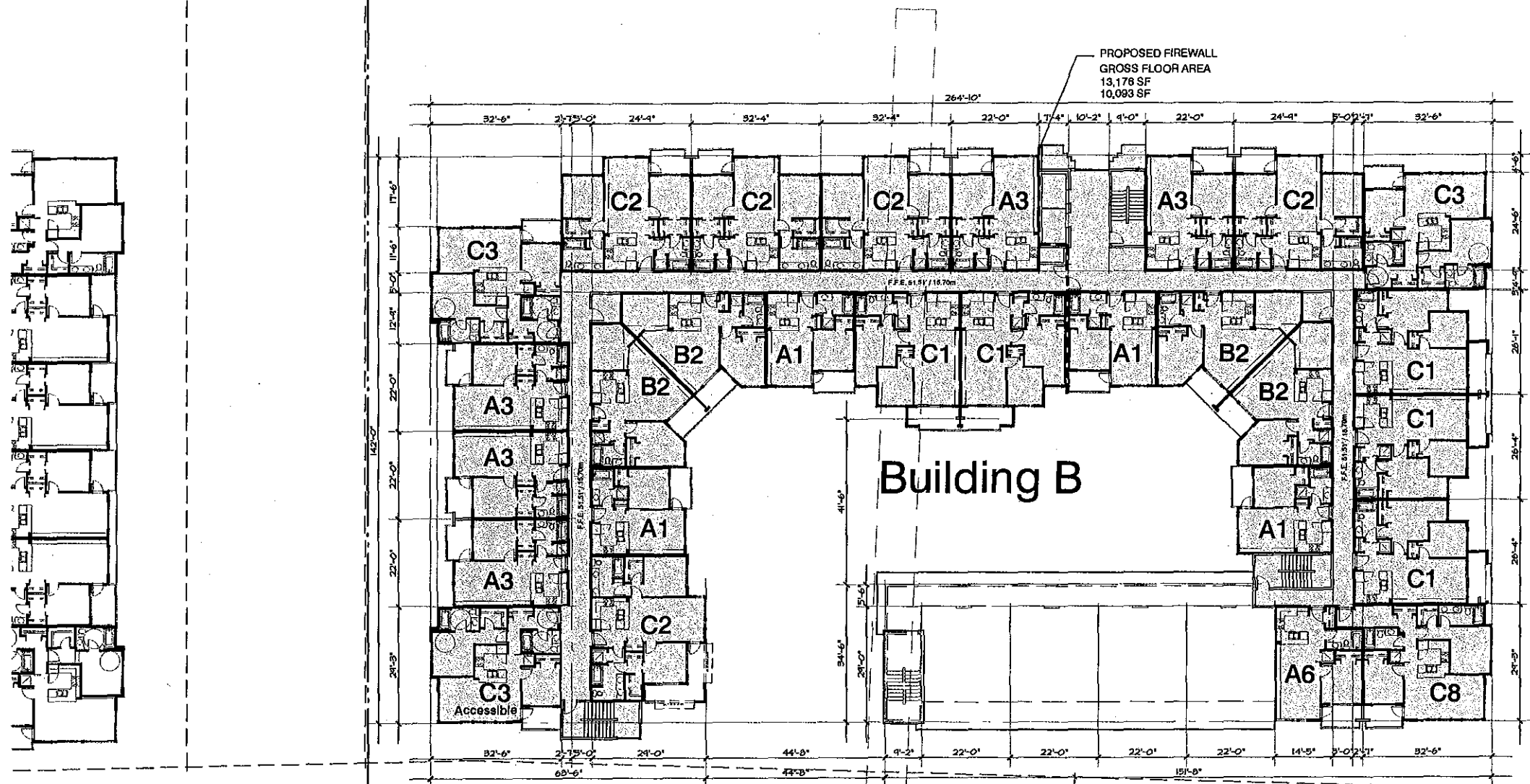


Steveston Highway

Building B 3rd Floor Plan



SK-5.2



**FUTURE
DEVELOPMENT
SCHEMATIC ONLY**

Building C

#5.10

APR 20 2011

10 5445 04



Townline Homes

**GARDENS
Phase One**

10 5445 04 No. 6 Road & Steveston Highway Richmond, B.C.

**Building B
4th Floor Plan**

10 5445 04
APR 15 2011

Steveston Highway

Building B 4th Floor Plan



SK-5.3

Revisions
August 26, 2010
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April 15, 2011
Re-issued for Development Permit

FUTURE
DEVELOPMENT
SCHEMATIC ONLY

Building C

#5.11

APR 20 2011

10 544504

Townline Homes

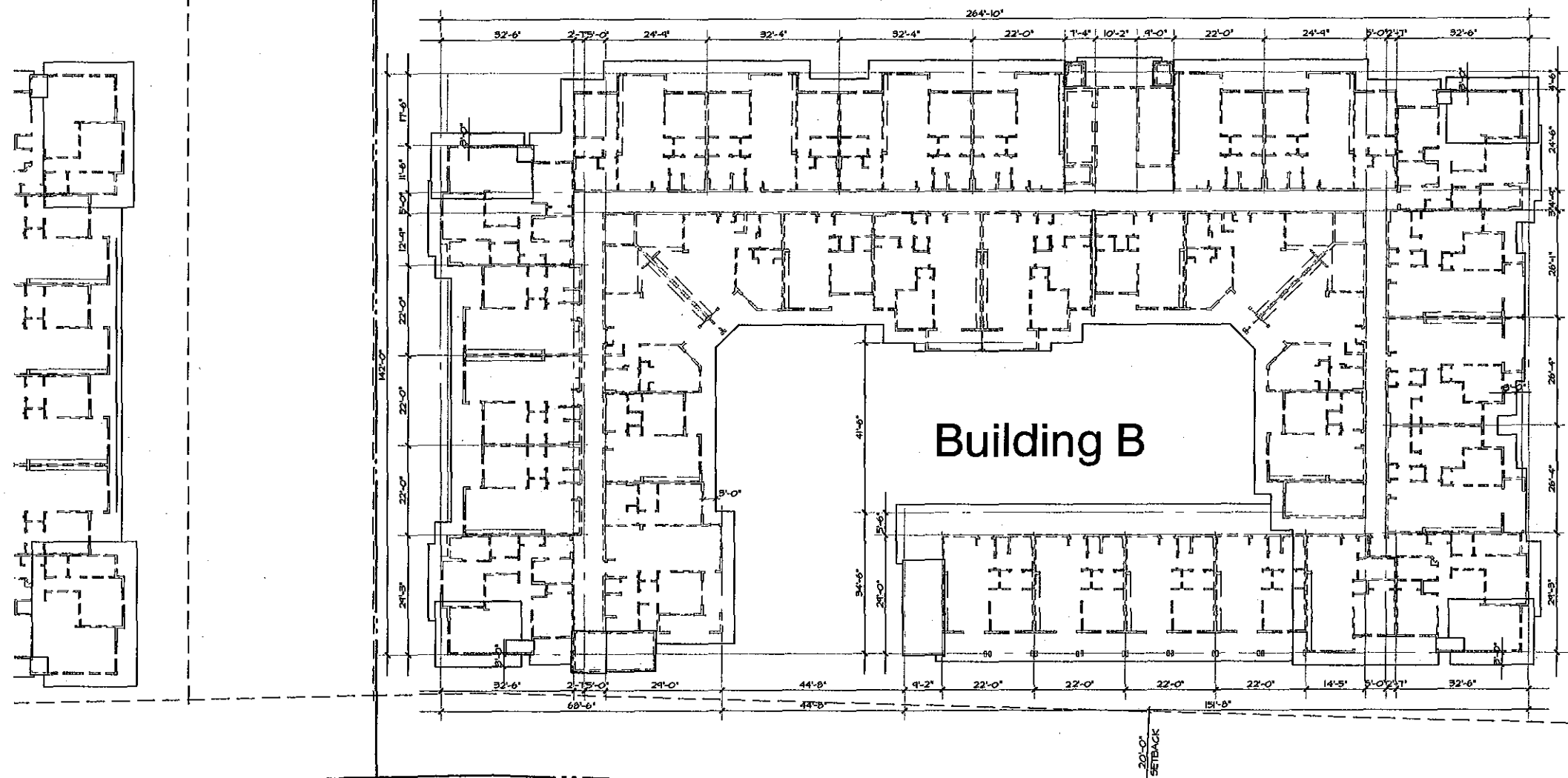
"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Building B
Roof Plan

1/16" = 1'-0"
April 15, 2011

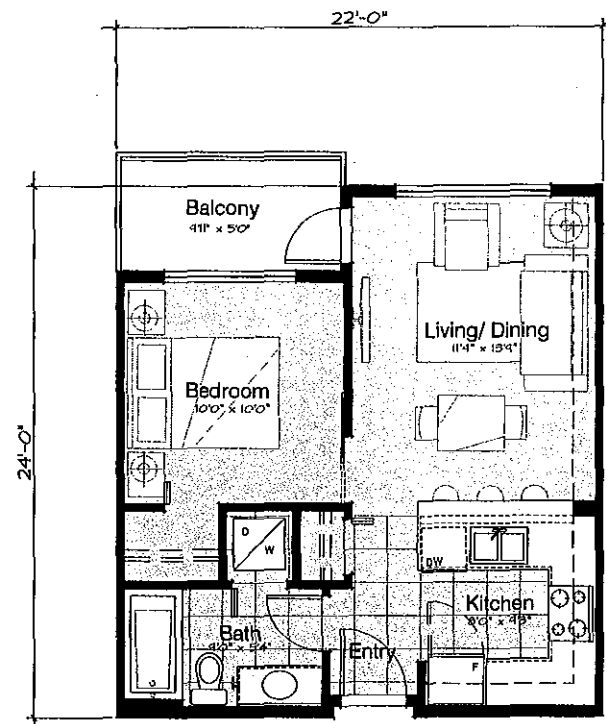
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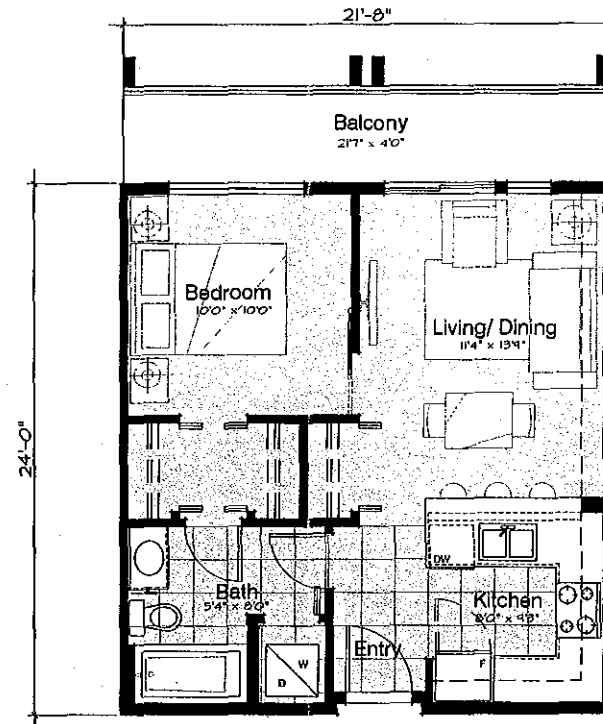
Steveston Highway

Building B Roof Plan

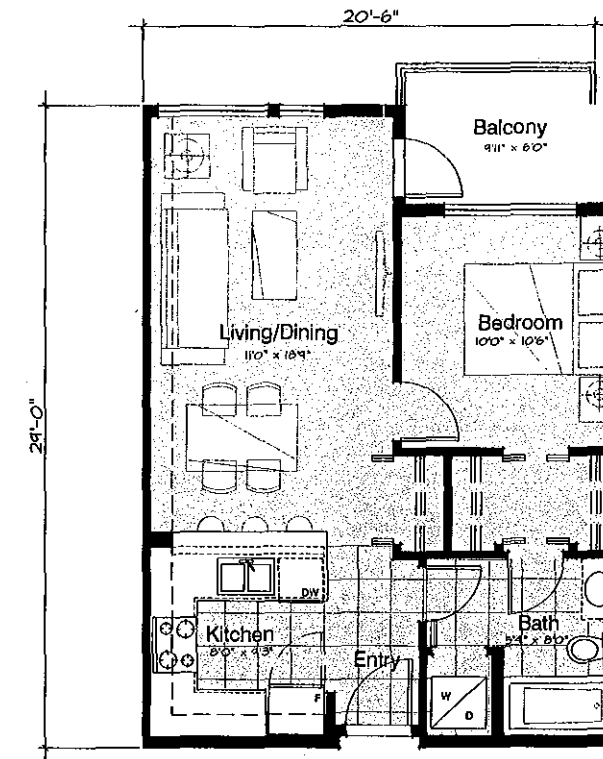




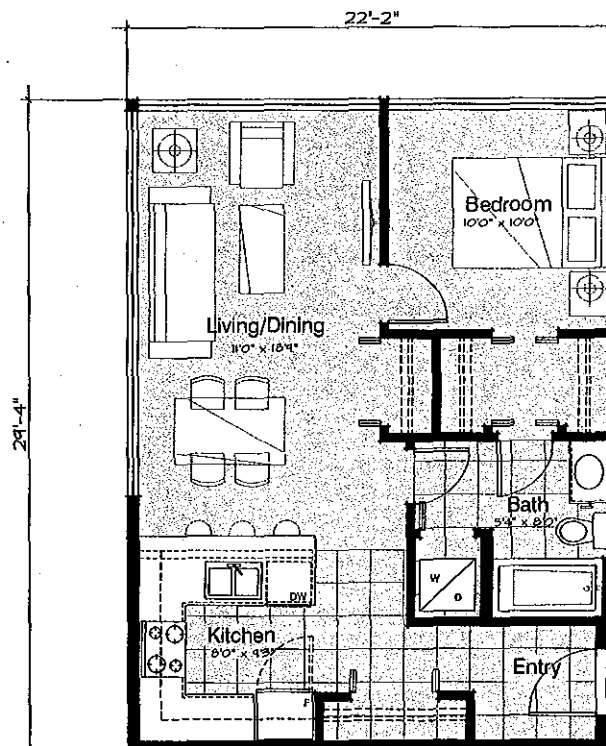
Unit A1
1 Bedroom
Junior
Area: 481 sf



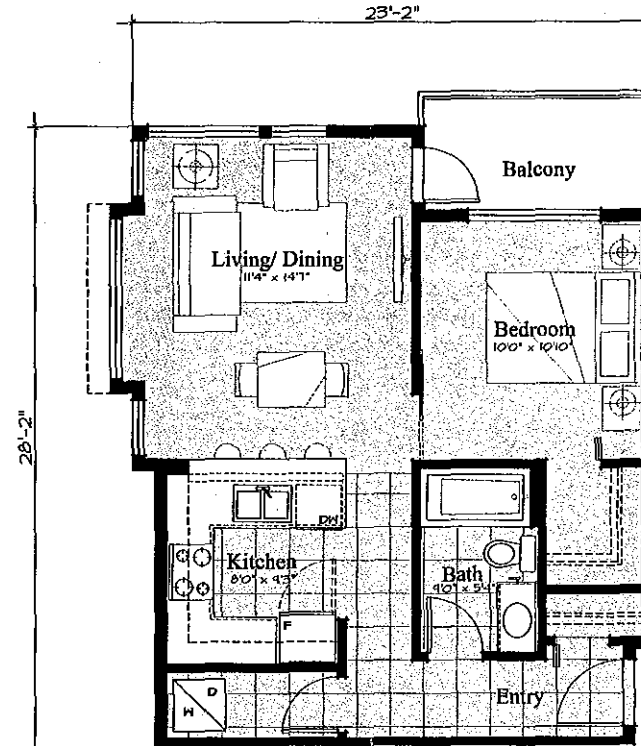
Unit A2
1 Bedroom
Area: 520 sf



Unit A3
1 Bedroom Standard
Area: 585 sf



Unit A4
1 Bedroom Standard
Area: 646 sf

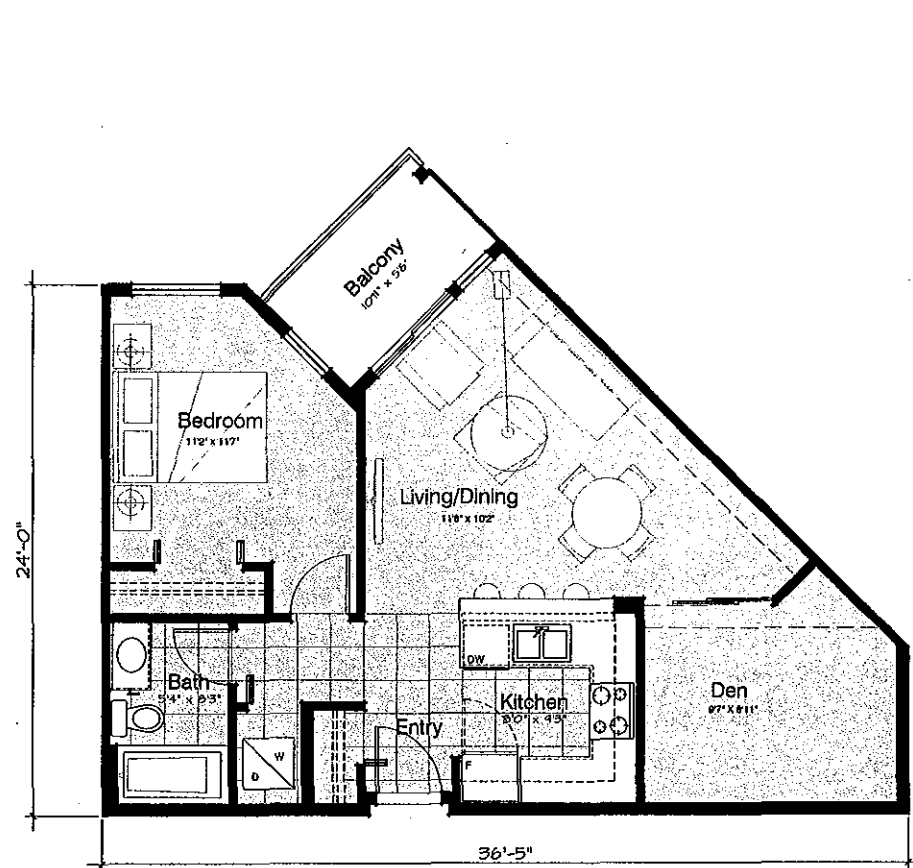


Unit A5
1 Bedroom
Area: 602 sf

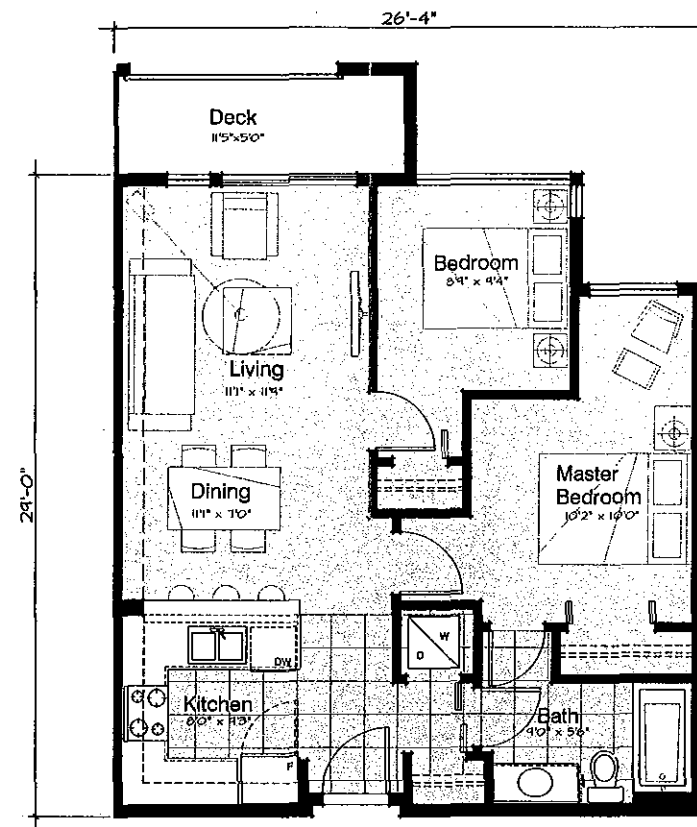
APR 20 2011

10 544504

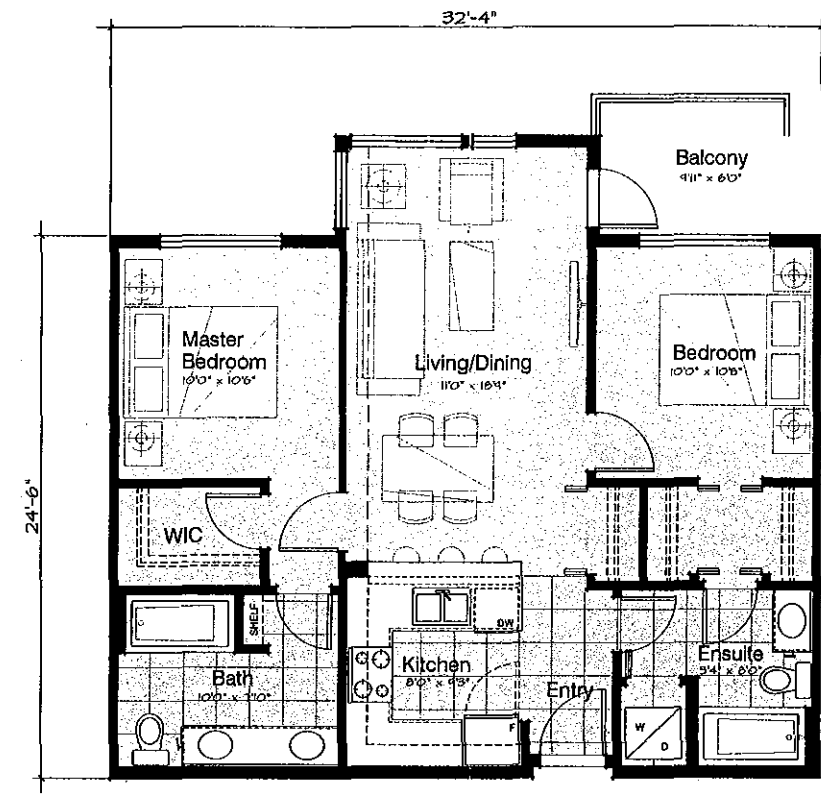
#5,12



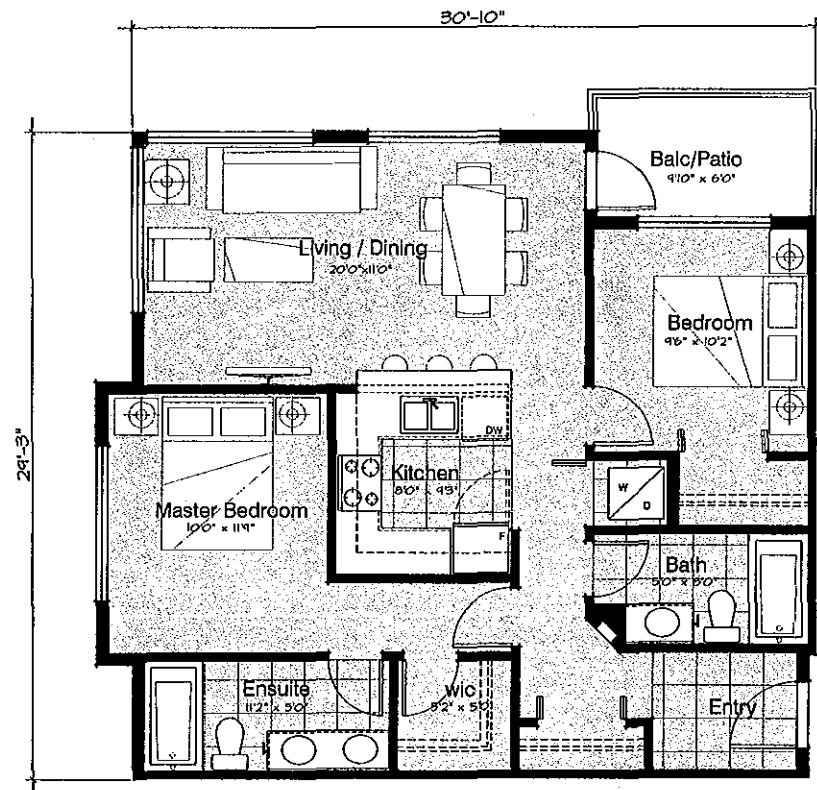
Unit B2
1 Bedroom + Den
Area: 706 sf



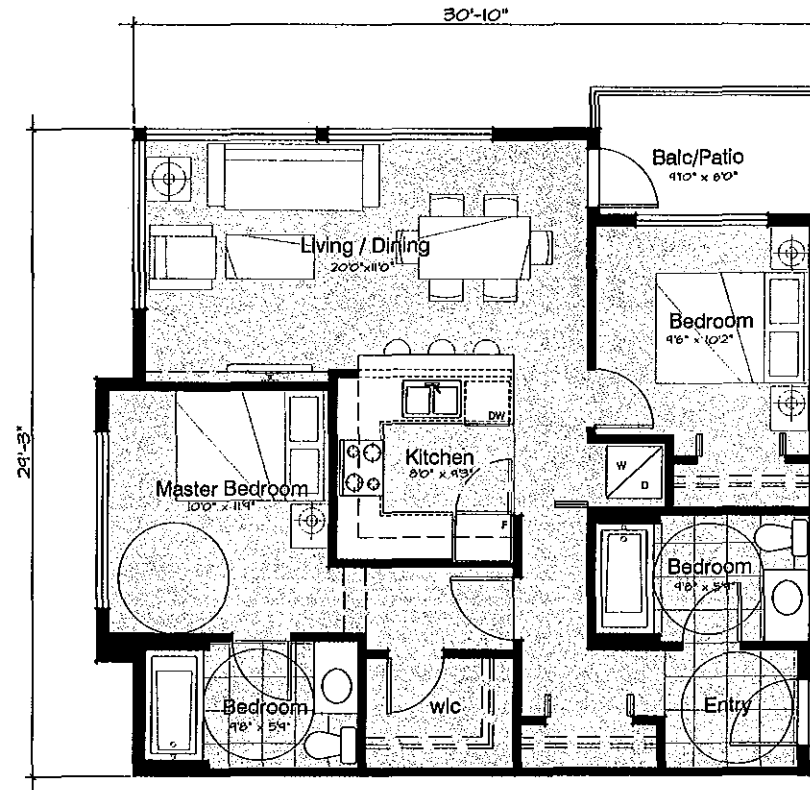
Unit C1
2 Bedrooms Junior
Area: 731 sf



Unit C2
2 Bedrooms
Area: 836 sf



Unit C3
2 Bedrooms Junior
Area: 861 sf



Unit C3 - Accessible Suite
2 Bedrooms Junior
Area: 881 sf

APR 20 2011

10 544504

#5,13

Client



Townline Homes

Project

"GARDENS
Phase One

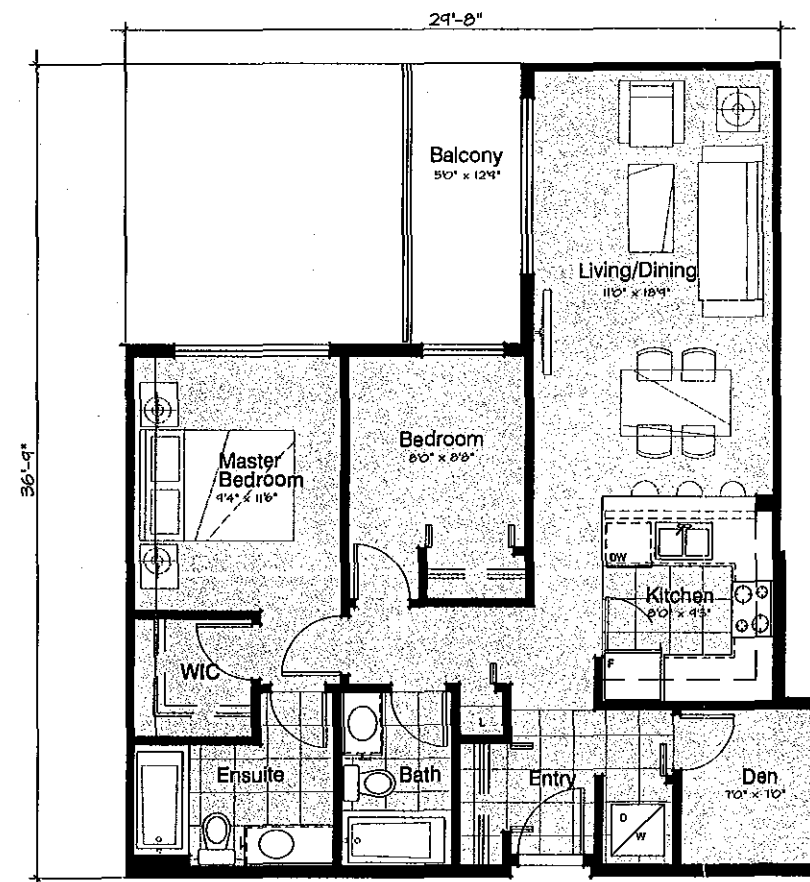
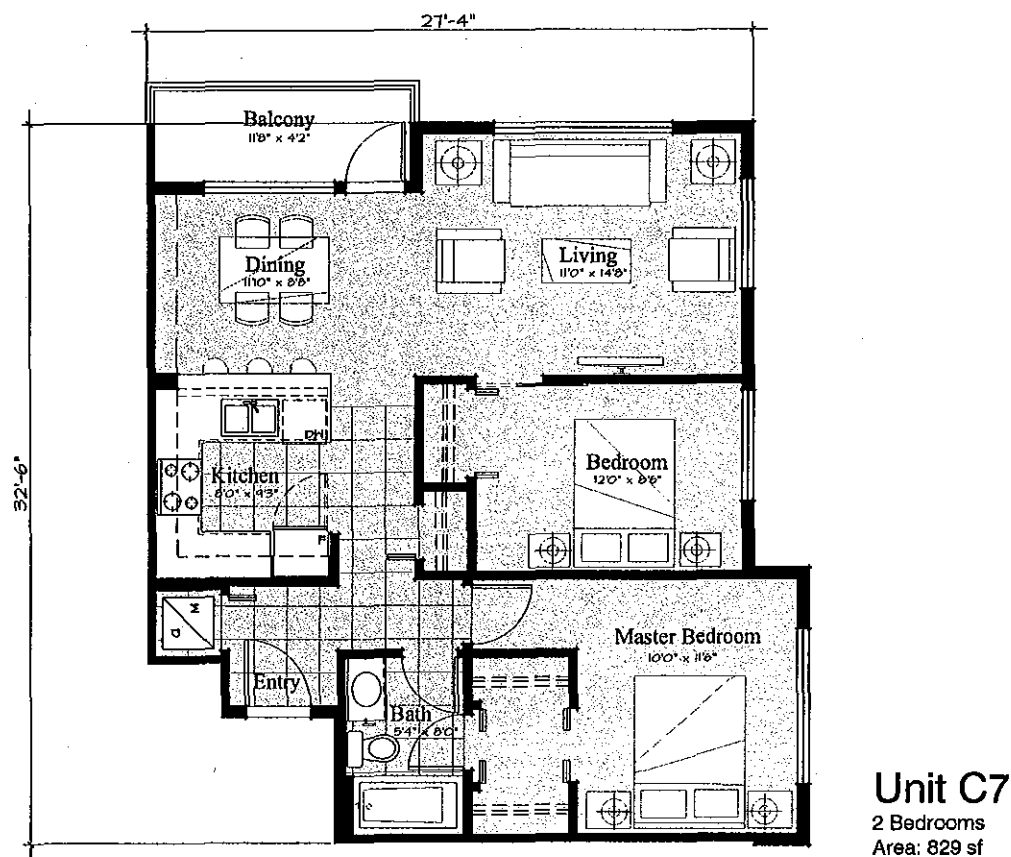
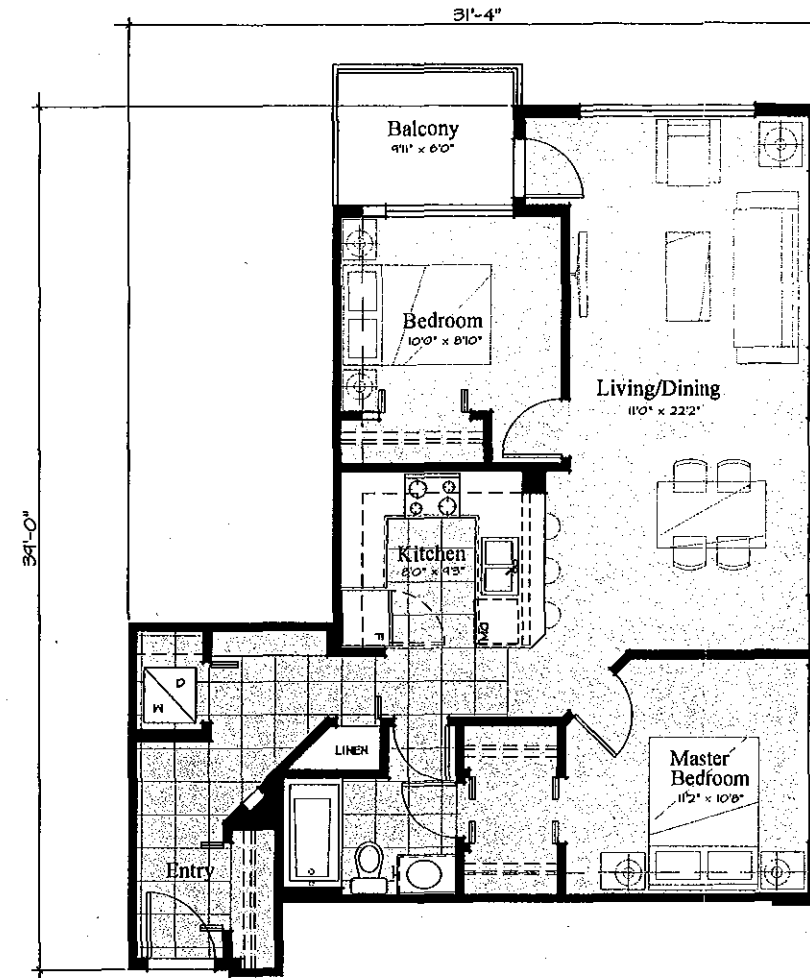
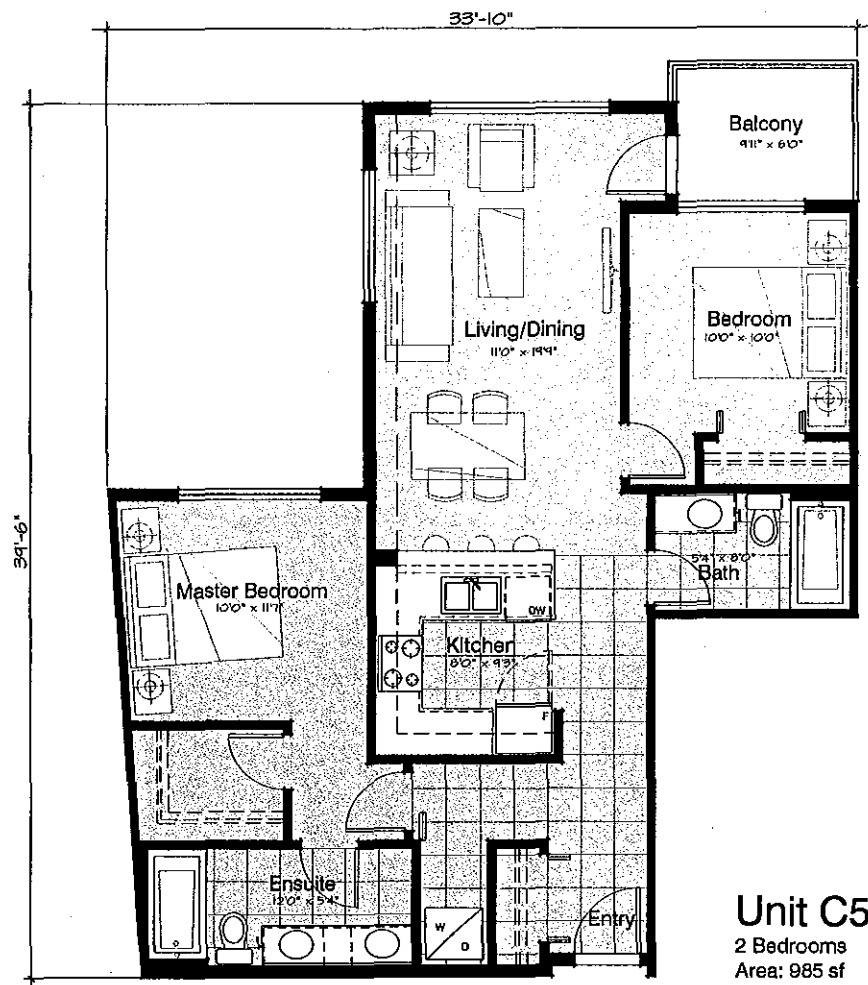
No. 5 Road & Steveston Highway
Richmond, B.C.

Unit Plans

1/4" = 1'-0"
April 15, 2011

Unit Plans

SK-6.1



Unit Plans



RAYMOND LETKEMAN
architects inc.
200-970 4641 St. Vancouver B.C. V6B2W1
Tel: 604 569 3339 Fax: 604 569 3651

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Revisions

- August 26, 2010
Issued for Development Permit
- December 15, 2010
Re-issued for Development Permit
Issued for AUDP Review
- February 8, 2011
Re-issued for Development Permit
- March 11, 2011
Development Permit Clarifications
- April 15, 2011
Re-issued for Development Permit

APR 20 2011

10 544504

#5,14

Client



Townline Homes

Project

"GARDENS
Phase One

No. 5 Road & Steveston Highway
Richmond, B.C.

Unit Plans

1/4" = 1'-0"
April 15, 2011

SK-6.2



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: July 20, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-564210

Re: **Application by – Phileo Development Corp. for Development Permit at
5900 Minoru Boulevard**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on May 11, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

W. J. Jackson
for Brian J. Jackson, MCIP
Director of Development

DN:blg
Att.

Staff Comments

Mr. Jackson advised that staff supports the application and highlighted that no zoning variances were requested. He noted that the applicant worked well with staff to address any concerns raised at the Public Hearing, and that the applicant held extensive public workshops for this project.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement that the applicant had responded well to a challenging site and created a beautiful project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the development of 'The Gardens' – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).*

CARRIED

4. Development Permit DP 11-564210

(File Ref. No.: DP 11-564210) (REDMS No. 3182830)

APPLICANT: Phileo Development Corp.

PROPERTY LOCATION: 5900 Minoru Boulevard

INTENT OF PERMIT:

1. To permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;
 - b) reduce the total number of required short-term bicycle parking to 60 stalls;
 - c) increase the permitted lot coverage to 90%, and
 - d) reduce the resident and visitor parking requirement by 13.3%.

Applicant's Comments

Wing Leung, Architect, W. T. Leung Architects Inc., accompanied by Jane Durante, Landscape Architect, Durante Kreuk Ltd., Landscape Architects, advised that the application before the Panel was for Phase II of the Quintet development.

Mr. Leung spoke of design refinements made to the project throughout the rezoning process, and commented on the location of Tower C, which was shifted westward. The east-west width of the tower C floor plate was reduced to minimize the extent the tower directly fronts the Capri building to its south. Also, he noted that the two-storey townhouses between Towers D and E were eliminated and commented on the development of the green roofs. Mr. Leung stated that the design alterations were completed in an effort to address comments made at the Public Hearing and concerns raised by the Advisory Design Panel.

Mr. Leung commented on how the proposed project responded well to the needs of the future community centre and post-secondary institution.

Ms. Durante reviewed the proposed project's landscape design and highlighted the following:

- the ground level street fronting perimeter of the site will incorporate a water feature, paving with seating, bicycle parking etc;
- the podium level is characterized by its ornamental grass slopes;
- a formal children's play area will include children's play equipment on a rubber safety surface;
- the outdoor space is maximized by linking the proposed Phase I and Phase II amenity spaces; and

- the community centre/post secondary institution building roof will be landscaped with ornamental grasses and seasonal flower, and will be available to be viewed from above.

Staff Comments

Mr. Jackson remarked that there were concerns related to the relationship of Building C with the existing 15-storey residential tower, the Capri. Staff met with residents of the Capri building following the Public Hearing to address their concerns. The applicant responded to the Capri residents' concerns by presenting revised plans that included adjustments to tower locations and massing. Also, he commented that the applicant responded well to the unique design of the combination community centre/post-secondary institution.

Mr. Jackson spoke of the requested variances, noting the following information:

- staff support reducing the minimum required setback on Firbridge Way as the treatment of the building façade and the materials used, ensures that the space remains animated and visually transparent; also, the variance will not compromise the public pedestrian experience; and
- staff support increasing the lot coverage as the proposed project would (i) dedicate approximately 1.7 metres along the Firbridge Way frontage to widen the street public right-of-way to 16 metres, and (ii) dedicate approximately 16 metres for a new east-west road on the north side.

Panel Discussion

In reply to queries of the Panel, Mr. Jackson and Fred Lin, Senior Transportation Engineer, advised that staff support reducing the total number of required short-term bicycle parking to 60 stalls as the applicant has approximately doubled the number of long term stalls and has demonstrated that a supportable number of short-term bicycle parking spaces can be accommodated in locations along the perimeter of the site. Also, it was mentioned that the proposed project is located within a Village Centre area within immediate proximity of the Brighthouse Canada Line station and the City Centre system of designated bike lanes. Therefore, the site is ideal for residents to maximize use of alternative forms of transportation.

Mr. Lin spoke of the Transportation Demand Management and noted that a subsidy of \$31,000 (\$15,500 per co-op car) to the Co-op network for the purchase of two co-op cars be provided.

In response to comments made by the Panel, Mr. Leung advised that although the project will not be LEED certified, it will include a number of sustainable features associated with Silver LEED standards.

Correspondence

Kan and Alice Lee, Richmond residents (Schedule 1).

Mr. Jackson addressed the concerns raised by the Lees, noting that the proposed project would incorporate 463 residential parking stalls, 76 of which would be tandem stalls, and 51 of which would be visitor stalls. Also, Mr. Jackson stated that staff support reducing the minimum required setback on Firbridge Way as the treatment of the building façade and the materials used, ensures that the space remains animated and visually transparent. Also, he noted remarked that staff support increasing the lot coverage as the proposed project would dedicate approximately 1.7 metres along the Firbridge Way frontage to widen the street public right-of-way to 16 metres, as well as dedicate approximately 16 metres for a new east-west road on the north side.

Jennifer and Martin Cuthbertson, 5811 No. 3 Road (Schedule 2).

Mr. Jackson spoke of the road dedication along Firbridge Way, stating that approximately 1.7 metres will be dedicated to widen the street. Moreover, Mr. Jackson stated that the proposed developments would provide barrier-free access from the street to the lobby of the residential towers, as well as barrier-free access to the various indoor and outdoor amenity spaces. He noted that much of the site layout and landscaping was deliberate in an effort to improve pedestrian connections.

He commented on parking concerns and emphasized that the proposed project is located within a Village Centre area that is within immediate proximity of the Brighthouse Canada Line station and the City Centre system of designated bike lanes. The site is ideal for users of alternative forms of transportation.

Finally, it was noted that the Cuthbertson's correspondence cited concerns related to accessibility for people in wheelchairs on the public streets. Therefore, Mr. Jackson advised that a copy of their concerns would be forwarded to the Director of Transportation.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

**Development Permit Panel
Wednesday, May 11, 2011**

- a) *reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;*
- b) *reduce the total number of required short-term bicycle parking to 60 stalls;*
- c) *increase the permitted lot coverage to 90%; and*
- d) *reduce the resident and visitor parking requirement by 13.3%.*

CARRIED

5. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, May 25, 2011 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, June 15, 2011.

CARRIED

6. Date Of Next Meeting: Wednesday, June 15, 2011

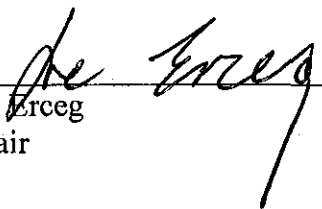
7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:57 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 11, 2011.



Joe Erceg
Chair



Hanieh Floujeh
Committee Clerk

May 7, 2011

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 11, 2011.

To Development Permit Panel
Date: <u>May 11 2011</u>
Item # <u>4</u>
Re: <u>DP 11-564210</u>

Director

City Clerk's Office

City of Richmond

Fax 604-278-5139

Re: Development Permit DP 11-564210

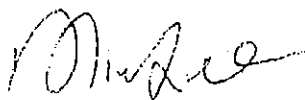
5900 Minoru Boulevard

Phileo Development Corp

I am writing to object to the development proposal by Phileo Development Corp to change the Richmond Zoning Bylaw 8500 to allow increase lot coverage to the land and to reduce the required setback. We also feel that it is important to provide adequate parking for visitors. Presently there is inadequate residential and commercial parking in the neighborhood. To promote transportation by bicycle, it is important to have enough stalls for the students.

We strongly believe that there should be sufficient ground space between buildings and not changing the bylaw for the benefits of the developer who wants to maximize their profits only. The City of Richmond should always consider the well being of their citizens as a priority.

Sincerely,



Kan and Alice Lee

yukchinglee@hotmail.com



Jennifer Cuthbertson

303-5811 #3 Road • Richmond, BC V6X 4L7 • Phone: 604-244-8997 • Fax: 604-244-8940
E-Mail: jscuthbertson@telus.net

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 11, 2011.

Date: May 8, 2011

David Weber
Director, City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To Development Permit Panel	
Date:	MAY 11 2011
Item #	4
Re:	DP 11-564210

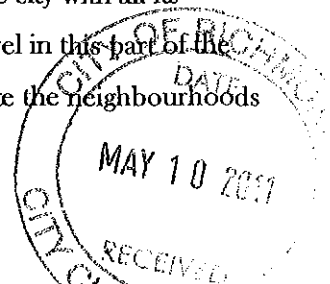
Dear Mr. Weber:

As residents of the property adjacent to the 5900 Minoru building site adjacent (5811 #3 Road), we want to speak to all 4 of the variances being applied for by the Phileo Development Corporation. It strikes us as rather ironic that a builder with the name Phileo (brotherly love) would have so little regard for its neighbours!

Variance (a): minimum setback - Firbridge Way is a very narrow street already congested by delivery truck and residential traffic. That traffic and the foot and bicycle traffic will only increase with 6 more residential towers being built plus a community centre and university. If anything, the setback should be increased to help create the feeling of spaciousness we are being deprived of in this area of the city with all its congestion. In addition, where sidewalks are narrow and contain trees and other plantings, waste bins, newspaper dispensers, and mailboxes, it becomes nearly impossible for people in wheelchairs to pass comfortably (please note the difficulties for such people in front of our post office, for instance). My husband (and many other residents in the vicinity) is in a wheelchair (and many others use walkers). Could we please keep in mind the specific needs of these residents with disabilities and those who are aging? After all, Richmond has as one of its mottos: "The Accessible City."

Variance (b): short-term bicycle parking stalls - In a city that endeavors to become greener and greener and encourages bicycle transportation by providing special lanes on the roadways, there is a need for increased, not decreased, numbers of bicycle stalls, particularly where a community centre and university will be housed. Let's be proactive here and not regret the lack later.

Variance (c): permitted lot coverage - I will reiterate my concerns from variance (a): If anything, the lot coverage should be decreased in an effort to create the feeling of spaciousness we are being deprived of in this area of the city with all its congestion and increase in high-rise buildings. In addition, there is very little green space at street level in this part of the city. Gardens on rooftops do not provide community space or the pleasant ambience that helps create the neighbourhoods that such space at street level does.



Variance (d): Because we live in a condominium complex in this area and are familiar with the demographic and lack of street parking, we highly recommend that parking for residents and visitors not be reduced. Firbridge is the only street in the area with parking and it is at present already too narrow and short to accommodate the parking needs of this neighbourhood. (Minoru, Ackroyd, #3 Road and Lansdowne have no parking).

We understand that the developer is doing what is good for his profit margin and that the city also benefits from higher density and more lot coverage. However, this is not in sync with the vision of an urban neighbourhood for this part of the city. Please consider these concerns as this application for variances comes forward.

Sincerely,


Jennifer and Martin Cuthbertson

303-5811 #3 Road

Jennifer Cuthbertson



303-5811 #3 Road • Richmond, BC V6X 4L7 • Phone: 604-244-8997 • Fax: 604-244-8940
E-Mail: jscuthbertson@telus.net

Date: May 3, 2011

David Weber
Director, City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Weber:

This letter concerns the inaccessibility of and danger to the people in our neighbourhood during the construction on #3, Firbridge, and Minoru (5900).

Let me begin by stating that my husband is paraplegic and in a wheelchair. There are many other people in this area of Richmond who are also in wheelchairs, use walkers, or drive personal scooters for mobility. As of this time, there is no way to get around our block on a sidewalk. The walkway along Firbridge has been blocked by construction on the north side and there is no continuous walkway on the south. There is also no continuous walkway on the south side of Lansdowne between #3 Road and Minoru or the east side of Minoru between Lansdowne and Firbridge. This makes access to the courthouse (my husband is a lawyer) very difficult as the *throughway between the Chrysler dealer and the construction* has also been blocked. It also makes exercising his service dog very difficult.

The safety issues are also of concern in our area. There is a large electrical/utility box on the north corner of Firbridge and #3 Road that blocks the sightline for any vehicles turning right onto Firbridge. Several times now we've either been the pedestrians or have witnessed other pedestrians almost being hit by cars making that turn. This box also blocks the view of any cars approaching #3 Road on Firbridge wanting to make a right turn. They have to move out into #3 Road to see these approaching vehicles. Furthermore, Ledcor has been allowed to set up "flexivans" on the walkway along Firbridge that block the view of traffic in the laneway or those approaching on Firbridge. There is no clearance from either roadway to allow visuals of approaching traffic and those making turns causing traffic congestion at the turn.

The increased traffic on the laneway running north and south between #3 Road and Minoru has become a major hazard. The lane is now too narrow for two-way traffic and is often blocked completely by those people entering, leaving and waiting for parking in the badminton lot or the medical lot. This lane is our access to the parking in our building and we often have difficulty getting to the entrance. Could this lane be made a one-way lane to alleviate some this congestion and hazard? All of these concerns will only be made more urgent once construction begins. Yesterday, I witnessed several close calls between cars and the trucks hauling away sand from the site.

Sincerely,


Jennifer Cuthbertson



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: **Application by Phileo Development Corp. for a Development Permit for
Phase II of the Proposed Quintet Development at 5900 Minoru Boulevard**

to: DPP Meeting, MAY 11, 2011

Date: April 18, 2011

File: DP 11-564210

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post-Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;
 - b) Reduce the total number of required short-term bicycle parking to 60 stalls;
 - c) Increase the permitted lot coverage to 90%; and
 - d) Reduce the resident and visitor parking requirement by 13.3%.

Brian J. Jackson, MCIP
Director of Development

DN:blg

Att.

Staff Report

Origin

W. T. Leung Architects, on behalf of Phileo Development Corp., has applied to the City of Richmond for permission to develop two (2) 16-storey high-rise buildings and one (1) 14-storey building consisting of approximately 418 residential units, including four (4) live/work units located along the Ackroyd Road frontage, over a common parking structure for approximately 580 cars, including 2 stalls secured for use by co-op cars. On-site development also includes 3,239.25 m² (34,873 ft²) of community centre space and 1,944.55 m² (20,930.99 ft²) of space allocated for use by a post-secondary education institution.

The subject site located at 5900 Minoru Boulevard, is Phase II of a comprehensive Mixed-Use Residential, Institutional and Community Use development, known as the Quintet development, which includes the eastern adjacent property, 5911 No. 3 Road. The complete Quintet development site is bounded by No. 3 Road, Firbridge Way, Ackroyd Road and Minoru Boulevard. The site has been rezoned from "Limited Industrial Retail District (I4)" and "Automobile-Oriented Commercial District (C6)" to "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)", formerly "Comprehensive Development District (CD/198)".

Bylaw 8428 (RZ 06-341234) was adopted in September, 2010 and required a Servicing Agreement (SA 09-473756) for full upgrades across all frontages of the Quintet development site, as well as storm and sanitary sewer upgrades.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the north across the extension of Ackroyd Road, an existing car dealership fronting Minoru Boulevard on a parcel zoned "Downtown Commercial (CDT1)";

To the east, a north-south lane separating the two (2) phases of the Quintet development, Phase I consisting of two (2) 16-storey residential buildings with ground floor commercial retail space and townhouses on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)";

To the south across Firbridge Way, a single-storey commercial building that wraps around from Firbridge Way to Minoru Boulevard, and the Capri building, a 15-storey residential tower development that fronts Westminster Highway, both zoned "Downtown Commercial (CDT1)"; and

To the west across Minoru Boulevard, the 16-storey Hilton Hotel with a commercial podium on a parcel zoned "Downtown Commercial (CDT1)".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

Design development to the frontage along the lane to retain the richness and interest of the rest of the street fronting façades.

The development being proposed has added texture to the lane elevation. Horizontal metal perforated screen bands will be installed over the mechanical louvers. The slight wave or fold in the screen bands will introduce a subtle depth to the elevation while maintaining ventilation into the parkade. In addition, the ground floor openings will be framed using the same material used for the Skybridge above. In addition, a residential-like treatment has been extended around the southeast corner of the parkade mass along a portion of the lane façade to add detail and texture.

The proposed development includes more details than were used to treat the north-south lane elevation in Phase I. To address the discrepancy between the phases, metal perforated screens and Cor-ten material treatment will be introduced into Phase I through the Building Permit approval.

Further development of green roofs.

The sloped-plane roof of the Community Centre/Post Secondary Institution building is a green roof with multi-colored planting that will be visible both to the courtyard and from above. However, the space will not be accessible.

The outdoor amenity space above the podium is designed to provide a series of experiences and includes a walking trail through and around the 1.43 acre outdoor amenity space shared between the two phases (Phase II: 3,561.23 m² (38,322 ft²), Phase I 2,225.77 m² (23,957 ft²).

There are two (2) main character areas proposed at the podium level. The first includes the ornamental grass slopes created through the integration of the planted green roof of the Community Centre/Post Secondary Institution and the adjacent podium landscaping. The second is the formal garden terrace on the remainder of the podium. Both contribute to the outdoor experience and minimizing overlook concerns.

Integration of Public Art into the architecture of the City Centre Community Centre/Post Secondary Institution building at the corner of Minoru Boulevard and Firbridge Way is desired.

In association with rezoning of this site, the applicant committed a voluntary contribution toward the inclusion of Public Art within the Quintet development. The preference is for Public Art to be located in association with the Community Centre/Post Secondary Institution plaza. The details related to installation will be coordinated with the City Public Art Planner.

The Public Hearing for the rezoning of this site was held on October 20, 2008. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Some residents of the Aqua building, which is located on the north side of Ackroyd Road parallel to Phase I, raised concerns regarding the affect of Phase I on views, as well as noise and traffic during construction of the Quintet development.
- Strata BCS 251 representatives from the Capri Building, which is a 15-storey residential building located south of the subject site at 7831 Westminster Highway, expressed the following concerns:
 - obstruction of northern views;
 - traffic congestion on Firbridge Way; and

- increased use of the right-of-way (ROW) through the Capri Building parkade by vehicles trying to bypass the No.3 Road and Westminster Highway intersection.

Following the Public Hearing, on October 20, 2008, staff facilitated a meeting that included the architect for the development proposal and individuals representing the residents of the Aqua and Capri buildings to discuss the concerns expressed during the Public Hearing. Staff discussed the goals and objectives of the City Centre Area Plan (CCAP) for this specific downtown area and how the development proposal responds to the associated objectives and the design guidelines generally. Mr. W.T. Leung, the architect for the subject proposal, presented revised plans that included adjustments to tower locations and massing adjustments in response to the residents' concerns. The residents considered the changes to be minimal and expressed disappointment with the outcome.

Through the review process, staff has worked with the architect to implement additional design adjustments to address the Capri building residents' concerns through adjustments to the site plan and tower massing as follows:

View Corridors/Massing

The location of Tower C, which is located on the south side of the subject site, was shifted westward and the east-west width of the tower floorplate reduced to minimize the extent Tower C directly fronts the Capri building (**Attachment 2**). Through the Development Permit review process, the tower floorplate was further adjusted to pull back the northeast corner of the building. Tower C is located a minimum of 26 m (85 ft.) from the Capri building, which is greater than the standard separation required between towers.

The effect of proposed Tower C on the existing Capri building is not considered to impact the privacy and views of Capri building residents more than what is normally expected in the context of high-density residential areas within the City Centre.

Traffic

Capri resident representatives were sent a copy of the Traffic Impact Analysis (TIA) undertaken by the Transportation engineering consultant engaged by the architect for this development proposal. The TIA was reviewed by Transportation Engineering staff and its findings and recommendations were supported by staff.

The study assesses street capacity and recommended improvements to the street network that are being implemented in association with the Quintet development. Information provided included reference to the dedication of approximately 1.7 m along the Firbridge Way frontage to widen the street public right-of-way to 16 m, and on-street parking being restricted to the north side of Firbridge Way east of the parking access.

The ROW through the Capri Building parkade was established to facilitate movement between Westminster Highway and Firbridge Way for the benefit of the commercial uses associated with the Capri Building. Use of the ROW is limited to business hours (8:00 am to 7:00 pm) in perpetuity. The issue and process associated with discharging the ROW was discussed at a meeting between staff and Capri building resident representatives. It was concluded that based on the requirement that discharging the ROW would require full concurrence from all owners of the Capri Building, including the commercial premises owners, discharge would not be feasible

as the commercial owners/tenants would not be amenable to discharge of the ROW from title due to the impact on the feasibility of the commercial uses, which depend on the access granted by the existing ROW.

Construction Impacts

Capri resident representatives were provided with information regarding regulations and limitations related to permitted construction hours and general information associated with noise during construction.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). In addition, it is generally in compliance with the "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)" zone, except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;

(Staff support the proposed variance as the variance is limited to the Community Centre/Post Secondary Institution setback, which is less than half of the site's southern frontage. The treatment of the building façade and the materials used ensures that the space remains animated and visually transparent. Locating the Community Centre/Post Secondary Institution building closer to the street, combined with the building's proposed architectural treatment identifies this functional component as unique within the development and contributes to establishing an architectural feature at the corner of Minoru Boulevard and Firbridge Way. The variance will not compromise the public pedestrian experience.

- 2) Reduce the total number of required short-term bicycle parking to 60 stalls;

(Staff support the proposed variance based on the applicant's demonstration that a supportable number of short-term bicycle parking spaces can be accommodated in visually prominent, convenient locations along the perimeter of the site. Long-term secure bicycle parking exceeds the minimum bylaw requirement and is expected to be preferred by those who regularly cycle to the site.)

- 3) Increase the permitted lot coverage to 90%; and

(Staff support the proposed increase in lot coverage based on the site's mixed use, high-density designation. Further, the design guidelines for this Village Centre area support a maximum permitted lot coverage of 90%.)

- 4) Reduce the resident and visitor parking requirement by 13.3 %.

(The proposed development is located within a Village Centre area within immediate proximity of the Brighthouse Canada Line Station and the City Centre system of designated bike lanes. The site is ideally situated for its residents to maximize use of alternative forms of

transportation. Based on this opportunity, staff support a reduction of the resident and visitor parking requirement by 13.3%.

Transportation Engineering has assessed the number of stalls available for the 418 units proposed and the associated visitor requirement as 1.04 stalls per dwelling unit, which is supported based on the site specific application. A total of 463 residential stalls are provided, 76 of which are tandem stalls. 51 stalls are available for use by residential visitors.)

Advisory Design Panel Comments

The development proposal was considered by the Advisory Design Panel (ADP) on August 20, 2008 (preliminary) and again on April 6, 2011 (formal). The Panel commended the architect on a well-designed project that had addressed on-site massing and site planning challenges. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 6, 2011 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the Design Panel comments and is identified in '*italics*'.

Analysis

Conditions of Adjacency

The at grade uses, including residential, live/work, community centre, residential lobbies, and indoor amenity space combine to introduce an active pedestrian street character on a site with challenging edge conditions that include a local arterial road, auto-oriented commercial use, a commercial lane and secondary residential and commercial functions such as loading and holding areas. The development will contribute toward the establishment of an active pedestrian-oriented retail precinct within the City Centre.

Minoru Boulevard

- The uses fronting the Minoru Boulevard frontage strategically engage with the public realm. The outdoor plaza located adjacent to the Community Centre/Post Secondary Institution building extends the indoor public uses to the outdoor plaza adjacent to the building. The use of window walls and large sliding doors both visually and physically connect indoor and outdoor spaces. The main entry to the Community Centre/Post Secondary Institution features a double height entry. The Tower D lobby, which is highlighted by colored spandrel glass panels, is located at the northwest corner of the site and visually balances the presence of the Community Centre/Post Secondary Institution on the southwest corner. The transition between the Community Centre/Post Secondary Institution and Tower D is marked by a glass privacy wall, a ground level water feature that incorporates edge bench seating, and a three-storey green wall intended to draw attention upward to indicate the landscaped courtyard above.

Ackroyd Road

- The Ackroyd Road frontage includes the Tower D lobby and associated ground level amenity space, four (4) live/work units, and the Tower E lobby and associated ground level amenity space. The uses wrap around the building corner effectively screening the parking podium at ground level. Due to limitations related to minimum floor elevations and required headroom within the parking elevations, a grade separation between the interior living and working spaces of the live/work units could not be accommodated. Strategic use of landscaping and patio grade separation from the sidewalk has been used to establish a distinction between the live and work uses within the live/work units.

Firbridge Way

- The Firbridge Way frontage has been designed to continue the active ground level uses being introduced in association with Phase I and to improve the overall character of the street, which is currently used as a commercial lane and presents an atmosphere that is dominated by loading facilities and blank parking exteriors on the south side of the street. This frontage of the proposed development features the Community Centre/Post Secondary Institution at the southwest corner of the site and residential units with individual ground level access on the eastern portion of the property. The frontage also includes the Tower C lobby, and access to Community Centre/Post Secondary Institution and visitor parking.

North-south lane

- The building frontage along the north-south lane is the only elevation with an exposed portion of the parking podium. Opportunities to change the treatment of the wall are limited by seismic structural requirements; however, the façade is proposed to be treated with perforated metal screens over parkade fenestrations to introduce texture to the elevation.

Urban Design and Site Planning

- The proposed development meets the intent of the CCAP, Lansdowne Village with respect to land uses, density, site planning and building height, as well as being generally responsive to the building and design features outlined in the Mixed Use High-Rise Commercial and Mixed-Use Sub-Area guidelines affiliated with the area.
- Buildings comprising the development are sited to minimize impacts on adjacent uses and to maximize the outdoor amenity space located above the parking podium. More specifically, the development includes the following:

Tower D

- Tower D is a 16-storey tower located in the northwest corner of the site and is distinguished by its “L” shaped configuration that wraps around the corner and steps down in height at the eastern end of the 14th and 11th storeys.
- Tower D exceeds the maximum tower floorplate size guidelines; however, the tower successfully anchors the northwest corner of the site with its “L” shaped configuration and its rectangular massing, which is unique in Richmond where uniform tower heights and floorplates are the dominant building form. Tower D has been sited and designed with consideration of adjacent uses which minimizes the effect of the structure’s mass.

Tower E

- Tower E is a 16-storey tower located at the northeast corner of the site. With a smaller floorplate and a minimum separation from adjacent towers of 24 m (78 ft.) the tower’s location adjacent to the north-south lane anchors the eastern corner of the site.
- Phase I of the Quintet development includes a 16-storey tower at the northeast and southwest corners of the site with a mid-rise five-storey building located at the northwest corner of the site. The siting of Tower E achieves the objective of balancing the massing on the overall Quintet development.

Tower C

- Tower C's location and height was determined with consideration of the existing Capri residential tower, as well as its relationship to the Community Centre/Post Secondary Institution and a tower proposed at the southwest corner of the Quintet Phase I development.
- As mentioned in the Rezoning and Public Hearing Results section of this report, the siting of Tower C is a concern for residents of the Capri building. In response to the concerns expressed by residents of the Capri building, Tower C was shifted westward and the east-west width of the tower floorplate was reduced (**Attachment 2**). Further, the northeast corner of the building was redesigned to pull back the building in order to maximize the view corridor angles for Capri building residents.
- Based on consideration of the adjustments undertaken to Tower C's massing and siting, the 26 m (85 ft.) separation from the Capri building and the site's location within a high-density residential area within the City Centre, the effect of proposed Tower C on the existing Capri building is considered typical to what is expected in a high density City Centre development area.
- A seven-storey residential component extends from Tower C to the north-south lane and includes units with private entrances from Firbridge Way. Located a maximum 1.2 m (4 ft.) above the sidewalk elevation, these units contribute to the animation of Firbridge Way and provide opportunities for passive surveillance of the street.

Community Centre/Post Secondary Institution

- A Community Centre/Post Secondary Institution is prominently located at the southwest corner of the site. Although the building design relates to the rest of the development, it establishes its own character and individual identity. The building consists of four (4) full storeys and a partial fifth storey. The roof will be landscaped to address overlook concerns. The building is pulled back from the street to maximize the area and emphasize the civic space character of the public plaza that extends to the property edge of the site.

Design Guidelines Compliance

The CCAP Design Guidelines include reference to urban design and site planning. The proposal is supported based on context specific considerations and the development's responsiveness to the intentions of the guidelines.

- The CCAP identifies minimum separation between towers to address privacy concerns, minimize shadow effects, and maximize view corridors. The subject development proposes a minimum tower separation of 24 m (79 ft.) between on-site and off-site towers, which is the recommended separation between towers in this area of the City Centre. A shadow analysis was undertaken and no critical off-site impacts were identified (**Attachment 4**). The minimum separation between Tower C and the Capri building is 26 m (85 ft.), which is greater than the standard minimum requirement.
- Based on consideration of the location of existing towers, the size of the site, the density proposed on-site, the unique massing of the towers and the measures undertaken to minimize the affects of the building massing, the proposed tower separation is considered acceptable.
- The CCAP encourages a maximum tower floorplate size of approximate 650 m² (6,996 ft²). The floorplate sizes proposed are greater. However, floorplate configuration and massing articulation minimize the potential impact on the surrounding existing and future urban environment.

- Reducing the floorplate sizes would result in a reduced overall development floor area, which is contrary to the CCAP objectives for high-density, mixed-use development within a Village Centre area. Further, efforts to spread the density on-site would result in buildings with an increased mass, a less varied building form, and a higher, continuous streetwall. The floorplate sizes proposed are supported based on consideration of the site specific challenges associated with the project and the adequate resolution of issues associated with building massing.

Parking, Loading and Unloading

- The site's location within the City Centre and close proximity to the Brighthouse Canada Line Station increases the transportation options available to future residents, as well as users of the Community Centre/Post Secondary Institution.
- The total number of parking spaces provided within six (6) levels of parking is 580, including 2 stalls that will be secured for use by co-op cars. The parking stalls are allocated as follows:
 - Residential and Visitor: 1.04 stalls per unit (463 residential stalls and 51 stalls available for use by visitors)
 - Community Centre and Post Secondary Institution: In accordance with the Terms of Reference associated with the Community Centre/Post Secondary Institution, 64 stalls are secured for exclusive use by community centre users, students and associated staff. An additional 51 stalls are available for use by Community Centre/Post Secondary Institution users and residential visitors
 - Co-op parking stalls: 2
 - Among the conditions associated with rezoning of the subject site (RZ 06-341234), a subsidy of \$15,500 to the Co-op network for the purchase of one co-op car was referenced. Due to changes to the TDM strategy that was proposed at the rezoning stage, a second subsidy, for an equivalent value, will be provided for the purchase of a second co-op car.
- Community Centre and student parking is located within a partially submerged parking level accessed via Firbridge Way.
- Access to residential parking is solely via the north-south lane; thereby limiting the impact of the 418 proposed units on traffic flow within the area.
- Provisions for loading and drop-off for the Community Centre/Post Secondary Institution is secured via signage that will be introduced adjacent to the parking lane and provided on the north side of Firbridge Way in front of the facility. Required loading spaces for the residential uses is provided from the north-south lane.
- The approximately 14.5 m (47 ft.) wide Skybridge, which spans the north-south lane and connects the proposed Phase I and Phase II outdoor amenity spaces will have a minimum vertical clearance of 9 m. The applicant is required to secure the use of the north-south lane for the Skybridge from the City by way of an Encroachment Agreement with a license agreement that runs for the life of the Quintet development.
- The Transportation Demand Management (TDM) provisions associated with this development include:
 - Provision of 2-Zone transit passes for approximately 12 City Centre South Community Centre Staff for a one year duration;
 - Allocation of parking spaces for 5 HOV vehicles;
 - One per gender (total of 2) end of trip cycling facilities, including showers, toilets, grooming station, and clothing lockers for use by the Community Center and Post Secondary Institution. The number of facilities that will be provided within the lower

parkade level, which are located adjacent to the main entry linking the parkade and Community Centre/Post Secondary Institution building, acknowledges the provision of shower facilities within the building that will be available to users.

- Two (2) co-op car parking spaces that are accessible at all times. After hours access will require a FOB/security pass that will be available to co-op car members. The main parkade overhead gate will remain open during regular Community Centre/Post Secondary Institution operating hours.
- Secure bike storage in excess of the bylaw requirement is provided and short-term bicycle parking is located in visible, easily accessible locations along the building's perimeter.
- Garbage and recycling facilities are enclosed. Facilities for Tower C are located adjacent to the parking drive aisle on Firbridge Way and are enclosed to minimize the impact of these facilities. Similarly, a holding area for Community Centre/Post Secondary Institution garbage and recycling is enclosed and located on the west side of the same Firbridge Way parking drive aisle. Two (2) designated garbage and recycling collection areas will service Tower D and E. An overhead door on the lane frontage provides easy access to the garbage compactor and minimizes the impact of collection on adjacent uses.

Architectural Form and Character

The site is within the Mixed-Use, High-Rise Commercial and Mixed-Use Sub Area and is responsive to the design guidelines associated with the area.

Materials and Color

- The residential tower component of the development is characterized by architectural concrete painted in a neutral beige hue with large glass window openings. Portions of the buildings consisting of punched out windows (Tower D north, west and south elevation, Tower E north and east elevation) will be painted a darker hue. Colored glass panels (in shades of gray, blue, grape green and forest green) provide further interest to the façade of the buildings. These building materials establish the common vocabulary between the buildings; however, it is the variety in the placement and application of these materials, combined with the individualized massing of the towers that introduces variety to the development.
- The three (3) two-storey L-shaped concrete frames at the base of Towers D and E and the space between will be clad in black basalt, which is used to draw attention to and provide a subtle visual linkage to the Community Centre and the retail and amenity space in Phase I. Materials and design character also reference and establish a connection Phase I of the Quintet development.
- A three-storey glass privacy wall adjacent to the Community Centre/Post Secondary Institution atrium, combined with a grade level water feature, green wall, and an exposed concrete wall that is intended to reflect sunlight back into the atrium and staircase, introduce a sensitive separation between community and residential uses.
- The Community Centre/Post Secondary Institution building exterior incorporates window walls, colored glass panels and horseshoe shaped building frames but is set apart from the rest of the development by the use of black basalt to highlight the building's edges. The building also features unique sloped-plane roof lines and a significant recess of the building façade at the third storey.

- The Skybridge linking the outdoor space at the podium level between Phase I and proposed Phase II is clad in Cor-ten, an unique material choice. Cor-ten is a “weathering steel”^{*} popularly used in outdoor sculptures for its rustic antique appearance. In addition, the resident parking opening on the north-south lane elevation is treated with a slim Cor-ten frame referencing the material used for the Skybridge above. The Community Centre/ Post Secondary Institution rooftop mechanical equipment is screened and also includes the use of Cor-ten.

Building Articulation

- The eastern elevation, which interfaces with the north-south lane, shows an exposed parking façade. To minimize the impact of the parking podium and humanize the space, the glass and colored panel treatment used on the southern façade of the seven-storey building frontage on Firbridge Way wraps around the building’s southeast corner. The parking podium wall is a major structural wall; therefore, opportunity to randomize the openings for additional interest is limited. The installation of horizontal metal perforated screen bands over the parkade fenestrations will introduce a slight wave or fold in the façade; thereby achieving additional interest by adding a subtle depth to the east side wall of the parking podium.
- The Ackroyd Road building elevation, including the north elevation of Tower D and E spans the length of the property. To break up the façade, the underside of selected balconies will be painted green to complement the spandrel window colors. These balcony surfaces will be visible from the street below and will emphasize the depth of the façade. Further, specific balconies project slightly outwards to add texture to the north façade of the proposed development.
- The horseshoe shaped frames used throughout the site vary in size, orientation, and scale. They effectively punch out portions of the building façade to break up the mass of the buildings, highlight vertical and horizontal elements, and stress distinctions in building components.
- Each of the towers proposed on-site recess the top floors of the building and screen the rooftop mechanical equipment. Pulling back the top stories of the buildings introduces some variety to the skyline.
- The final storey of the seven-storey building attached to Tower C is significantly setback from Firbridge Way so that the mass of the building doesn’t overwhelm the generally pedestrian oriented scale achieved along most of Firbridge Way. Further, the building height and design establishes a two-storey interface with the internal landscaped outdoor amenity space.

Streetscape

- The building setbacks and building street wall are responsive to the strong urban character associated with the site’s location within a Village Centre.

-
- * “Weather steel” refers the material’s chemical composition, which is associated with increased resistance to corrosion when exposed to weather. Essentially, the steel is permitted to rust in order to form a naturally occurring protective coating, which is associated with its unique visual appearance.

- In accordance with CCAP design guidelines for Mixed Use, High-Rise development, the proposed development presents a coordinated continuous streetwall along the Firbridge Way, Minoru Boulevard, and Ackroyd Road frontages.
 - Where possible, garbage and recycling collection and holding areas are recessed from the building edges and are enclosed and treated with appropriate architectural building features when in close proximity to the street.
 - Individual unit entries for the mid-rise building fronting Firbridge Way are no more than 1.2 m (4ft.) above the elevation of the road. The raised semi-private patios maintain a close relationship with the public realm and facilitate casual surveillance.
 - The base of Tower E includes live/work units on the Ackroyd Road frontage between the Tower D and E lobbies. Similar to the other active uses at grade, the live/work units animate and active the pedestrian environment.
 - Individual building lobbies and entry to the Community Centre/Post Secondary Institution include weather protection and are universally accessible.
 - Indoor amenity space associated with Tower D and E is located at grade fronting Ackroyd Road. Locating amenity space at ground floor level facing the street provides opportunities for casual surveillance over the street and contributes toward an active street character quality.
 - Landscaping and accessible short-term bicycle parking is provided along the street edges of the development.
 - Wall mounted illumination fixtures are incorporated into the design of the residential units with access to Firbridge Way and the live/work units fronting Ackroyd Road.

Indoor and Outdoor Amenity Space

- An outdoor amenity space for the residential component of the development is located at the fifth level above the parking podium. The 3,561.23 m² (38,332 ft²) landscaped podium space extends to the eastern edge of the development and connects to 2,225.77 m² (23,957 ft²) of landscaped and active play area associated with Phase I of the Quintet development via a pedestrian bridge. The total outdoor amenity space available for use by residents of the Quintet development is 1.43 acres.
- The 14.5 m (47 ft.) wide pedestrian Skybridge, which will be constructed in association with the proposed development, extends over the north-south lane facilitating direct access between the two phases of development. The Skybridge accommodates the slight change in elevation between the podium spaces resulting from development specific building conditions.
- A combination of lighting fixtures are proposed to sensitively illuminate the outdoor amenity area and includes submersible lights, post mounted and wall mounted lights, and tree accent illumination.
- Each of the residential buildings is provided with an indoor amenity space equipped with kitchen and washroom facilities. The indoor amenity space affiliated with Tower C, which will also be used by residents of the seven-storey extension of the Tower C building, is located at the fifth level and has direct access to the outdoor amenity space. Indoor amenity space for Tower D and E residents is located at ground level and oriented to animate the street frontage. A second indoor amenity space for residents of Tower D is located at the fifth level overlooking the Community Centre/Post Secondary Institution building.

- In addition, a common amenity space for residents of both phases of development was secured in association with the Phase I (DP 07-359083). This common indoor amenity space, consisting of 699.49 m² (7,529.5 ft²), includes a swimming pool and fitness centre. The facility is located on the Firbridge Way frontage.
- A private outdoor patio was incorporated into the design of the Community Centre/Post Secondary Institution building at the fifth level. The post secondary institution building users do not have access to the proposed landscaped podium.

Landscape Design and Open Space Design

- The ground level street fronting perimeter of the site is treated with a variety of features including trees, a water feature, feature paving with seating walls and/or benches, street level planting and short term bicycle parking. Landscaping is used strategically along the Ackroyd Road frontage to establish a distinction between the live and the work components of the live/work units and to address privacy concerns associated with the ground level living spaces. The individual unit entries along Firbridge Way have individual patios that offer an opportunity to introduce a raised planter along the building's edge. Stonewall seating, planting, and feature paving mark entrances to building lobbies.
- The Community Centre/Post Secondary Institution building and plaza is located at the southwest corner of the site to maximize sun exposure. The space, which facilitates the outdoor expansion of the Community Centre activities, is accented by a water feature, feature paving, and stonewall seating.
- The podium level is characterized by its ornamental grass slopes and its formal garden terrace with extensive use of water as a strong feature. The space is designed to accommodate a series of "outdoor rooms". Among the spaces created is a children's adventure playground consisting of an earth mound with secret stone path and interactive water play jets. This space is planned as a complement to the formal children's play space and structures within Phase I. Approximately 65 m² (700 ft²) of structured children's play area is located within the Phase I outdoor amenity space and includes children's play equipment on a rubber safety surface, associated active play features such as play logs and landscaped mounds, and an area treated with lawn.
- The outdoor space available to residents is maximized by linking the Phase I and proposed Phase II amenity spaces. In total, approximately 1.43 acres of outdoor amenity area, with walking loops designed to maximize accessibility to the spaces, is available to the residents of the proposed Quintet development.
- The Community Centre/Post Secondary Institution building roof will be landscaped with ornamental grasses and seasonal flowering perennials. Ornamental steel bands will further articulate the landscaping treatment of this roof that is exposed to views from above.

Accessibility/Barrier-free Access

- The proposed development provides barrier-free access from the street to the lobby of the residential towers and from the street to the Community Centre/Post Secondary Institution, as well as barrier-free access to the various indoor and outdoor amenity spaces.
- Ten units within Tower D, which are equally divided between one (1) and two (2) bedroom units, are identified as universally accessible and include clearance and wheelchair turning radii at the bathroom sink and in the kitchen. The unit entry doorway width and common corridor width similarly facilitate accessibility. Some millwork modifications would be required to renovate the units to be fully universally accessible. Unfortunately, because of

structural factors, the opening access to the elevator core can not be widened to fully meet the accessibility standards.

- Building Permit plans will note the incorporation of aging in place provisions that include backing for grab bars in one (1) bathroom, lever style door handles, tactile numbering of suites, etc.

Affordable Housing

- The CCAP Implementation Strategy includes provisions, that in certain circumstances, permit a density bonus for the provision of community amenities, rather than affordable housing.
- The proposed development has been exempted from complying with the provisions of the Affordable Housing Strategy based on its inclusion of a City Community Centre/Post Secondary Institution building.

Engineering/Servicing

- All Engineering issues were addressed via the Servicing Agreement associated with the rezoning application (SA 09-473756). Works included, but were not limited to the following:
 - Completion of Ackroyd Road, including sidewalk, boulevard and street trees, and City Centre street lights, curb and gutter and paving of the proposed travel/parking lane;
 - Construction of the City Centre standard north-south lane;
 - Completion of the No. 3 Road Canada Line road edge frontage;
 - Upgrades to the north edge of Firbridge Way, including replacement of curb and gutter, and planting of street trees;
 - Creation of a grass and treed boulevard, including street light improvements, behind the curb along Minoru Boulevard;
 - Traffic signal improvements at both the Elmbridge Way and Minoru Boulevard and the Ackroyd and No. 3 Road intersections;
 - Storm sewer upgrades along the No. 3 Road and Firbridge Way frontages, and along the Minoru Boulevard frontage south to Westminster Highway. In addition, off-site sewer upgrades will also extend from Alderbridge Way to Gilbert Road; and
 - Sanitary sewer upgrades along the Firbridge Way frontage and the north-south lane through the development site north to Lansdowne Road. Off-site upgrades include Lansdowne Road, from the lane, west to Cedarbridge Way and Cedarbridge Way, from Lansdowne Road, to the Minoru Pump Station.

Crime Prevention Through Environmental Design

The proposed development incorporates a range of CPTED design principles that include but are not limited to the following:

- Residential and community use/visitor parking are separated. Security at the entrance to the resident parking via the lane is secured by an overhead gate. Access to the visitor/Community Centre/Post Secondary Institution parking is similarly secured by an overhead gate, which will remain open during Community Centre and University operating hours. Two (2) additional secondary security gates separate the Community Centre/Post Secondary Institution parking and general parking from the main drive aisle.

- The parkade walls are to be painted white, glazing is to be incorporated into elevator lobbies, and doors are to include vision panels to maximize light penetration and visibility.
- Fenestrations on exterior walls of the parkade improve air circulation and facilitate the penetration of natural light into the parkade.
- Pedestrian routes within the parkade are to be defined by wayfinding provisions in a contrasting paint color.
- The development's site planning and design incorporates opportunities for passive surveillance of both the street frontages and the internal semi-private space.
- Residential lobbies are located with consideration of clear sightlines from the fronting streets, weather protection, and are accessible from the street. Pedestrian entry into the buildings will be secured and individual mailboxes are located within the building lobbies.

Public Art

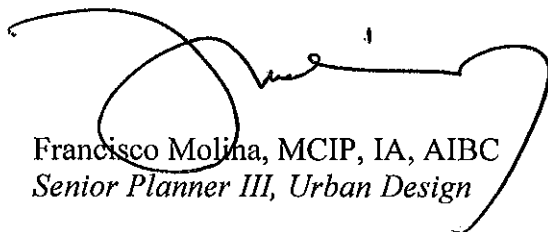
- In association with rezoning of this site (RZ 06-341234), the applicant committed a voluntary contribution of approximately \$396,756.23 towards the inclusion of public art within the Quintet development.
- It has been noted that the preferred location for Public Art is in association with the Community Centre/Post Secondary Institution public plaza at the corner of Firbridge Way and Minoru Boulevard and at the public plaza area associated with Phase I along No. 3 Road in proximity to the Akroyd Road intersection. The details associated with the inclusion of on-site Public Art will be reviewed and coordinated with the City Public Art Coordinator.

Sustainability

- Attached to this report is a synopsis, provided by the applicant, highlighting the energy conservation and design measures proposed, which would be in accordance with a Silver LEED rating for the project (**Attachment 5**). Although the project will not be LEED certified it will include a number of sustainable features associated with the LEED rating system including the following features:
 - Maximizing the benefits associated with the site's prominent City Centre location including proximity to services, transit, and recreation;
 - Water efficiency features including a water harvesting irrigation system to reuse rain water to irrigate the green roof and landscaped areas; and
 - Energy and Atmosphere harm reduction measures associated with the materials, fixtures and appliances that will be within the development, as well as active waste management procedures to segregate and divert recycling waste materials from disposal.
- The Terms of Reference associated with the Community Centre/Post Secondary Institution building include provisions for building efficiency. Included in the conditions is the requirement that the base building shell contribute towards achieving a LEED Silver standard based on requirements for the building core and shell.

Conclusions

The subject development is responsive to the City of Richmond's design objectives within the Lansdowne Village of the City Centre. The proposal's distinctive building massing, mix of high density uses, design details, and inclusion of a significant community space actively contribute to the developing mixed-use, high density neighbourhood evolving within the Village Centre. Based on the proposal's design response to its context and location within the City Centre area, and significant public benefit associated with the project, staff support the proposed development proposal.



Francisco Molina, MCIP, IA, AIBC
Senior Planner III, Urban Design



Diana Nikolic
Planner II, Urban Design

DN:blg

Attachment 1: Development Data Sheet

Attachment 2: Tower C Massing and Location Adjustments

Attachment 3: ADP Minutes and Applicant Responses (in italics at the end of the document)

Attachment 4: Shadow Analysis

Attachment 5: Sustainability Response (provided by applicant)

Provision of the following Transportation Demand Measure as per Zoning Bylaw and Transportation consultant report:

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$351,879.00 for ground level landscaping and \$933,152.00 for podium level landscaping;
- Provision of the following Transportation Demand Management requirements:
 - provision of a subsidy of \$31,000 (\$15,500 per co-op car) to the Co-op network for the purchase of two co-op cars, to the satisfaction of the Director of Transportation; and
 - registration of a Right of Way to secure the two co-op car parking spaces;
- Contribution of \$17,424 into the Leisure Facilities Reserve (\$15,840 + 10% for future rate increases) for 2-Zone transit passes for 12 City Centre South Community Centre staff;
- Registration of a tandem parking assignment indicating the tandem stalls must be assigned to the same dwelling unit;
- Registration of an agreement to ensure the main overhead gate to the parking accessed via Firbridge Way remains open during Community Centre/Post Secondary Institution hours of operation;
- Registration of a legal agreement on title to ensure the use of the outdoor amenity space for all residents of both Phase I and Phase II;
- Registration of Right of Way to secure public access to the total area of the plaza associated with the Community Centre/Post Secondary Institution at the southwest corner of the site. The area is to encompass:

- the area between the property line and the edge of the Community Centre/Post Secondary Institution building along the Minoru Boulevard frontage; and
- the area between the property line and the edge of the Community Centre/Post Secondary Institution building along the Firbridge Way frontage;
- The developer is required to apply to the City for an Encroachment Agreement for the Skybridge over the north-south lane that links 5900 Minoru (proposed development) and 5911 No. 3 Road (Phase I) to the satisfaction of the Director of Engineering, the Director of Development, and Manager Real Estate Services. The developer is to agree to pay for all associated costs including:
 - preparation of the agreement;
 - preparation of volumetric survey of the space being occupied;
 - market value of the encroachment area (to be determined by appraisal); and
 - legal costs.

The duration of the license agreement will be for the life of the Quintet development (or sooner termination) and is to include terms between the developments for maintenance of the Skybridge, and rights-of-way over each Phase to facilitate access for repair, maintenance and/or removal.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.



City of Richmond

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

Development Application Data Sheet Development Applications Division

DP 11-564210

Attachment 1

Address: 5900 Minoru Boulevard

Applicant: W. T. Leung Architects Inc. Owner: Canada Sunrise Development Corp.

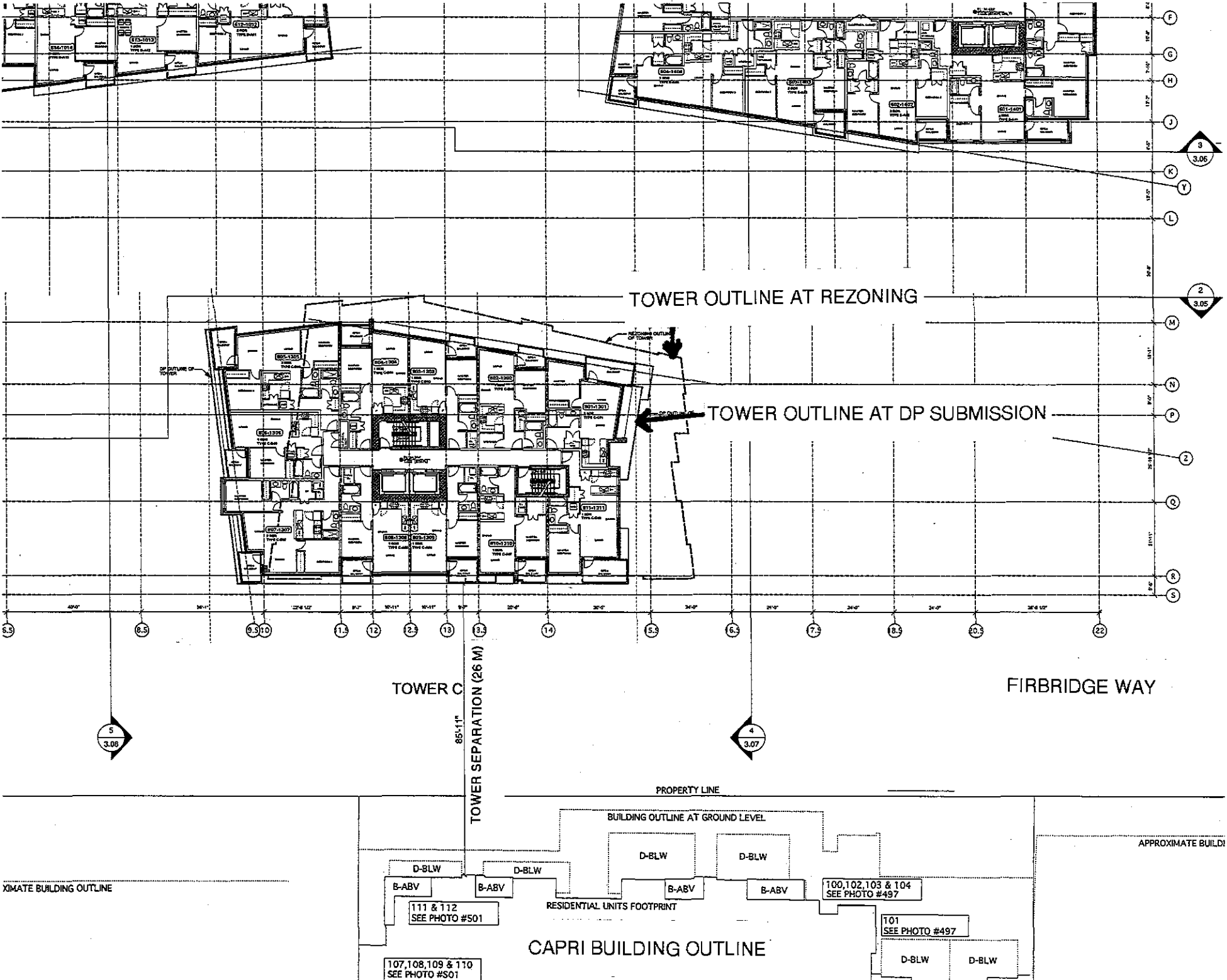
Planning Area(s): City Centre Area Plan

Floor Area Gross: 42,792.64 m² (460,616 ft²) Floor Area Net: 39,308.61 m² (423,114.35 ft²)

	Existing	Proposed
Site Area:	8,931.3 m ²	8,931.3 m ²
Land Uses:	Sales centre for Phase I	Residential, Community Centre, Post Secondary Institution
OCP Designation:	High-Density Mixed Use	High-Density Mixed Use
Zoning:	Downtown Commercial and Community Centre/University (ZMU15)	Downtown Commercial and Community Centre/University (ZMU15)
Number of Units:	1 sales centre	418

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	maximum combined FAR (for Phase I and II) is 4.3 FAR	4.29	none permitted
Lot Coverage:	Max. 80%	86.2%	Variance to increase to 90%
Setback – from public road:	Min. 3 m	3 m Minoru Boulevard, Ackroyd Road, north-south lane 1.5 m Firbridge Way for the Community Centre/Post Secondary Institution	Firbridge Way variance
Height (m):	Max. 45 m	44.95 m	
Lot Size:	n/a	9,113.754 m ²	

Off-street Parking Spaces – Regular/Commercial:	Resident and Visitor: 1.2 stalls per unit Community Centre/Post Secondary Institution: 64 stalls secured solely for use by users of the building.	Residential and Visitor: 1.04 stalls per unit (463 residential stalls and 51 stalls available for use by visitors Community Centre and Post Secondary Institution: 64 stalls secured for exclusive use by the Community Centre and Post Secondary Institution. An additional 51 stalls are available for use by Community Centre/Post Secondary Institution users. Co-op car stalls: 2	Variance to reduce residential/visitor parking to 1.04/unit
Off-street Parking Spaces – Accessible:	12	12	
Tandem Parking Spaces	permitted	76 pairs/152 spaces	
Amenity Space – Indoor:	Min. 100 m ²	Tower C : 93.5 m ² (1,007.08 ft ²) Tower D: 311.67 m ² (3,354.78 ft ²) Tower E: 147.78 m ² (1,590.77 ft ²) TOTAL: 552.95 m ² (5,951.90 ft ²)	
Amenity Space – Outdoor:	Min. 2,520 m ² (27,125 ft ²)	3,561.23 m ² (38,332 ft ²)	



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No.	D.
ISSUE:	
PROJECT:	

DRAWING TITLE

8T

JOB NO.:
DRAWN:
DATE:
JOB NO.:
DRAWN:
DATE:
JOB NO.:
DRAWN:
DATE:

ATTACHMENT 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 6, 2011 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. **DP 11-564210 – APPROXIMATELY 418 UNITS (3 TOWERS [2 AT 16 STOREYS, 1 AT 14 STOREYS], COMMUNITY CENTRE SPACE, POST SECONDARY INSTITUTION SPACE, AND CONNECTED TO PHASE 1 BY A PEDESTRIAN BRIDGE AT THE 5TH STOREY**

ARCHITECT: W.T. Leung Architects

PROPERTY LOCATION: 5900 Minoru Blvd.

Panel Discussion

Comments from the Panel were as follows:

- overall form and development is well done; Phase 2 of the project relates well to Phase 1; 24-meter separation between towers is not a problem as it is an industry standard;
- appreciate the changes in texture, height and elevation of the podium; however, there is a lack of spaces for residents to pause and rest; an architectural structure such as a gazebo can be added as focal point in the courtyard; consider covered areas; define the path of journey from Phase 1 to Phase 2 and vice-versa;
- like the modern quality of the three buildings; however, they lack colour; consider colour or texture changes in the building horseshoe/frames to offset the building mass;
- massing of community centre building needs further architectural treatment (e.g. cantilevered overhangs or rain cover) to enhance the corner; opportunity for massing features to be introduced to play up the corner;
- alley facade needs further development; consider green grid or random grilles to soften up the facade;
- facades of buildings facing Ackroyd Road (Towers D and E) look flat; need more articulation; consider stepping out the balconies;
- well-crafted project; has some commendable landscape components;
- concern about the laneway which looks bleak; make it safer and more inviting; needs softening for pedestrian use and safety;
- overall, the direction of the streetscape is good; students spilling out into the corner of Minoru Blvd. and Firbridge Way in the future will make it lively;

- roof deck geometry is appreciated but there is an absence of useful spaces on the roof deck; introduce spaces to respond to different needs of various groups of people, e.g. elderly, young families, students, etc.;
- concern on scale of the use of water; consider cost and proportion; consider punctuating the roof deck with useful open spaces which are either passive or active;
- concern on scale of hard spaces and scale of pedestrian environment; need to soften up some spaces and bring down the scale of hard surfaces to a more appropriate level; pedestrian environment currently reads as a promenade;
- appreciate the green roof and use of vertical green walls to bring down the landscape to a three-dimensional character and meet the street;
- consider softening up the detailing, e.g. edges, steps, and seating for families, to enhance residential character;
- overall, a high-quality project;
- project is large but well-designed;
- treatment of parking facade is handled well; edges are well-articulated;
- laneway wall needs further treatment; small punched box-like windows need more articulation to make them more visually interesting;
- site planning has been optimized in the project and has created a community of buildings;
- tower articulation is well-handled; consider hierarchy of boldness of “frames”;
- University/Community Centre articulation is well-handled; like the bold materials used;
- Tower C’s evolving footprint is well-positioned in relation to the other buildings;
- Tower D is positioned well; having complete Tower C views is difficult to achieve;
- separation between Towers D and E is well-handled; no detrimental effect of the removal of two-storey townhouses between the two towers at the courtyard level;
- larger tower floor plates result in creatively-shaped series of building forms; breaks down the repetitive tower forms;
- outward extension of balconies could be done selectively; balconies could be pulled where necessary;
- frame on Building D needs design development to break up the large flat facade; the most challenging elevation in the project; consider pulling out the balconies within the frame;
- consider more articulation of massing/definitive “top” of the towers to pull them together; need to have some kind of relationship;
- project is a welcome addition to the urban realm in Richmond;
- massing is appropriate for the urban core;

- agree that Tower C is appropriately located; creates a great street environment on Firbridge Way; provides good precedent for future developments in the area; addition of townhouses along Firbridge Way enhances the street;
- hierarchy of spaces needed at the podium level; give more breadth to the trellis at the north edge; covered spaces are needed;
- interesting choice of corten steel material for the land bridge which has a distinct character compared to the other materials used in the building; encourage use of this material in gaps between building masses to bring the landscape to the ground, particularly at the north edge of the community centre; emphasize the relationship of the landscape to the buildings;
- emphasize visual connection between the water featured at the northern edge of the Community Center and its connection to the podium level;
- 1.2-meter grade change on the elevation of patio decks in relationship to the sidewalk is appropriate in combination with well-detailed railings;
- handling of grade transitions on the podium level between Phases 1 and 2 is not a concern; water is used nicely as a unifying device; provides rich landscape environment;
- nicely-rendered scheme;
- an exciting massive development in Richmond; a lot of work done on massing and site lay-out;
- consider introducing public art in the streetscape, public spaces and on the podium level;
- consider more interesting transitions between buildings; identify the distinction between buildings with more spontaneous or more organic features, which could include public art;
- consider more 3-D treatment or introduce more colour on building facades along Ackroyd Road;
- site planning is skilful; there is a sense of rhythm in the placement of towers; creation of a garden on the rooftop is a good idea; provides visual interest to an otherwise bare rooftop;
- community centre design brings a focal point to the project; creates contrast to the residential towers;
- consider introducing more materials to mitigate the large mass of the buildings; consider using new materials for frames in Building D to provide contrast;
- agree that further treatment is needed on the elevation of buildings along Ackroyd Road to break down the big facades;
- there is a good opportunity to introduce public art in the project; consider introducing public art in the community centre which is a focal point in the project; public art can be tied up with the water feature;
- consider softening the corner of Ackroyd Road and Minoru Blvd. where the lobby of Building B is located; the corner is too sharp as an entry point to the building;

- overall, the project is well-designed; and
- there is opportunity to add more colour to the buildings; colour treatment of Community Centre building is appreciated; however, the corner at Minoru Boulevard and Firbridge Way needs further enhancement as it is expected to become a major corner.

Panel Decision

It was moved and seconded

That DP 11-564210 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel, including the key items highlighted below:

1. *design development to the roof deck landscaped area and consider i) using the distinct sky bridge material elsewhere and establishing a visual linkage between podium level and streetscape, ii) reconsider the amount of hard/soft materials within the landscaped podium, and iii) creating passive or active open spaces to serve as stopping or rest areas;*
2. *design development to Buildings D and E façade considering further articulation through the use of i) colour, ii) texture/material, and iii) more 3-D treatment of elements such as frames, balconies, etc.;*
3. *design development to the community centre considering i) introducing public art, and ii) adding more dramatic architectural elements to enhance the corner; and*
4. *design development to the laneway wall to soften it and provide more visual interest.*

CARRIED

The applicant was required to address the items addressed by the Panel, which includes but is not limited to the key items highlighted in the Panel Decision synopsis. Responses from the applicant include:

- *On the Ackroyd façade, the 3 two storey high L-shaped concrete frames at the base of Towers D and E and in between will be clad in the black basalt similar to that being used on the Community Centre and the retail and amenity facades in Phase 1. Logic is that the spaces contained within these frames are also amenity spaces or Live/Work spaces, still being different from the residential suites in the rest of the project.*
- *The full tower height concrete 'punched opening' walls, one on the west side of Tower D and one on the north side of Tower E as well as two similar walls facing the podium courtyard on Tower E (west and south sides) will be painted in the darker shade than the multi-storey 'horseshoe frames' on the towers. As well on the north side of both Towers D and E, the underside of selected balconies will be painted a green colour to complement the window spandrel colours. These balcony surfaces would be visible from the street below and would animate the surface of the façade and emphasize the depth of the façade. Select balconies have been adjusted to project slightly outwards from the north façade.*
- *On the lane façade, the building structurally requires a certain wall length of concrete for developing seismic shear restraint. We will be treating the wall with installation of several*

approx. 5' wide horizontal metal perforated screen bands that will span across most of the length of the concrete wall. The screen will allow ventilation to the Parkade, yet cover the mechanical louvers (which will still be slightly visible through the screen.) The installation of the bands will include a slight 3 dimensional depth achieved with a slight wave or fold in the band. In addition, the 4 ground floor openings for the Parkade Entry, Garbage Room door, exit stair and gas meter niche, will have a slim Cor-Ten frame around the collective group of openings with the head of this frame protruding about 6" to accent this opening. It recalls the material on the land bridge above, but does not compete with that architectural feature.

- *The complementary wall on Phase 1 across the Lane did not have this metal perforated screen and Cor-Ten treatment. We will however add a similar treatment so that the walls complement each other.*
- *For the Minoru façade of the community Centre/University, we are comfortable with the amount of architectural drama on the building with its massing, roof line, curtain wall, folding planes, colours and glazed entry atrium element as well as the associated water feature.*
- *Between the buildings where there is sometimes a transition slot between structures, we will be using the steel lattice screen material (shown on the materials board). We do not want to use the Cor-ten in these locations, preferring to use that material in more 'special' application. We may try to use some Cor-ten in the area around the water feature, north of the Community Centre atrium, but have not decided how or where yet.*
- *In the Community Centre/University/residential visitor parking Parkade, we have juggled some things around and gained 4 parking spaces while keeping the two car co-op stalls in the original location. There will be an entrance overhead security gate at the top of the driveway that would be closed after hours which takes care of the CPTED concerns raised by staff. There are also the gates at the bottom of the driveway beyond the car co-op stalls which secures the Parkade after hours. Access to the car co-op after hours would be through the use of the key fob which all co-op members have to which the entrance overhead gate would be programmed.*
- *Public art will be incorporated into this project once we have initiated discussion with Eric Fiss, Public Art Planner.*
- *Regarding the amount of hard/soft materials within the landscape podium, the Allee promenade has been reduced and the adjacent lawn area increased. The Ipe walkway at the Lower podium to the west has been reduced to 6' wide and a 2' wide lawn band has been added with stone seat walls. The kids' adventure playground has been extended further west and the planting south of the pathway has been extended. The Ipe deck at the Upper podium has been reduced and a lawn area has been added with curved seat walls.*
- *Regarding the creation of passive/active open spaces to serve as stopping or rest areas, the definition of the outdoor rooms and their components is highlighted with the bubble diagram (see L04.a)*
 - *A shade tea garden has been created at the lower podium with wood tables and chairs.*

- *A reflective walk has been provided at the lower podium with stone seat walls as rest areas to enjoy the sound and view of the waterfall.*
- *A trellis has been added as a gateway and focal point at the Upper podium.*
- *Large wood platforms with a chessboard pattern have been provided to serve as lounge areas or large outdoor chessboards to play on.*
- *Curved seat walls have been installed close together in the lawn area to encourage social interaction.*

W. T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, British Columbia, Canada V5Z 1K3 Tel 604 736-9711 Fax 604 736-7991

April 19, 2011

Sustainability Design and Features**Quintet Phase 2 – *Canada Sunrise Development Corp.***

7733 Firbridge Way, 5900 Minoru Blvd. & 7788 - 7888 Ackroyd Rd., Richmond, B. C.

The Quintet Phase 2 project will include numerous design and material applications that include sustainable measures intended to target a Silver LEED rating, although the project will not be registered for LEED certification.

Sustainable Sites:

- by virtue of the site location in close proximity to services, transit, recreation and necessities of daily life will reduce automobile use as well as promote general personal well being.
- treatment of dewatering ground water for quantity and quality during excavation and construction will be enhanced to the most recent and more stringent environmental code requirements so that ground water re-entering the storm system will be both cleaner and less chemically toxic.
- heat island effect of the completed project will be reduced as a result of the extensive landscaped courtyard, green roof and selected roof treatment materials.

Water Efficiency:

- Quintet will be designed and constructed in compliance with the 2006 edition of Part 10 of the British Columbia Building Code for Energy and Water Efficiency and with ANSI/ASHRAE/IESNA 90.1, Energy Standard for Buildings.
- green roof and landscaped areas will incorporate a water harvesting irrigation system to reuse rain water.
- water use reduction will be achieved using low flow and low consumption domestic plumbing fixtures.

Energy & Atmosphere:

- the Community Centre and University shell building will be designed to target Silver LEED rating for building shell structures for energy performance and refrigerant management.
- domestic kitchen appliances will include Energy Star rated appliances.
- interior lighting will include the use of CFL and low-voltage halogen lamp light fixtures.
- residential split system A/C interlocked with suite electrical heating to minimize energy consumption.
- low-e glazing throughout to temper summer heat gain and winter heat loss.

Materials and Resources:

- construction activities on site will involve waste management procedures to segregate and divert recyclable waste materials from disposal.
- FSC certified wood products have been specified for floor finishes.
- while some finish materials are yet to be specified, where feasible, regional sourcing of these materials will be selected.
- the raft slab foundation and core will include the use of recycled fly ash in the concrete mixture reduces cement content requirements yet enhances the performance of the concrete structure.

Indoor Environmental Quality:

- low emitting finishes to be specified throughout residential suites and common areas.
- daylight access to suites is maximized with full or near full height windows as well as Community Centre and University.
- Community Centre and University will include daylight management strategies including light shelves to bring daylight deeper into interior spaces and control brightness and glare closer to window walls.

W. T. LEUNG ARCHITECTS INC.



City of Richmond
Planning and Development Department

Development Permit

No. DP 11-564210

To the Holder: PHILEO DEVELOPMENT CORP.
Property Address: 5900 MINORU BOULEVARD
Address: C/O W. T. LEUNG ARCHITECTS INC.
SUITE 300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;
 - b) Reduce the total number of required short-term bicycle parking to 60 stalls;
 - c) Increase the permitted lot coverage to 90%; and
 - d) Reduce the resident and visitor parking requirement by 13.3%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #23 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$351,879.00 for ground level landscaping and \$933,152.00 for podium level landscaping to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 11-564210

To the Holder: PHILEO DEVELOPMENT CORP.
Property Address: 5900 MINORU BOULEVARD
Address: C/O W. T. LEUNG ARCHITECTS INC.
SUITE 300 – 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

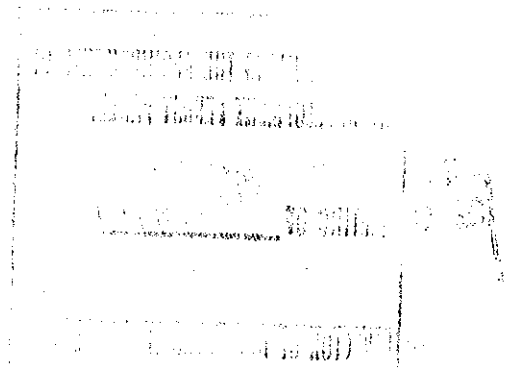
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

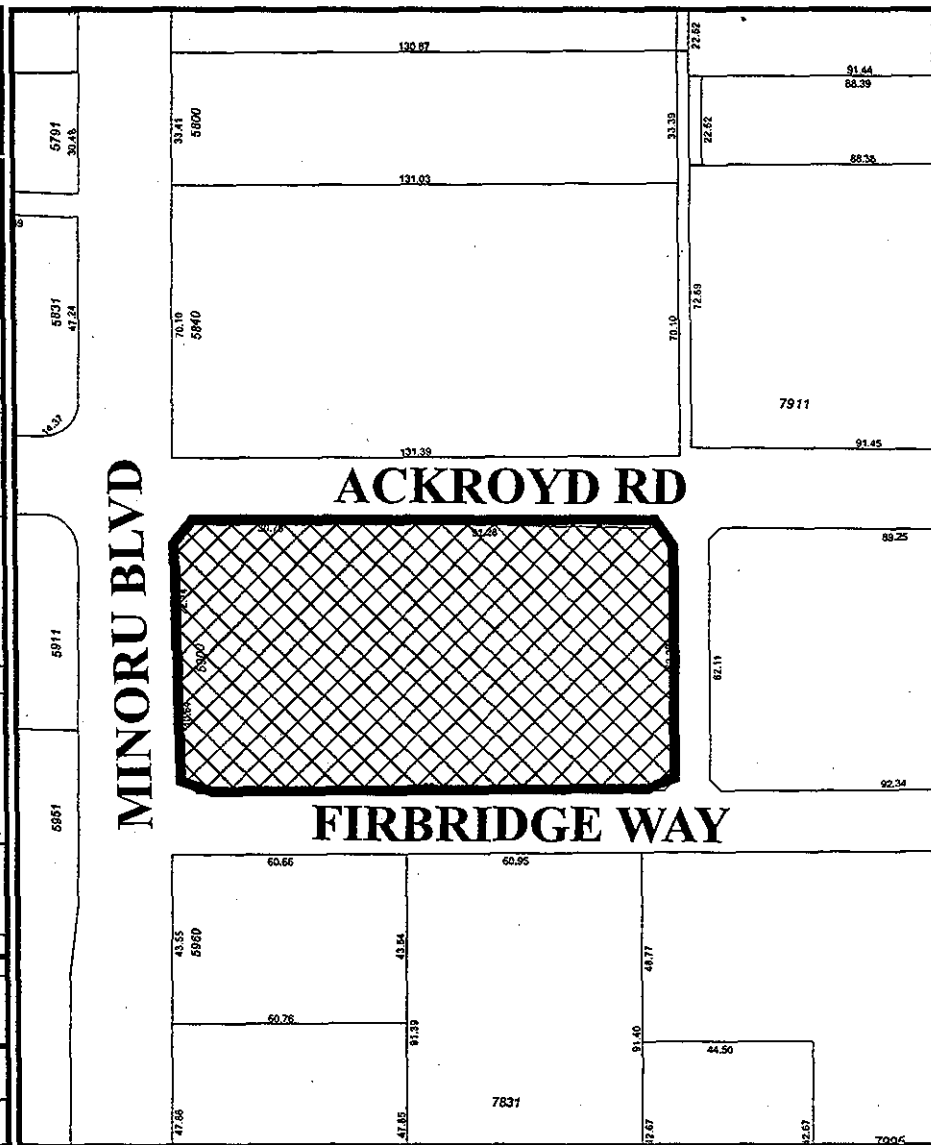
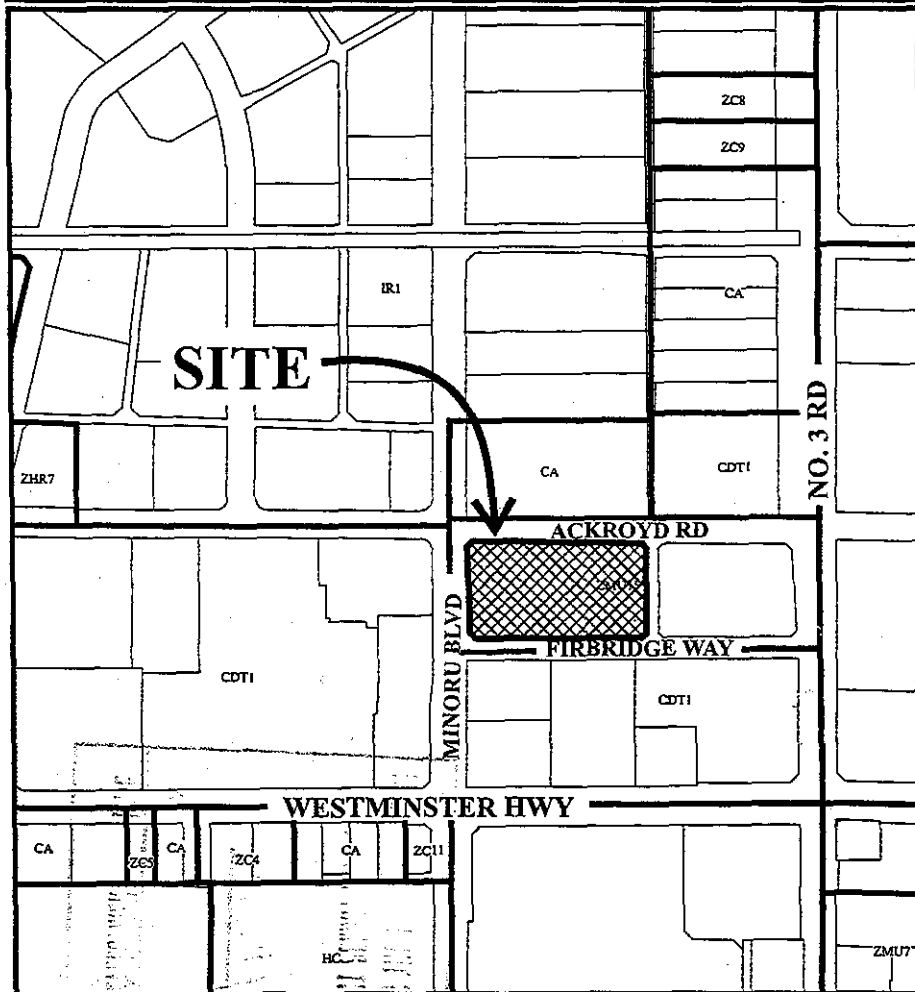
DELIVERED THIS DAY OF , .

MAYOR





City of Richmond



DP 11-564210
SCHEDULE "A"

Original Date: 02/25/11

Revision Date:

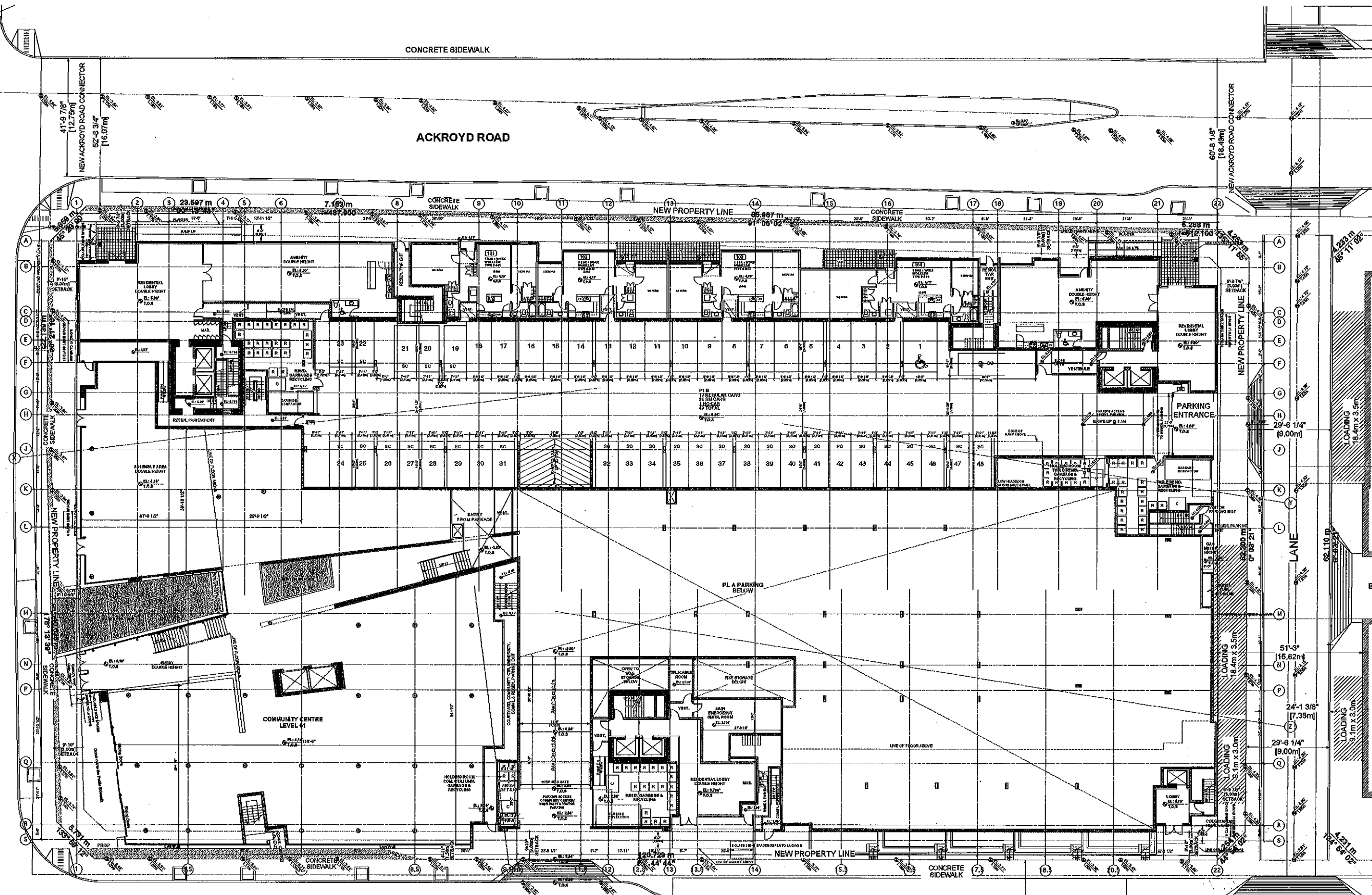
Note: Dimensions are in METRES



MINORU BLVD

CONCRETE SIDEWALK

ACKROYD ROAD



No.	Date	Issue Note
4	19/04/11	RE-488 FOR DP
3	15/04/11	RE-488 FOR DP
2	25/03/11	RE-488 FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET PHASE 2

6900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

SITE PLAN PHASE 2

APR 21 2011

JOB NO.:

10-15

DRAWN:

LL, HV

DATE:

APRIL 19, 2011

SCALE:

1/16" = 1'-0"

BY:

WTL

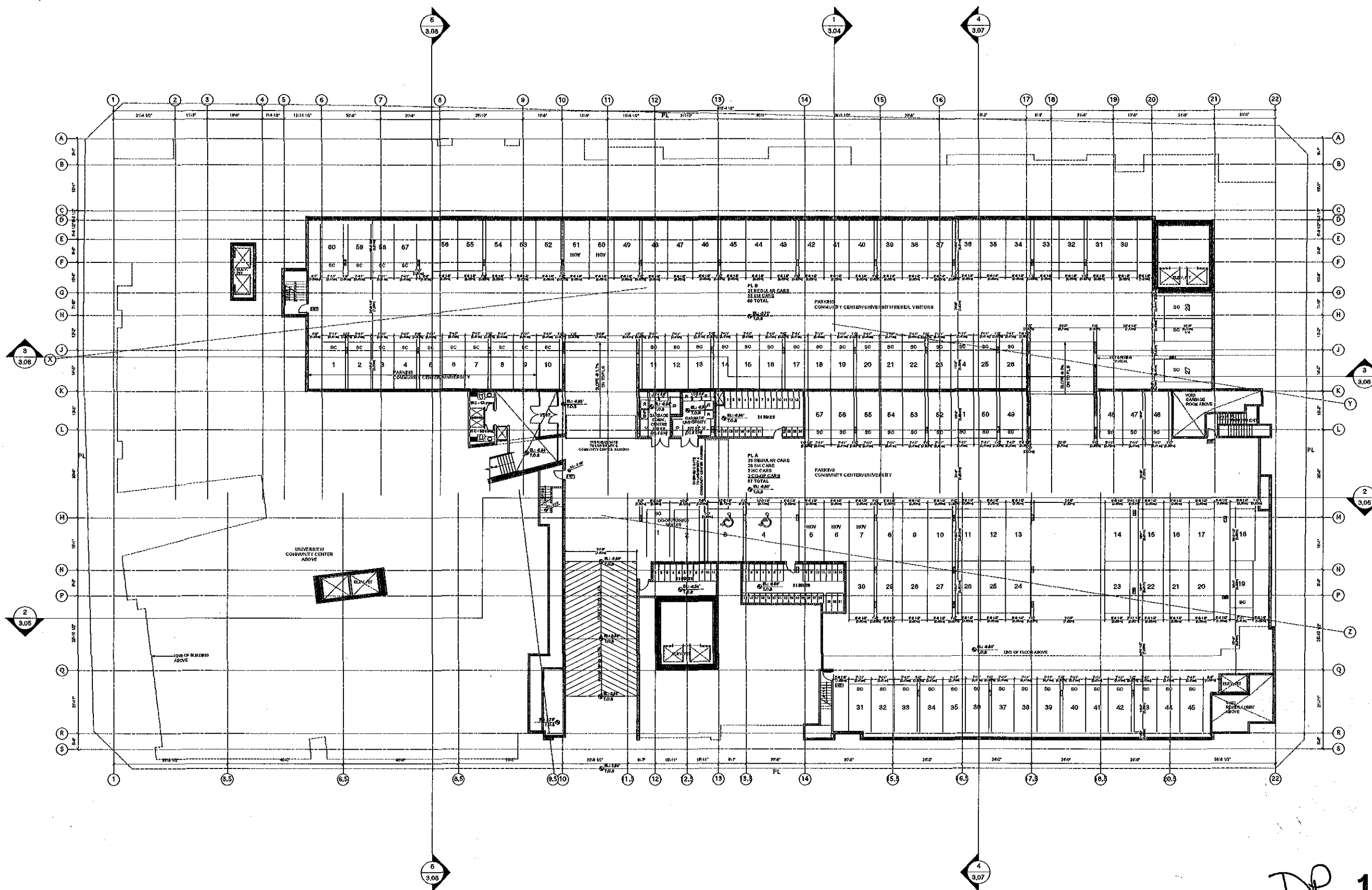
CHECKED:

WTL

DRAWING NO.:

#1

DP-1.04



4	19/04/11	RE-488 FOR DP
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2	25/03/11	RE-488 FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Notes

ISSUE:
PROJECT:

QUINTET PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

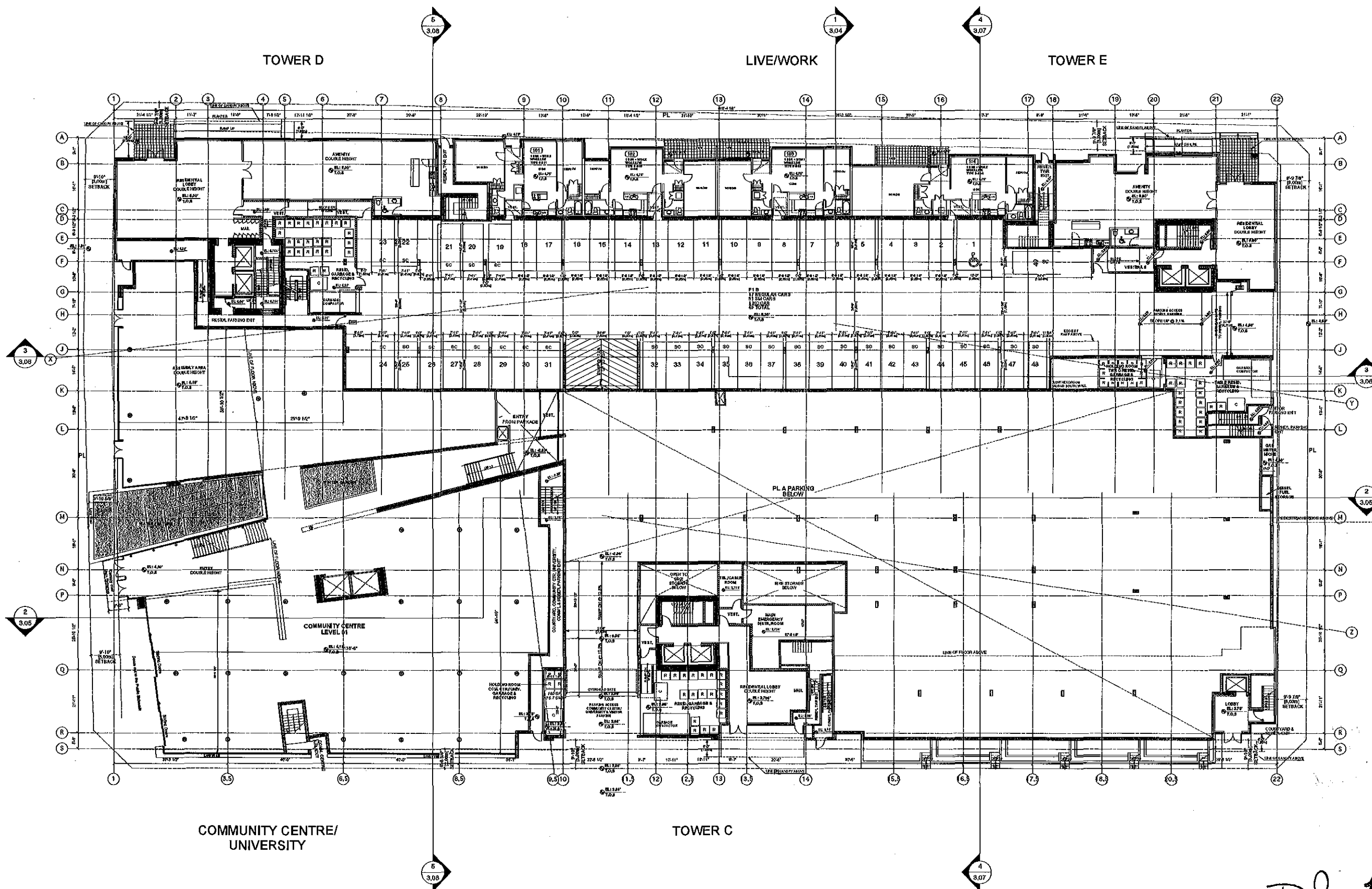
PL PARKING FLOOR PLAN

APR 21 2011

JOB NO.: 10-16
DRAWN: LL, HV
DATE: APRIL 19, 2011
SCALE: 1/16" = 1'-0"
CHECKED: WTL

DP 11564210

DP-2.00 #2



No.	Date	Issue Note
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

GROUND FLOOR PLAN

APR 21 2011

JOB NO.: 10-15

DRAWN: LL, HV

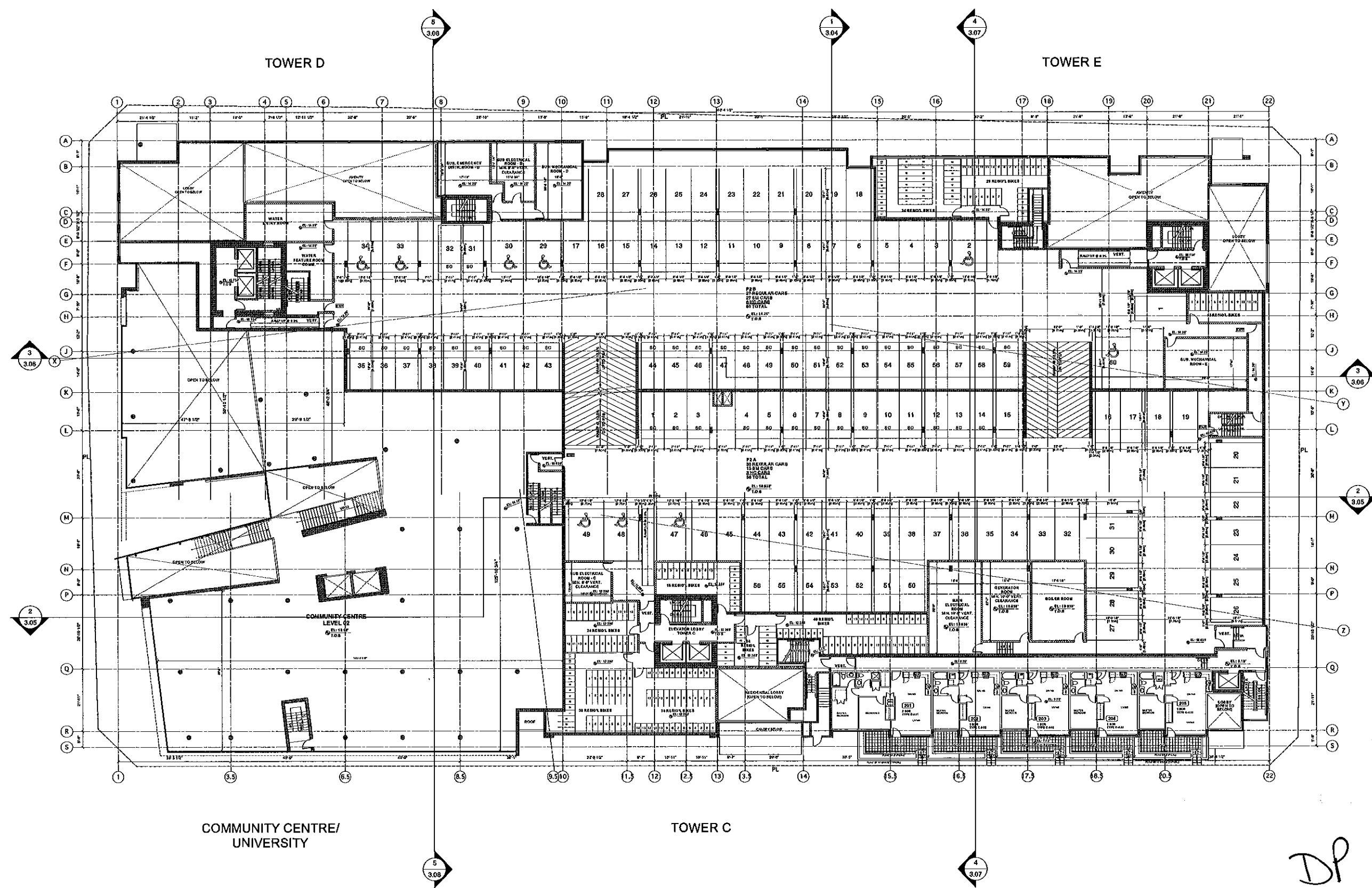
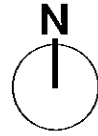
DATE: APRIL 19, 2011

SCALE: 1/16" = 1'-0"

CHECKED: WTL

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DP 11564210
DP-2.0#3



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	05/02/11	ISSUED FOR DP

QUINTET
PHASE 2

5800 MINORU BLVD
RICHMOND, BC

2ND FLOOR
PLAN
P2A-P2B

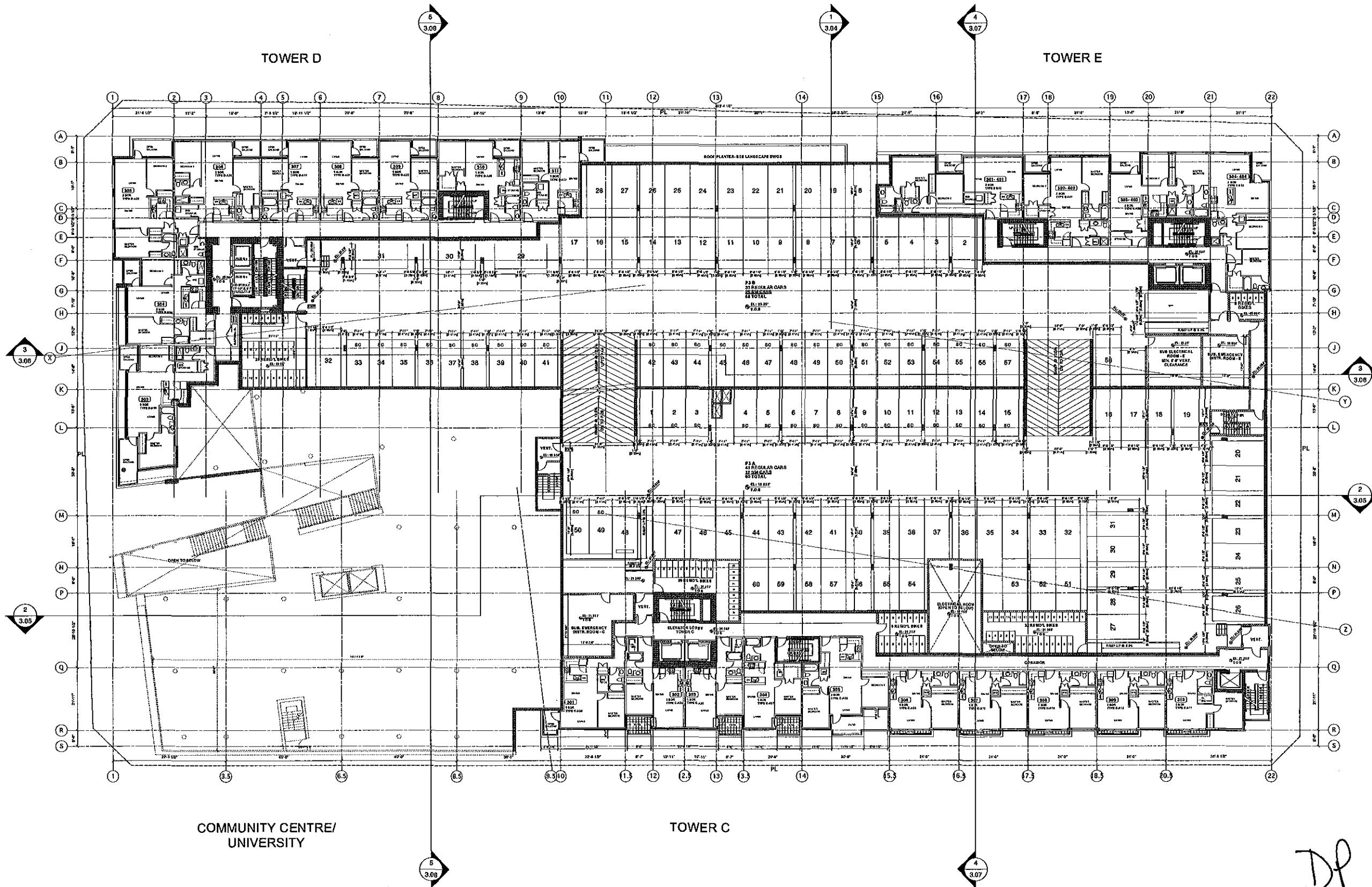
APR 21 2011

JOB NO.: 10-15
DRAWN: LL, HV
DATE: APRIL 19, 2011
SCALE: 1/16" = 1'-0"

CHIEF: WTL
DRAWING NO.: 11564210

DP-2.02
of

DP 11564210 #4



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

3RD FLOOR
PLAN
P3A-P3B

APR 21 2011

JOB NO.: 10-15

DRAWN: LL, HV

DATE: APRIL 19, 2011

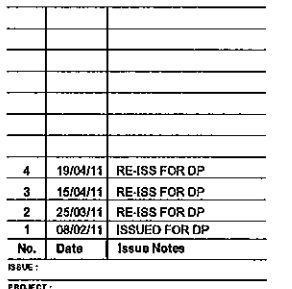
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DATE: APRIL 19, 2011

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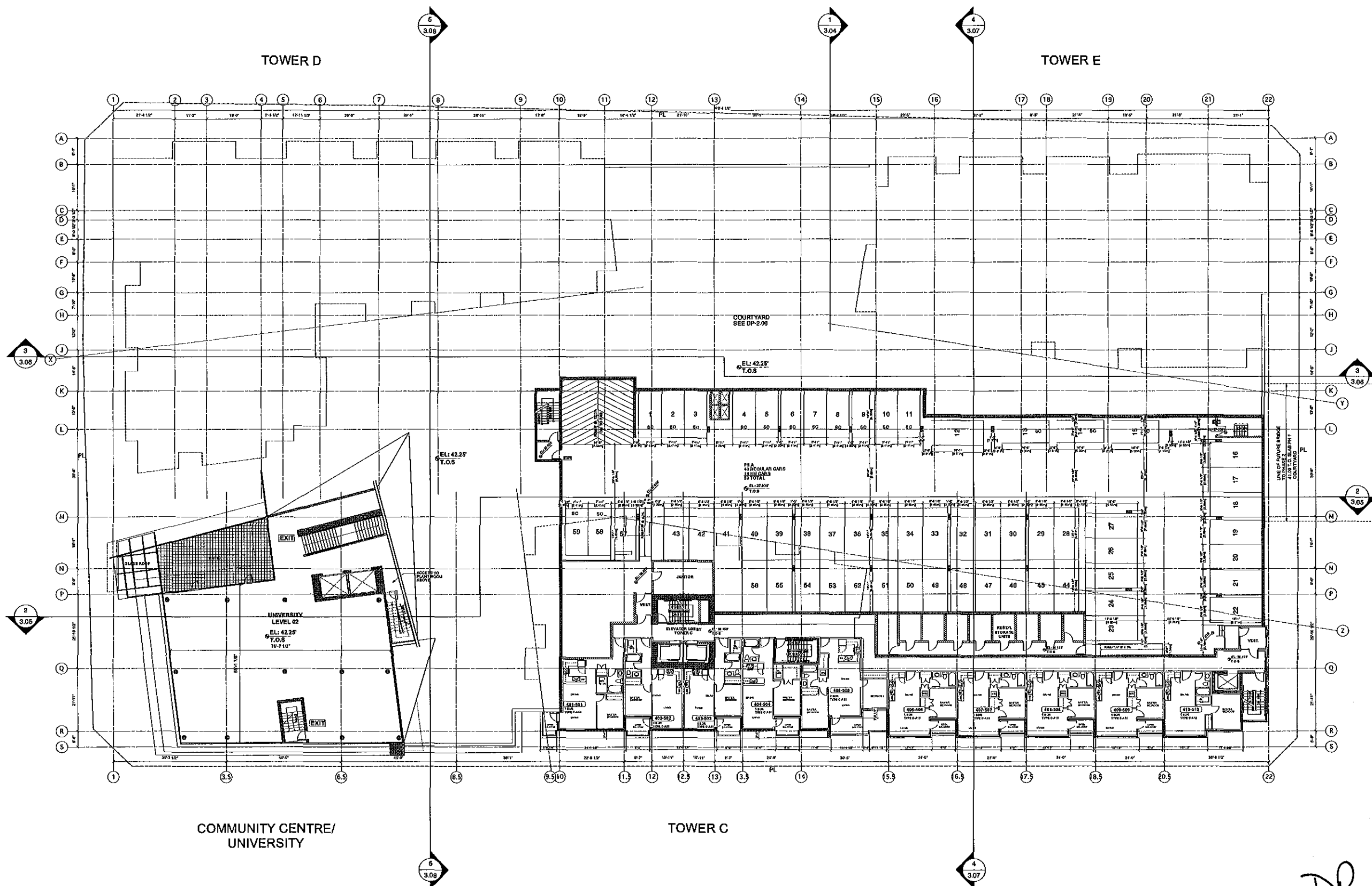
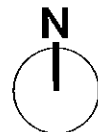
DP 11564210
#5



JOB NO.: 10-15
DRAWN: LL, HV
DATE: APRIL 19, 2011
SCALE: 1/16" = 1'-0"
CHECKED: VTL
3-4-2-10
DRAWING NO.:

DP-2.04

DRAWING NO.: **DP-2.04** **#6**
 of



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

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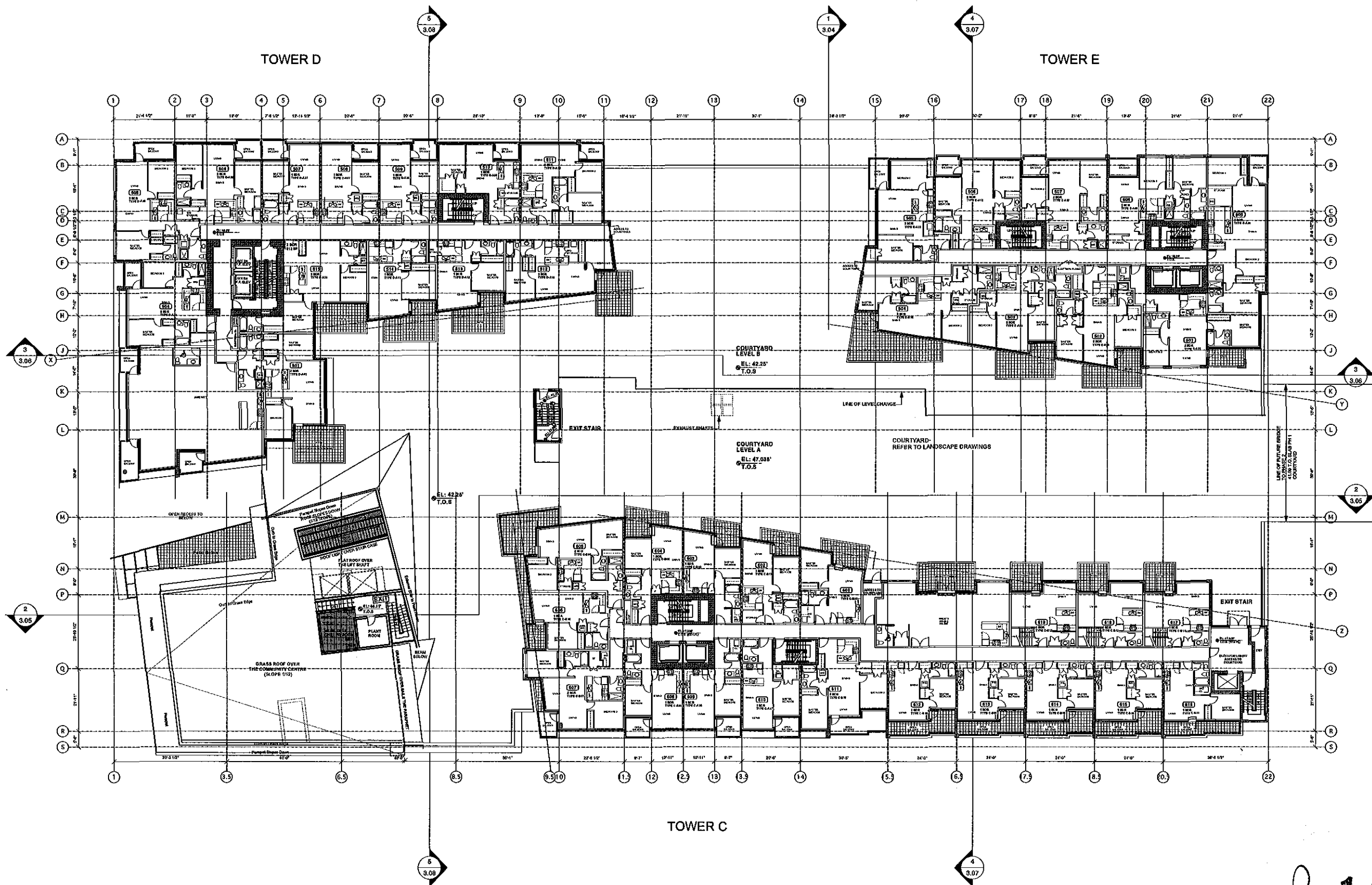
5TH FLOOR
PLAN
TWR C & P5A

APR 21 2011

JOB NO.: 10-15
DRAWN: HV, LL
DATE: APRIL 18, 2011
SCALE: 1/16" = 1'-0"
CHECKED: WTL

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DP 11564210
DP-2.05 #7



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

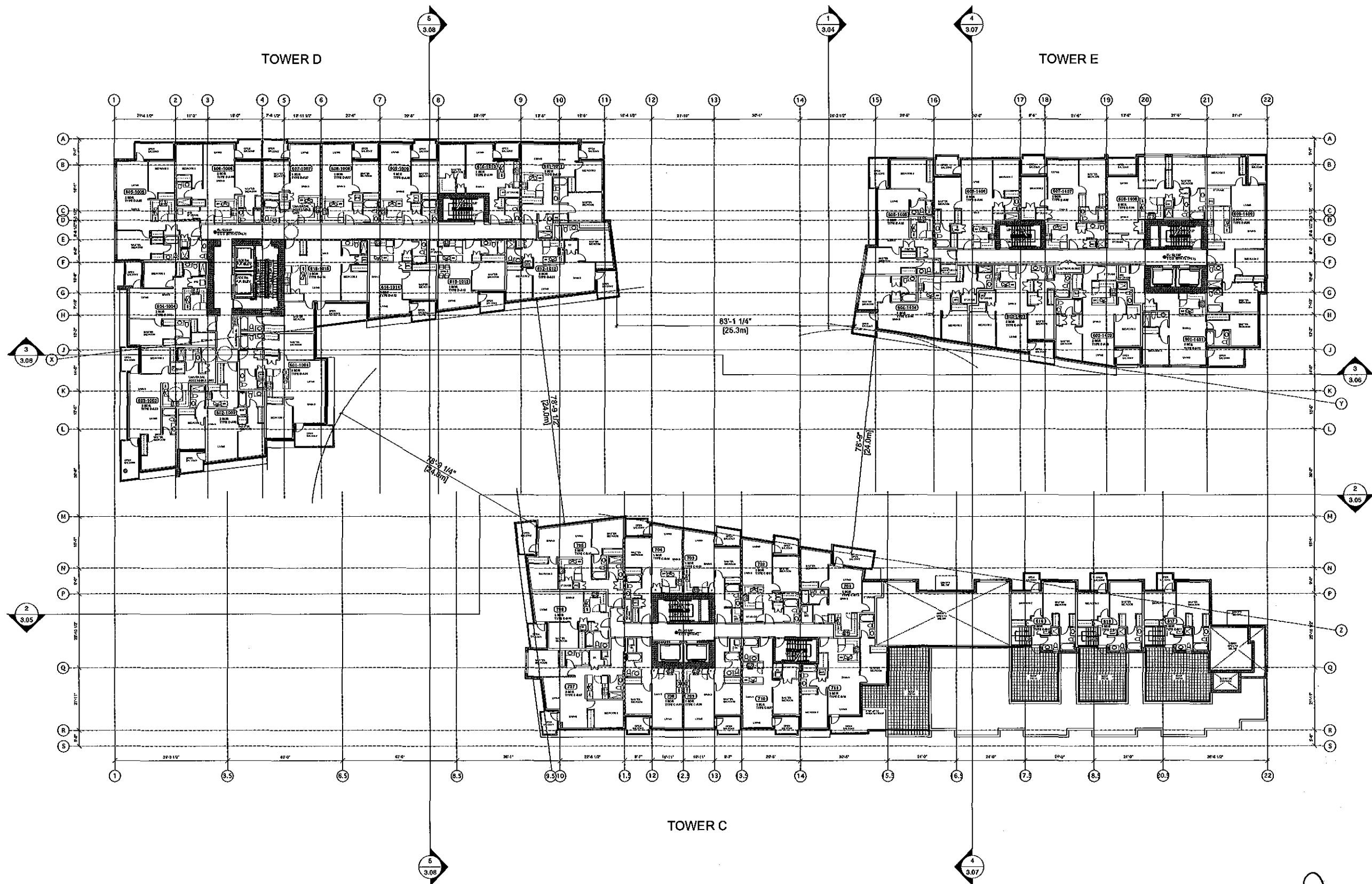
5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

**COURTYARD
PLAN
5TH & 6TH FL**

APR 2 1 2011
JOB NO.: 10-15
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011
SCALE: 1/16"=1'-0"
CHECKED: WTL

DP 11564210
DP-2.06#8



No.	Date	Issue Notes
4	10/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

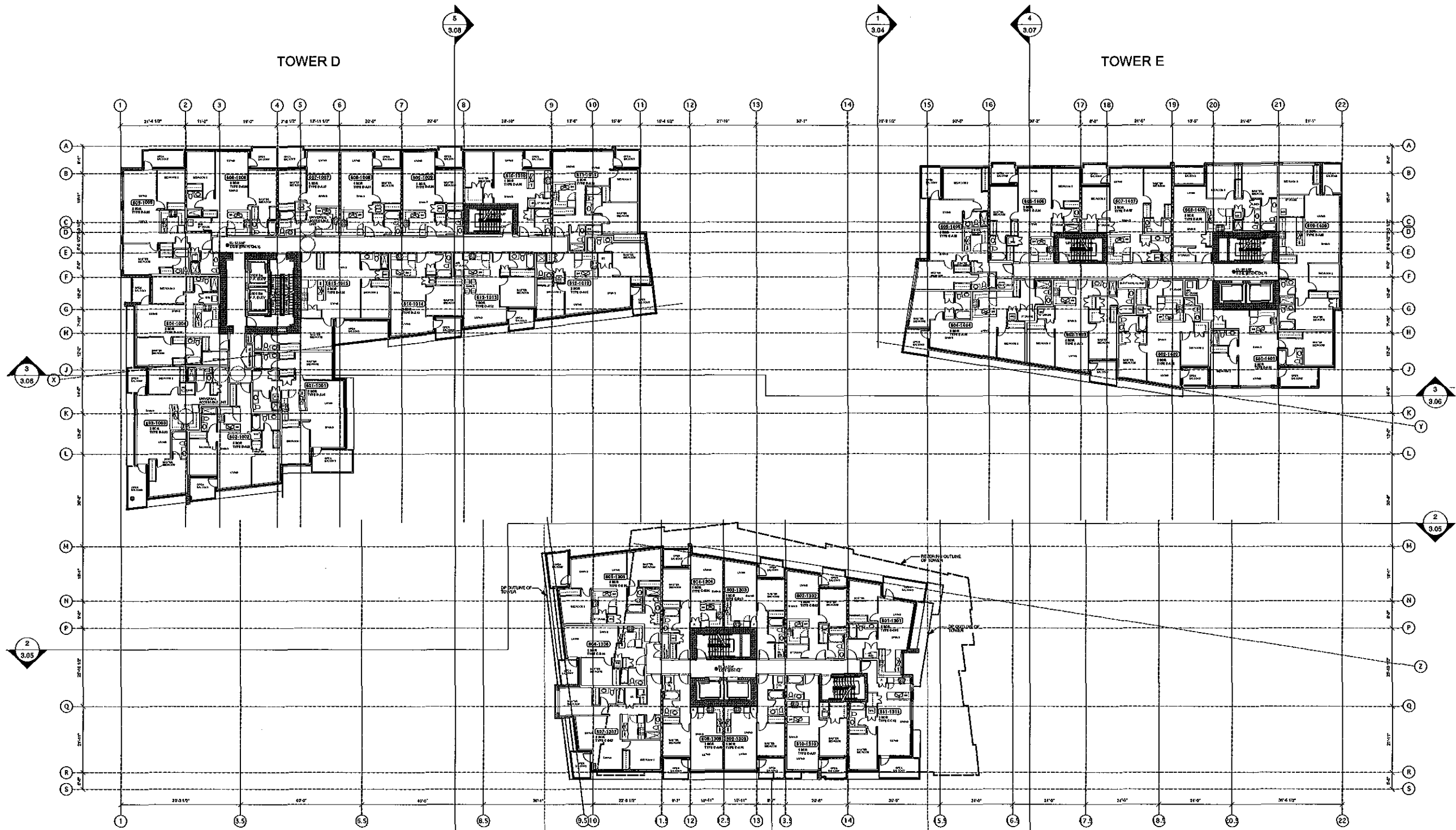
DRAWING TITLE:

7TH FL
PLAN

APR 21 2011

JOB NO.: 10-15
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011
SCALE: 1/16" = 1'-0"
CHECKED: WTL

DP 11564210
DP-2.07 #9



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

QUINTET
PHASE 2

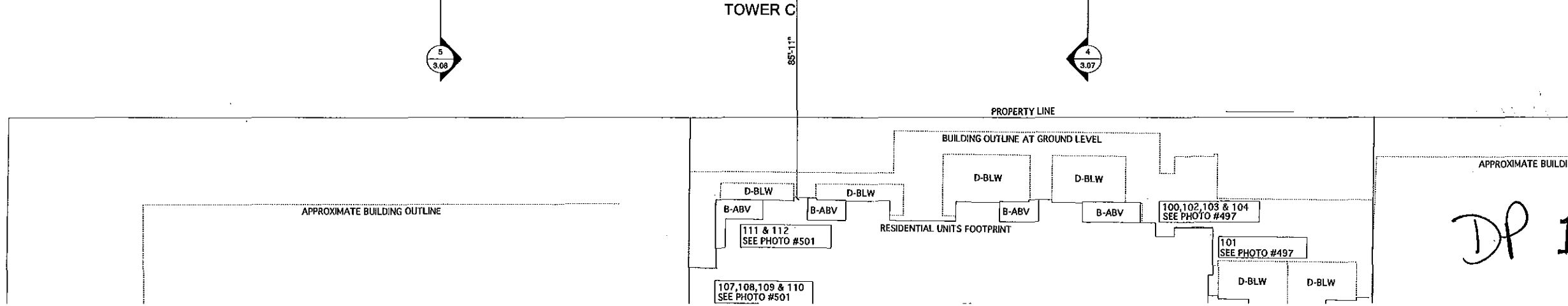
5900 MINORU BLVD
RICHMOND, BC

8TH -10TH FL
PLAN

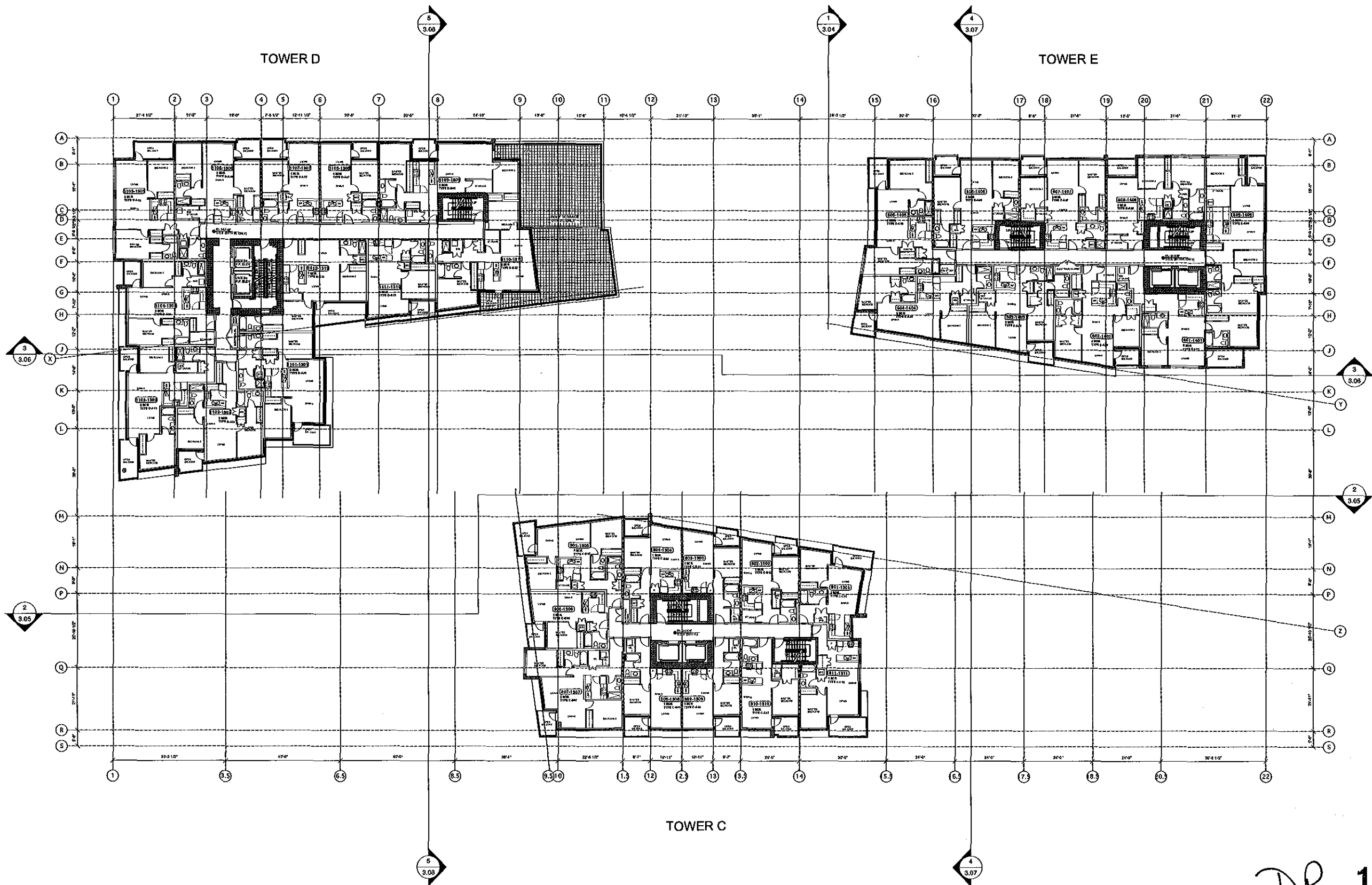
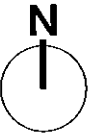
APR 21 2011

JOB NO.:	10-15
DRAWN:	CC, LL, VK
DATE:	APRIL 19, 2011
SCALE:	1/16"=1'-0"
CHECKED:	WTL
DRAWING NO.:	

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DP 11564210
DP-2106
#10



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

11TH -13TH FL
PLAN

APR 21 2011

JOB NO.:

10-16

DRAWN:

CC, LL, VK

DATE:

APRIL 19, 2011

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1/16"=1'-0"

CHECKED:

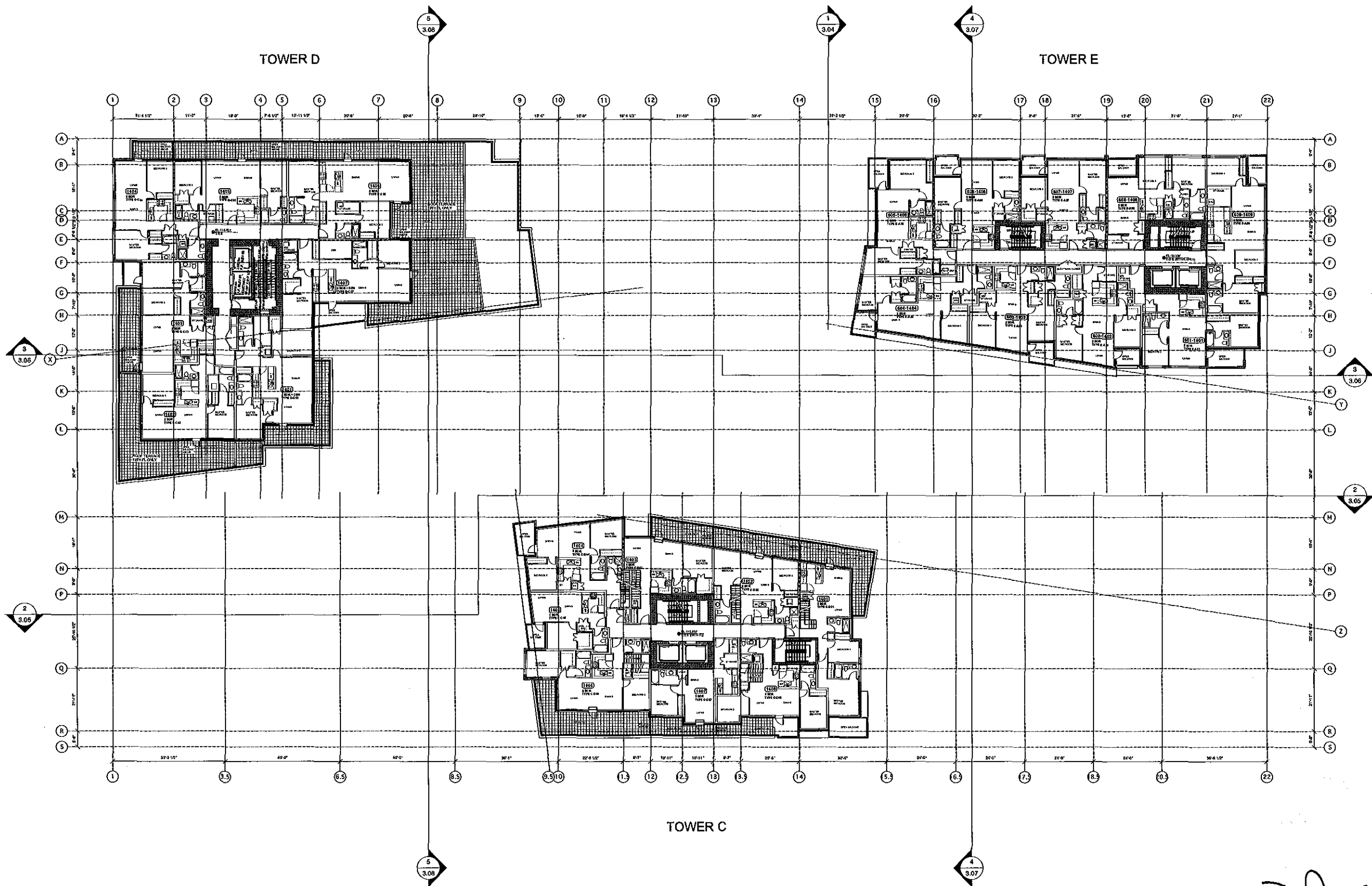
WTL

DESIGNED BY:

DESIGNED NO.:

DP 11 504210

DP-2.09 #11



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

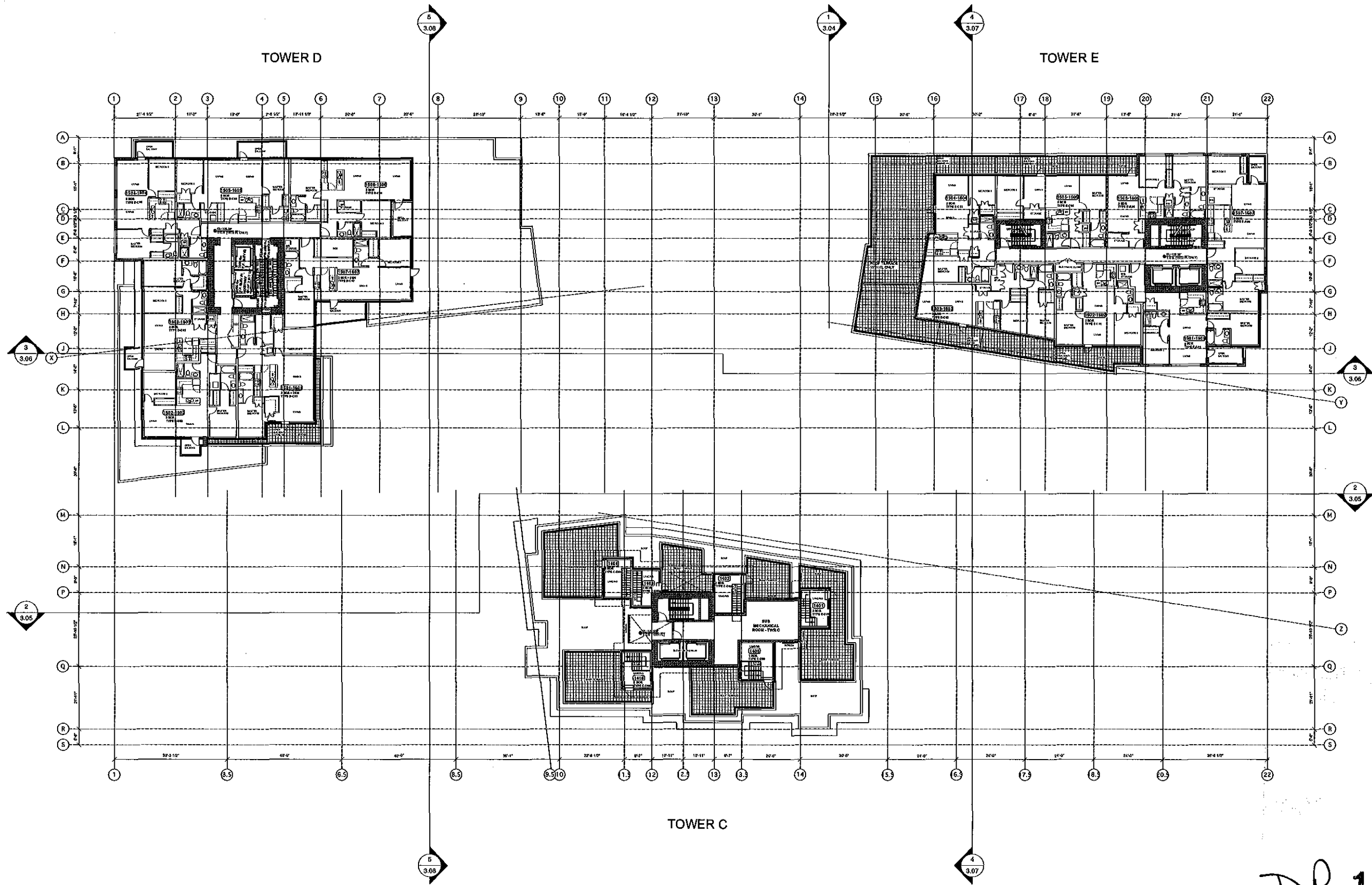
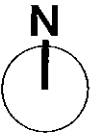
14TH FL
PLAN

APR 21 2011

JOB NO.: 10-15
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011
SCALE: 1/16"=1'-0"
CHECKED: WTL

DP 11564210

DP-2.10 #12



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	26/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

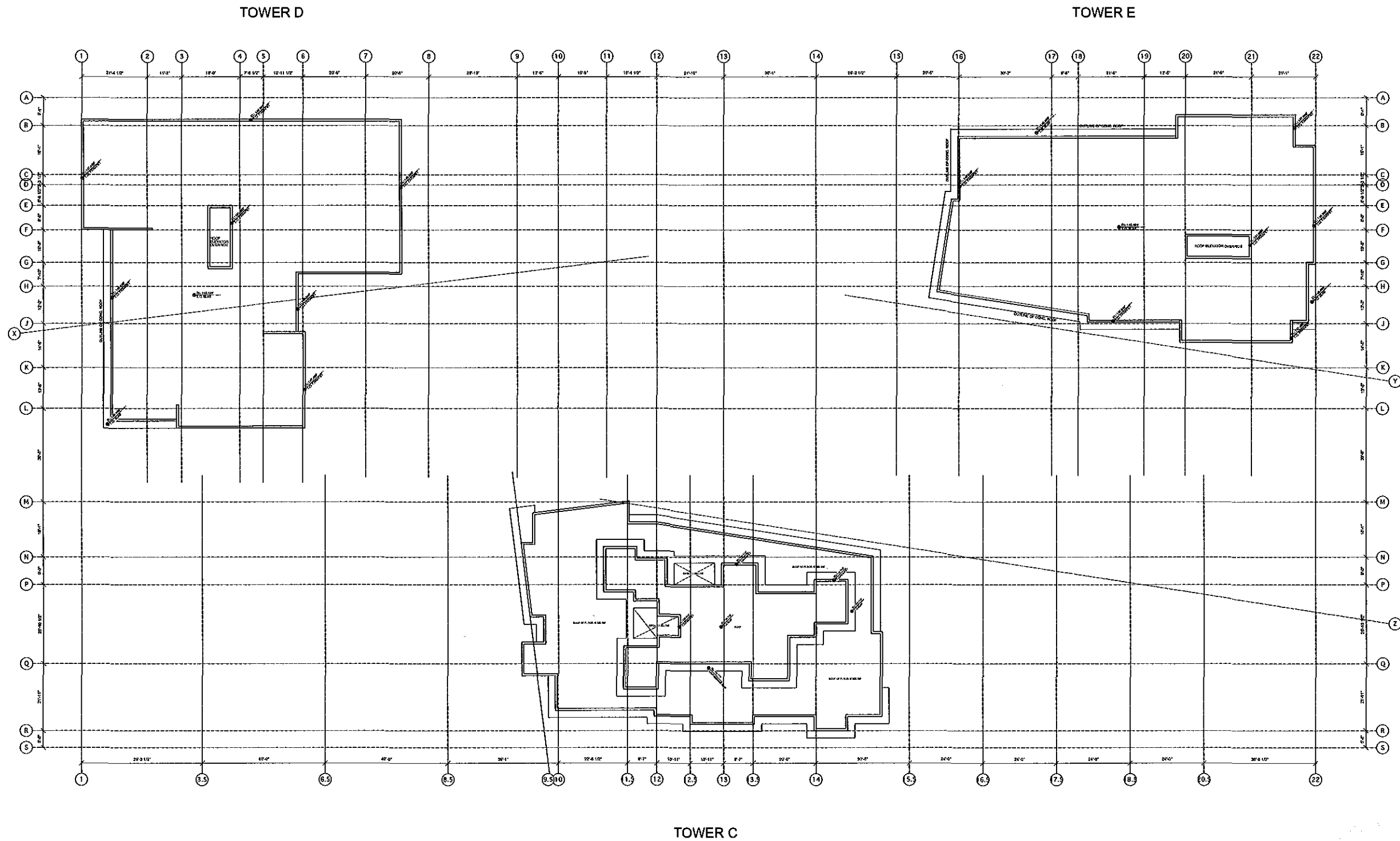
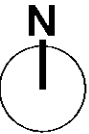
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RICHMOND, BC

DRAWING TITLE:

**15TH-16TH FL
PLAN**
APR 21 2011

JOB NO.: 10-16
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011
SCALE: 1/16"=1'-0"
CHECKED: WTL

DP 11 564210
DP-2.11 #13



No.	Date	Issue Notes
4	18/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

5800 MINORU BLVD
RICHMOND, BC
DRAWING TITLE:

**ROOF
PLAN**
APR 2 2011

JOB NO.: 10-15
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011
SCALE: 1/16" = 1'-0"
DWG. NO.: 11564210
DRAWING NO.: DP-2.12#14

DP 11564210

DP-2.12#14

MINORU BOULEVARD

ACKROYD ROAD

NO. 3 ROAD

PHASE II

PHASE I

FIRBRIDGE WAY

NOTE:
All planted areas to be irrigated, refer to Planting Notes on L01.

LEGEND

HARDSCAPE

- CIP concrete with saw cuts (L008, L009, L010)
- CIP colored concrete band (L006, L007, L008)
- Feature stone paving: Basalt. Layout to be determined (L007, L008)
- Unit paver Walkway, Standards Unit concrete pavers. Color: Charcoal. Pattern: runner bond. Supplied by Abbotsford concrete 1-800-663-4091 (L010, L011, L012)
- Patio slabs. Type I & II Finish: Textada. Supplied by Abbotsford concrete 1-800-663-4091 (L007, L009, L010)
- Precast concrete slabs. 1'x4' (L009, L010)
- River rock drip strip (L009, L010)
- Dimensional Cut Stone Slabs (L017, L018, L019, L020, L021, L022, L023)
- Timber Bridge/ Pier (L017, L018, L019, L020, L021, L022, L023)
- Water Feature (L021, L022, L023)
- Stone Sealwall/ Feature Wall (L015, L016)

SITE FURNITURE

- Bike rack. Hi-Lo 6 Stainless steel. Surface mounted. As supplied by Advantage Bike racks Inc. (604-734-2575)
- TYPE I: Metal Bench - Refer to Specifications
- TYPE II: Metal & Wood Bench - Refer to Specifications
- Boulders - Black Tusk Basalt
- Stone slabs - Grizzly Flat Boulders 36" to 72" Size Across
- Corten Steel Radial Pieces Inset into Planting Areas

SOFTSCAPE

- Sod lawn (L004, L005, L011, L012)
- Planted Areas (L003, L004, L012, L013)
- Ornamental Grass/ Flowering Perennials (L012, L013, L014, L015)
- Scope of Work

OFF-SITE LANDSCAPE NOTE
Refer to Off-Site Civil Drawings for all off-site (outside of Property Line) landscape elements (sidewalks/ boulevards/ irrigation). This includes North Boulevard of Ackroyd Road Improvements.

PLANTING NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All 'Soft Landscape Areas' are to be irrigated. All irrigation to be to IABC Standards.
- All trees to be staked in accordance with BCNTA Standards.
- All plants are to be sourced from nurseries certified free of P. ramorum.
- All streetscape growing medium shall be approved mix from Richmond Biocycle. Depth for Shrubs: 450 mm / Ground Covers: 300 mm.

***ALL BAMBOO AND RUSH PLANTING TO PLACED IN TYPICAL CONTAINMENT PLANTER DETAIL. (L015, L016)

PLANT LIST

SYMB QTY BOTANICAL NAME

COMMON NAME

SIZE/COMMENTS



- AU 11 Arbutus unedo
AH 44 Azalea 'Hardizer's Beauty'
AZ 124 Azalea Red
CT 123 Choisya ternata
CS 43 Cornus sericea
DC 37 Daphne cneorum
KL 59 Kalmia latifolia

- Strawberry Bush
Azalea
Red Flowering Azalea
Mexican Orange Blossom
Dogwood
Daphne
Mountain Laurel

- #5 pot
#2 pot
#2 pot
#3 pot
#2 pot
#1 pot
#3 pot

- 223 Ligustrum japonicum texanum
249 Lithodora diffusa 'Grace Ward'
129 Lonicera pileata
36 Sarcococca hookeriana 'Humilis'
42 Skimmia japonica
- Texanum Privet
Blue Lithodora
Privet Honeysuckle
Small Himalaya Sarcococca
Japanese Skimmia
- #1 pot
#1 pot
#1 pot
#2 pot
#3 pot

PERENNIALS/ GROUNDCOVERS/ GRASSES

- 131 Calamagrostis acutiflora 'Karl Foerster'
1058 Carex oshimensis 'Evergold'
140 Cyrtomium falcatum
181 Dryopteris marginalis
303 Euphorbia characias 'Wulfenii'
172 Heuchera 'Coral Bells'
247 Helictotrichon sempervirens
48 Hemerocallis 'Stella d'Oro'
44 Iberis sempervirens
382 Liriope muscari
131 Miscanthus sinensis 'Variegatus'
1040 Ophioglosson planiscapus 'Niger'
2400 Ophioglosson japonicus
1480 Pachysandra terminalis
27 Phormium tenax 'Atropurpureum'
95 Phyllostachys nigra
273 Polystichum munitum
43 Stipa tenuissima
30 Yucca filamentosa 'Golden Sword'
8 Yucca recurvifolia
- Feather Reed Grass
Variegated Japanese Sedge
Holly Fern
Marginal Shield Fern
Spurge
Heuchera
Blue Oat Grass
Gold Daylily
Candytuft
Lily-turf
Variegated Maiden Grass
Black Lilyturf
Mondo Grass
Japanese Spurge
New Zealand Flax
Black Bamboo
Sword Fern
Mexican Feather Grass
Golden Sword Yucca
Pendulous Yucca
- #2 pot
#1 pot
#1 pot
#1 pot
#2 pot
#1 pot
#1 pot
#1 pot
#1 pot
#2 pot
3.5" pot/SP3 at 6" o.c.
3.5" pot/SP3 at 6" o.c.
3.5" pot/SP3 at 6" o.c.
#2 pot
#5 pot
#1 pot
#1 pot
#2 pot
#2 pot

JUL 05 2010

W. T. LEUNG
ARCHITECTS
INC.Suite 300, 973 West Broadway,
Vancouver, British Columbia, Canada, V5Z 1K3
Telephone 604 736-9711DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 6th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 F 604.684.0577 www.dklbca.ca

Stamp:

05 April 21 '11 Re-issued for ADP
04 April 18 '11 Re-issued for ADP
03 April 16 '11 Re-issued for ADP
02 March 25 '11 Re-issued for DP
01 March 11 '11 Issued for DP
no: jellef: jellef

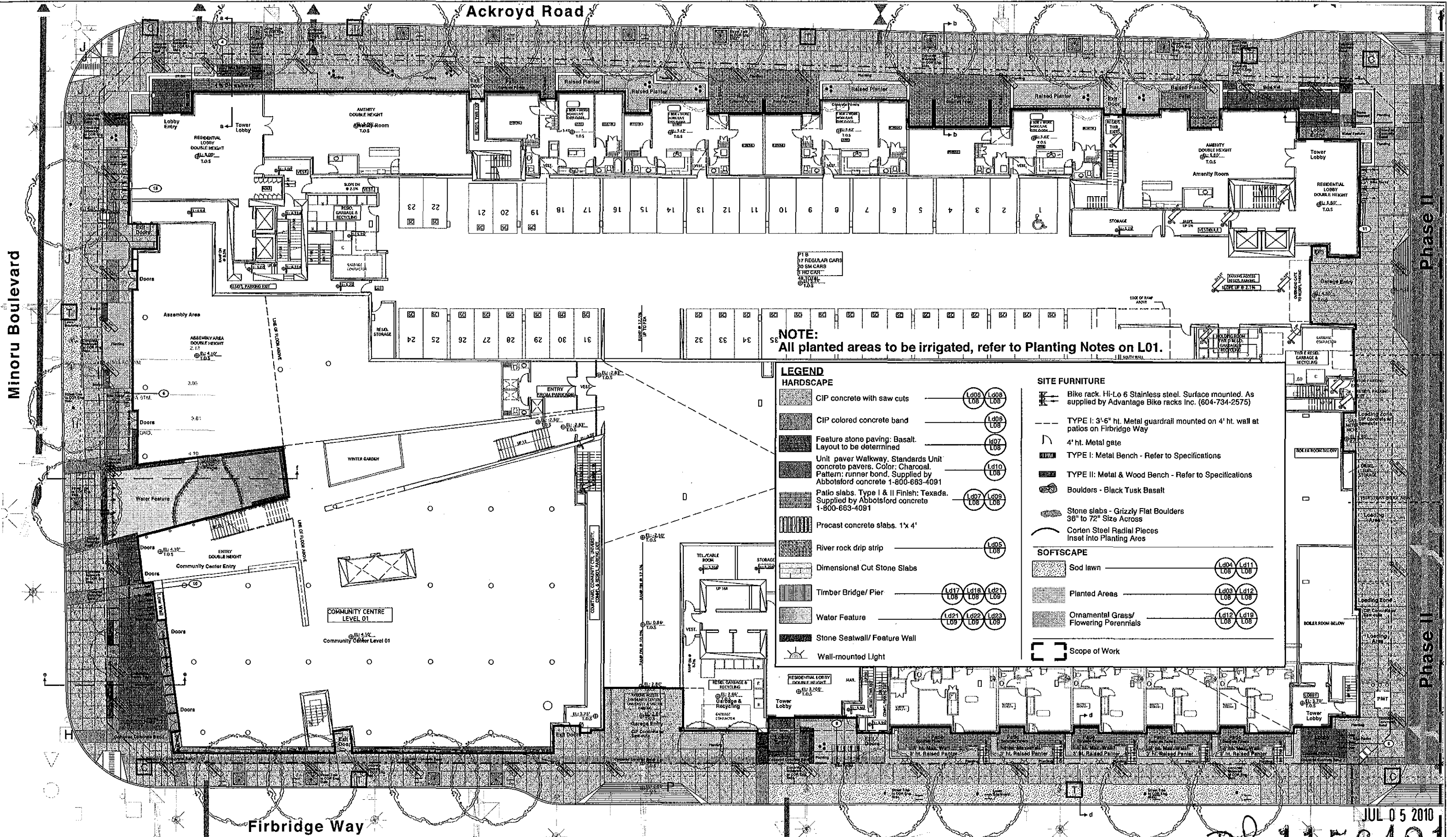
Revisions:

Project:
QUINTET
Phase II

Drawing Title:
Phase II: Site Plan
Drawn by: BB
Checked by: JD
Date: December, 2010
Scale: 1" = 20'

Project No.:
10114
Sheet No.:
L01

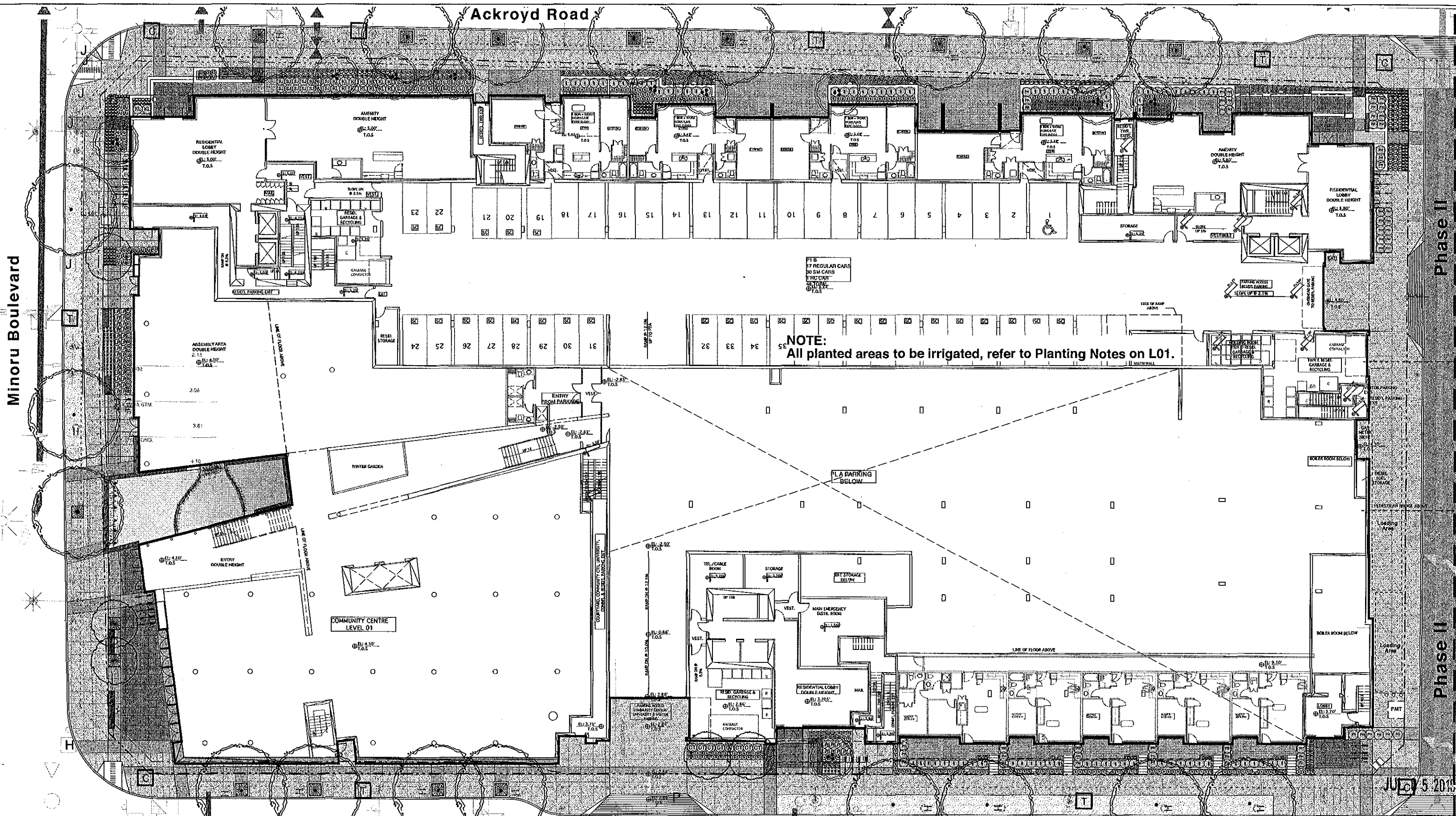
#15a



NOTE:
All planted areas to be irrigated, refer to Planting Notes on L01.

- LEGEND**
- HARDSCAPE**
- CIP concrete with saw cuts (Ld06, L08)
 - CIP colored concrete band (Ld06, L08)
 - Feature stone paving: Basalt. Layout to be determined (Ld07, L08)
 - Unit paver Walkway, Standards Unit concrete pavers. Color: Charcoal. Pattern: runner bond. Supplied by Abbotsford concrete 1-800-663-4091 (Ld10, L08)
 - Patio slabs. Type I & II Finish: Texada. Supplied by Abbotsford concrete 1-800-663-4091 (Ld07, L08)
 - Precast concrete slabs. 1' x 4' (Ld05, L08)
 - River rock drip strip (Ld05, L08)
 - Dimensional Cut Stone Slabs (Ld17, L08)
 - Timber Bridge/ Pier (Ld18, L08)
 - Water Feature (Ld21, L08)
 - Stone Seatwall/ Feature Wall (Ld22, L08)
 - Wall-mounted Light (Ld23, L08)

- SITE FURNITURE**
- Bike rack. Hi-Lo 6 Stainless steel. Surface mounted. As supplied by Advantage Bike racks Inc. (604-734-2575)
 - TYPE I: 3'-6" ht. Metal guardrail mounted on 4' ht. wall at patios on Firbridge Way
 - 4' ht. Metal gate
 - TYPE I: Metal Bench - Refer to Specifications
 - TYPE II: Metal & Wood Bench - Refer to Specifications
 - Boulders - Black Tusk Basalt
 - Stone slabs - Grizzly Flat Boulders 36" to 72" Size Across
 - Corten Steel Radial Pieces Inset into Planting Areas
- SOFTSCAPE**
- Sod lawn (Ld04, L08)
 - Planted Areas (Ld03, L08)
 - Ornamental Grass/ Flowering Perennials (Ld12, L08)
- Scope of Work**



NOTE:
All planted areas to be irrigated, refer to Planting Notes on L01.

Refer to Sheet L01 for Complete Plant Dist



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02 March 25 '11 Re-issued for ADP
01 March 11 '11 Issued for DP
no. : date: item:

Revisions:

Project:
**QUINTET
Phase II**

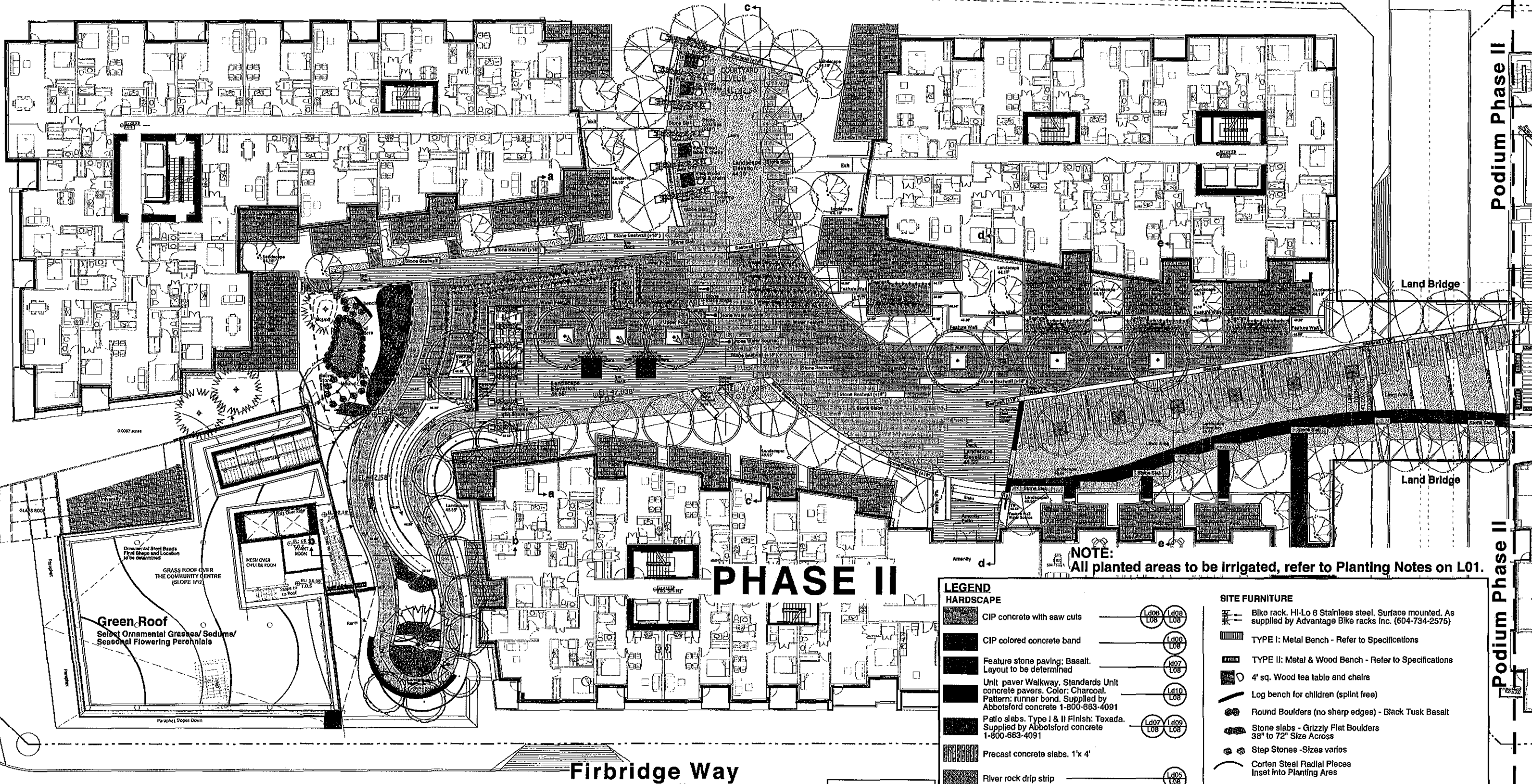
Drawing Title:
Phase II: Planting Plan

Drawn by: BB
Checked by: JD
Date: December, 2010
Scale: 1" = 10'

Project No.:
10114

Sheet No.:
L03

#15C



Podium Phase II

Podium Phase II

Planted Roof/Ornamental Grasses & Perennials
Type I:
Mixed Ornamental Grasses and Seasonal Flowering Perennials. Species to be determined.
Type II:
Mixed Ornamental Grasses and Seasonal Flowering Perennials. Species to be determined.

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Telephone 604 736-9711

NOTE:
Play equipment used in Ph. 1
Specifications: Kompan, model MSC8419P

LIGHTING LEGEND:
SUBMERSIBLE UP-LIGHTS
SUBMERSIBLE AND REGULAR STRING OF LIGHTS
WALL-MOUNTED LIGHTS
POST-MOUNTED DOUBLE SIDED LIGHTS
TREE ACCENT UP-LIGHT
Refer to Electrical drawings for all lighting locations and specifications

LEGEND
HARDSCAPE

- CIP concrete with saw cuts (Ld08, Ld09, Ld08)
- CIP colored concrete band (Ld08, Ld08)
- Feature stone paving: Basalt. Layout to be determined (Ld07, Ld08)
- Unit paver Walkway. Standards Unit concrete pavers. Color: Charcoal. Pattern: runner bond. Supplied by Abbotsford concrete 1-800-663-4091 (Ld10, Ld08)
- Patio slabs. Type I & II Finish: Textura. Supplied by Abbotsford concrete 1-800-663-4091 (Ld07, Ld09, Ld08, Ld08)
- Precast concrete slabs. 1'x 4' (Ld05, Ld08)
- River rock drip strip (Ld05, Ld08)
- Dimensional Cut Stone Slabs (Ld17, Ld18, Ld21, Ld08, Ld08, Ld09)
- Timber Bridge/ Pier (Ld17, Ld18, Ld21, Ld08, Ld08, Ld09)
- Water Feature (Ld21, Ld22, Ld23, Ld09, Ld09, Ld09)
- Stone Seatwall/ Feature Wall (Ld05, Ld08)

NOTE:
All planted areas to be irrigated, refer to Planting Notes on L01.

SITE FURNITURE

- Bike rack. Hi-Lo 6 Stainless steel. Surface mounted. As supplied by Advantage Bike racks Inc. (604-734-2575)
- TYPE I: Metal Bench - Refer to Specifications
- TYPE II: Metal & Wood Bench - Refer to Specifications
- 4' sq. Wood tea table and chairs
- Log bench for children (splint free)
- Round Boulders (no sharp edges) - Black Tusk Basalt
- Stone slabs - Grizzly Flat Boulders 36" to 72" Size Across
- Step Stones - Sizes varies
- Corten Steel Radial Pieces Inset into Planting Areas

SOFTSCAPE

- Sod lawn (Ld04, Ld11, Ld08, Ld08)
- Ornamental Grass/ Flowering Perennials (Ld12, Ld19, Ld08, Ld08)

Scope of Work Children's Playground

APR 21 2011

Project:
QUINTET
Phase II

Drawing Title:
Phase II: Podium Plan
Drawn by: JLB
Checked by: JLB
Date: December, 2010
Scale: 1" = 10'

Project No.:
10114
Sheet No.:
L04

Revisions:
05 April 21 '11 Re-issued for ADP
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03 April 15 '11 Re-issued for ADP
02 March 25 '11 Re-issued for DP
01 March 11 '11 Issued for DP
no. / date / item

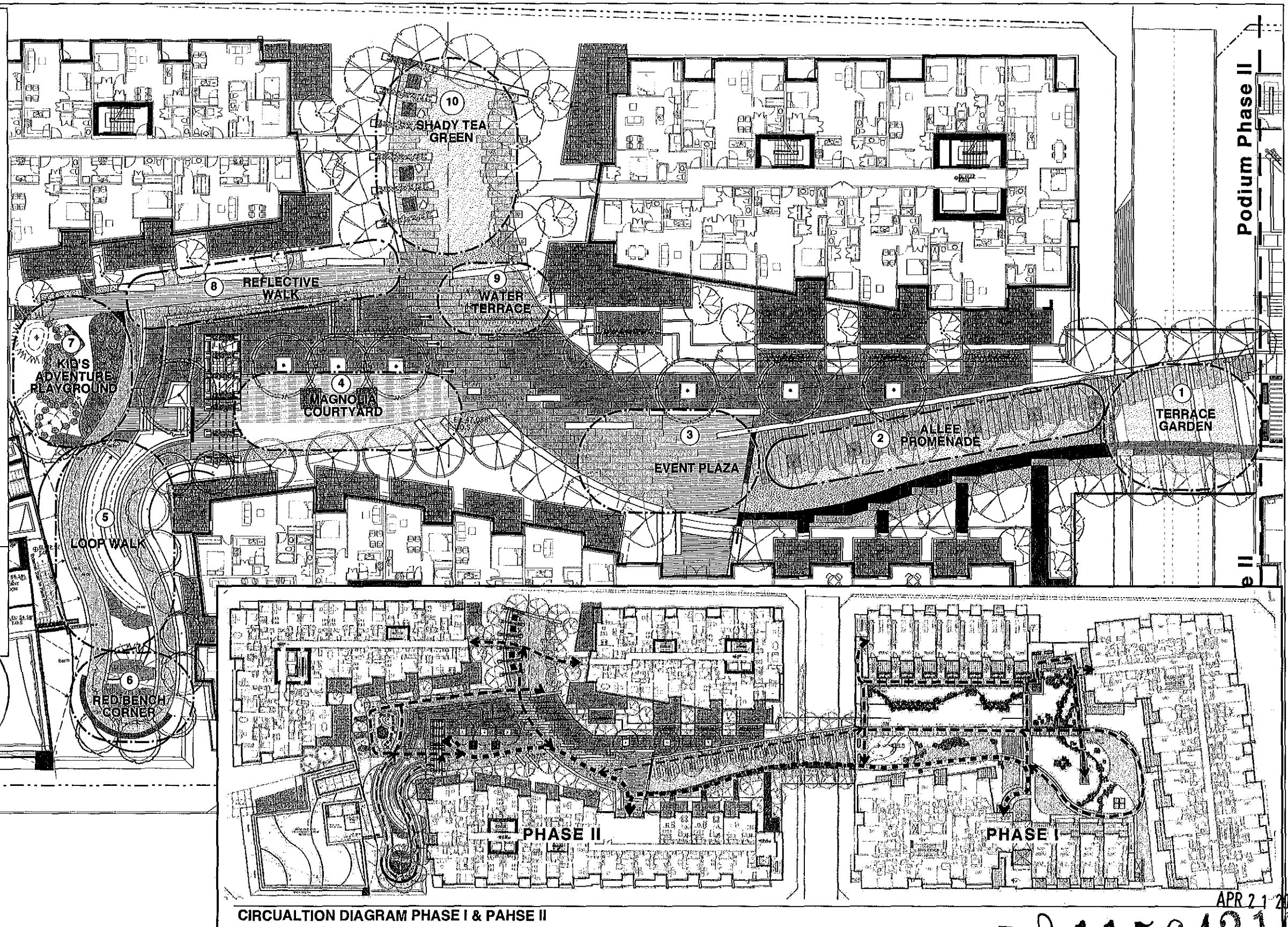
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OUTDOOR ROOMS LEGEND

- 1 **TERRACE GARDEN :**
- VISUAL INTEREST PROVIDED SERIES OF TERRACED WALLS WITH ORNAMENTAL PLANTING
- 2 **ALLEE PROMENADE :**
- WALKWAY BORDERED BY MEDIUM SIZED SHADE TREES
- CONTINUOUS SEAT WALL AT THE EDGE OF WATER
FEATURE AS RESTING PLACE
- 3 **EVENT PLAZA :**
- OPEN SPACE TO HOST VARIOUS EVENTS, SUCH AS OUTDOOR YOGA, SOCIAL GATHERING....
- 4 **MAGNOLIA COURTYARD :**
- CURVED SEAT WALLS IN LAWN
- LARGE WOOD PLATFORMS WITH A CHESS BOARD PATTERN TO INVITE USERS TO SEAT, LOUNGE OR PLAY
- TRELLIS PROVIDED AS GATEWAY AND FOCAL POINT
- 5 **LOOP WALK :**
- CURVED PATHWAY TO ENCOURAGE MEDITATIVE USE
- 6 **RED CORNER BENCH :**
- FEATURE TREE AS FOCAL POINT OF LOOP WALK
- SECLUDED RESTING AREA PROVIDED WITH FEATURE CURVED RED BENCH
- 7 **KID'S ADVENTURE PLAYGROUND :**
- STEP STONES ON WATER SHEET AS GATEWAY TO PLAYGROUND
- EARTH MOUND WITH SECRET STONE PATH AROUND FEATURE TREE
- INTERACTIVE WATER PLAY JETS
- STEP STONES TO SEATING/CALM AREA WITH LOG BENCH
- PLAY SAND AREA DEFINED BY ROUND BOULDERS
- 8 **REFLECTIVE WALK :**
- SENSORY EXPERIENCE: VISUAL AND SOUND INTEREST PROVIDED BY PROXIMITY OF WATERFALL, AND OLFACTIVE PROVIDED BY AROMATIC PLANTS
- PUNCTUATED BY STONE SEAT WALL TO OFFER RESTING AREAS
- 9 **WATER TERRACE :**
- SENSORY EXPERIENCE: VISUAL AND SOUND INTEREST PROVIDED BY WATERFALL
- STONE SEAT WALL AS RESTING POINT
- 10 **SHADY TEA GREEN :**
- OPEN LAWN TO ENCOURAGE SELF APPROPRIATION OF THE USERS
- CURVED STONE SEAT WALL, TABLES AND CHAIRS AS RESTING AREAS
- ARBOR AS FOCAL POINT AND SHELTER FOR TEA GARDEN

CIRCULATION LEGEND

- **PRIMARY PATHWAY**
LINK TO AMENITY ROOMS AND PARKADE
- **SECONDARY PATHWAY**
LINK TO TOWNHOMES AND BUILDING ENTRANCES/EXIT
- **TERTIARY PATHWAY**
DESTINATION POINT/PLEASURE WALK



dk
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01 March 11 '11 Issued for DP
no. / date / item

Project:

QUINTET
Phase II

Drawing Title:
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Checked by: JD
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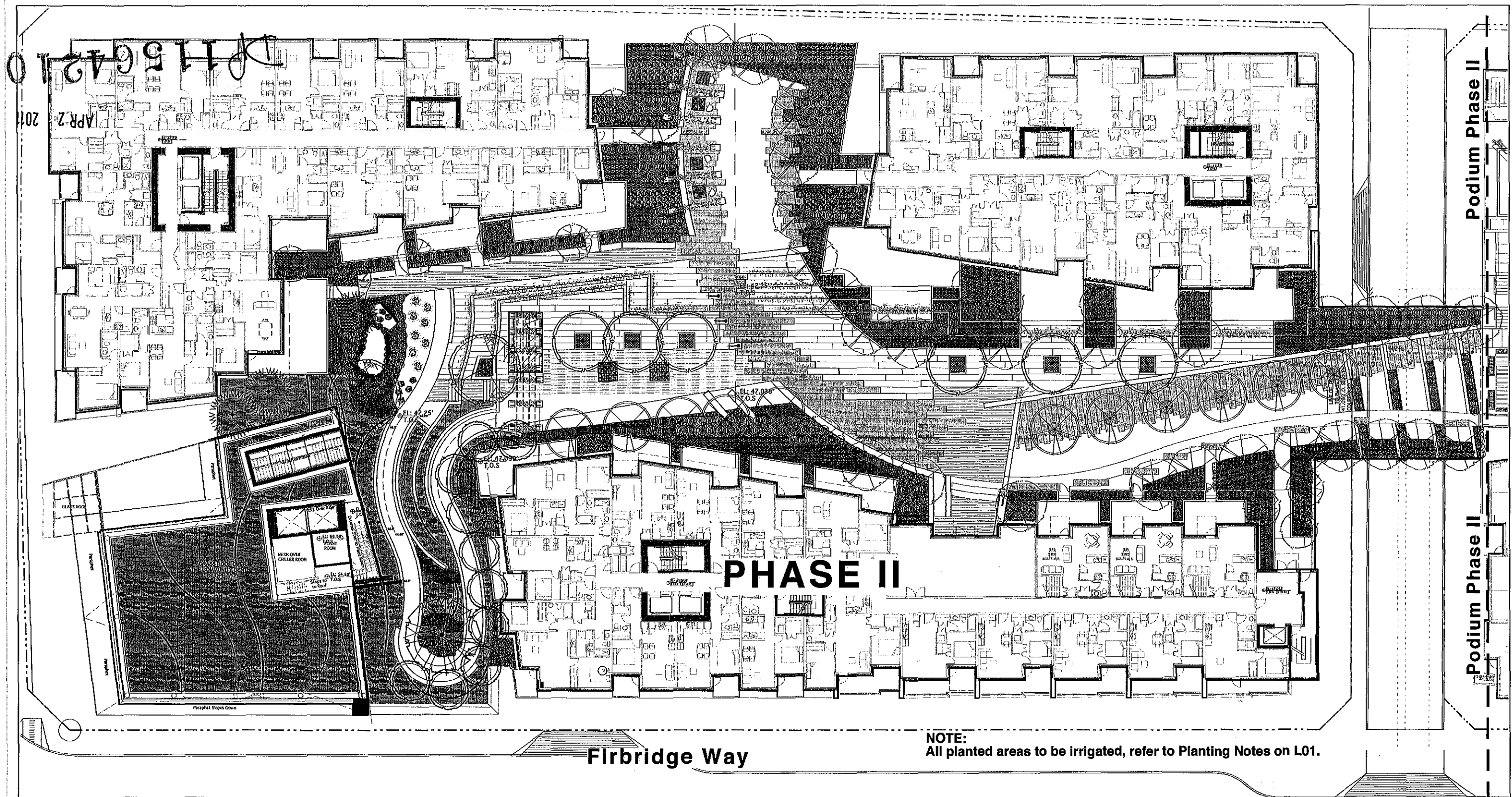
Project No:
10114

Sheet No.: **L04.a**

APR 21 2011



#15e



Planted Roof/ Ornamental Grasses & Perennials

Type I:
Mixed Ornamental Grasses and Seasonal Flowering Perennials. Species to be determined.

Type II:
Mixed Ornamental Grasses and Seasonal Flowering Perennials. Species to be determined.

Refer to Sheet L01 for Complete Plant List



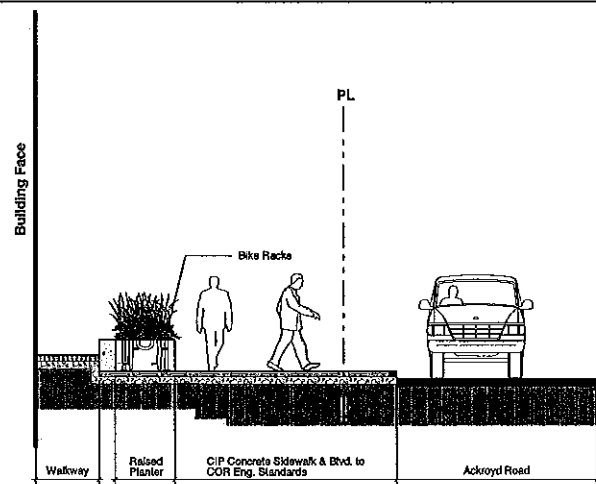
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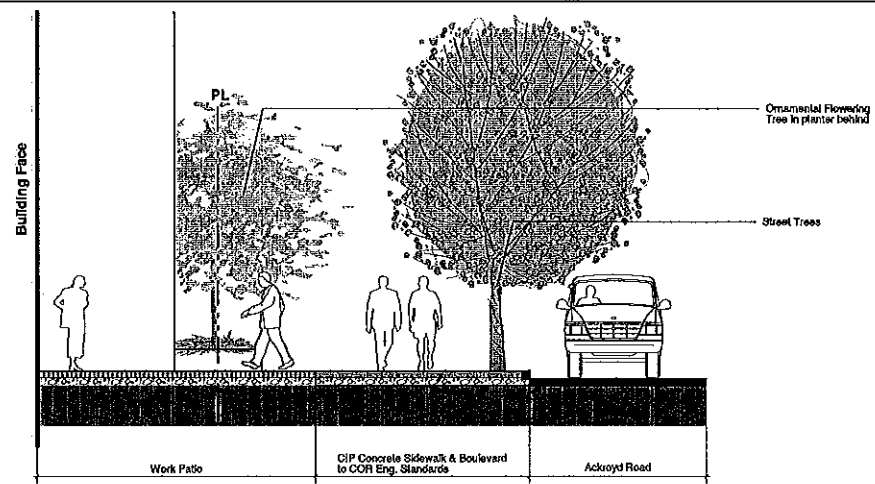
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Revisions: 05 April 21 '11 Re-issued for ADP 04 April 19 '11 Re-issued for ADP 03 April 15 '11 Re-issued for ADP 02 March 25 '11 Re-issued for DP 01 March 11 '11 Issued for DP no.: yd009	Drawn by: BB Checked by: JD Date: December, 2010 Scale: 1" = 10'	Sheet No.: L05	

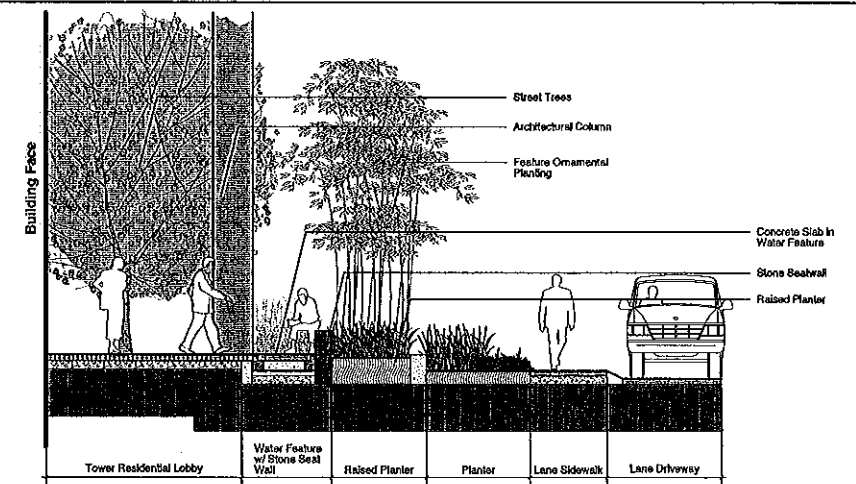
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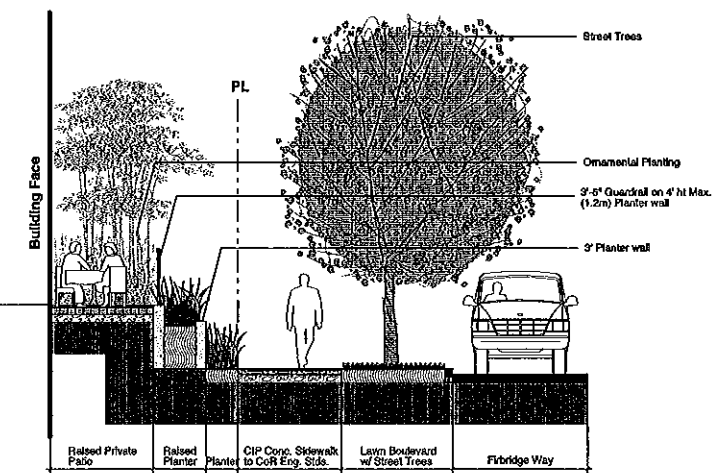
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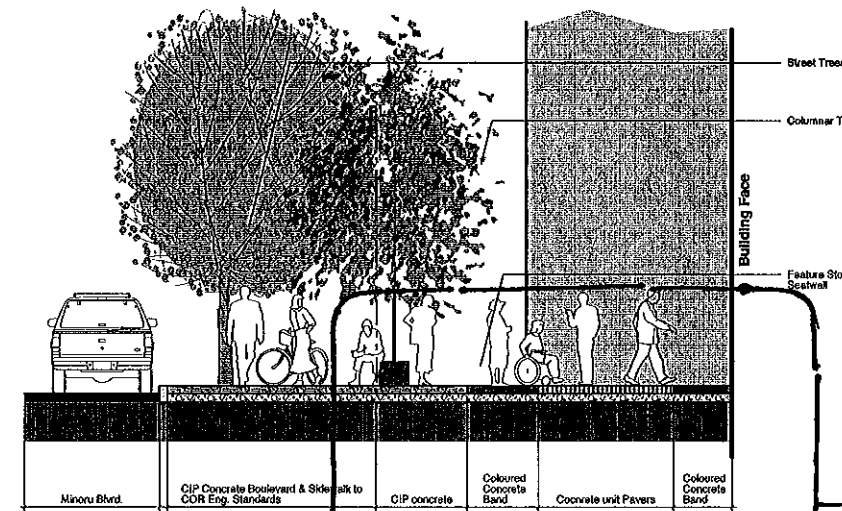
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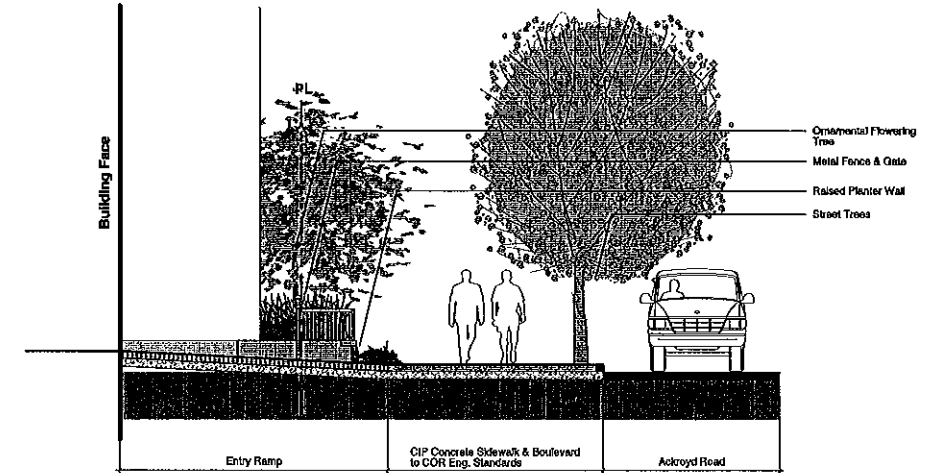
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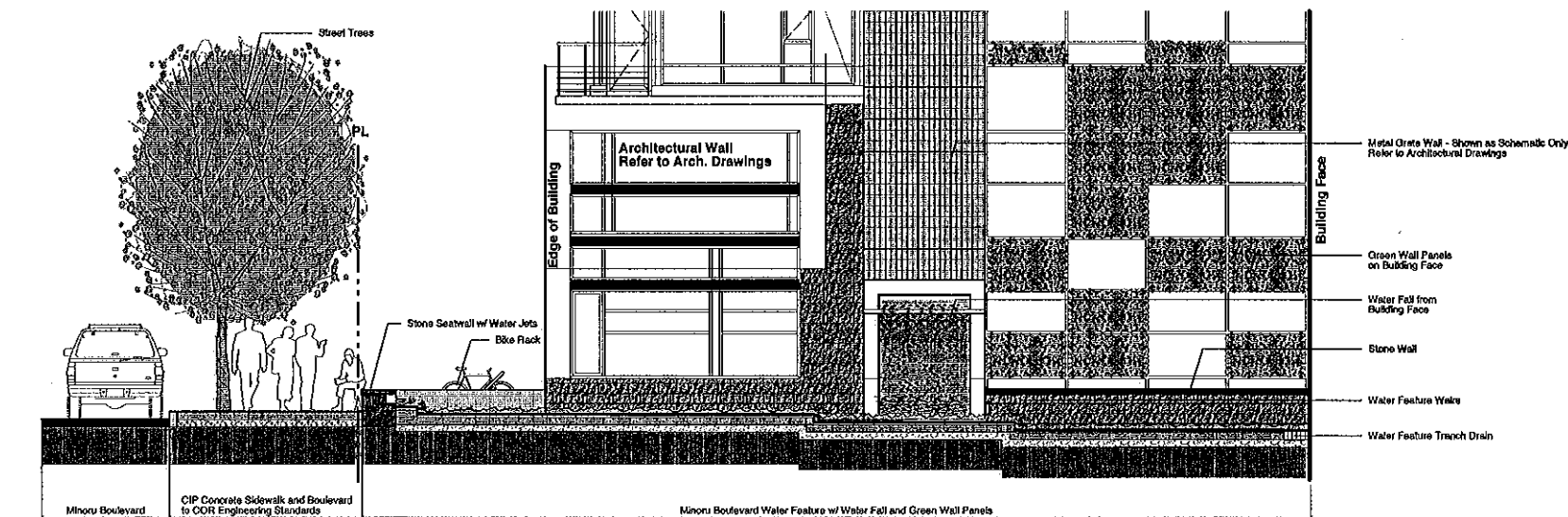
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SECTION E - E
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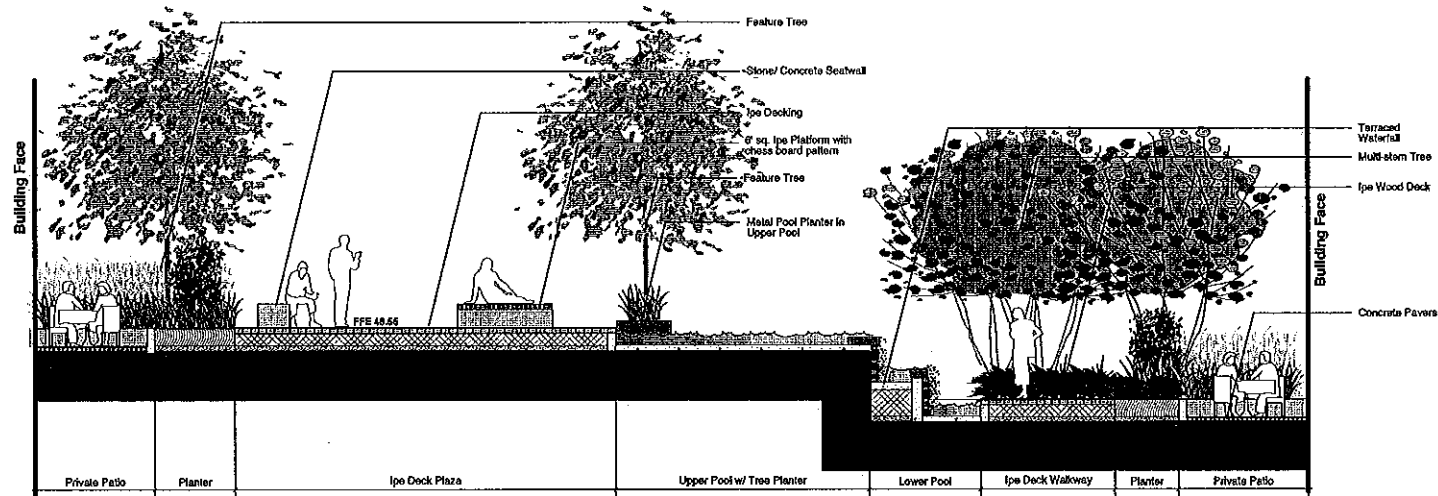


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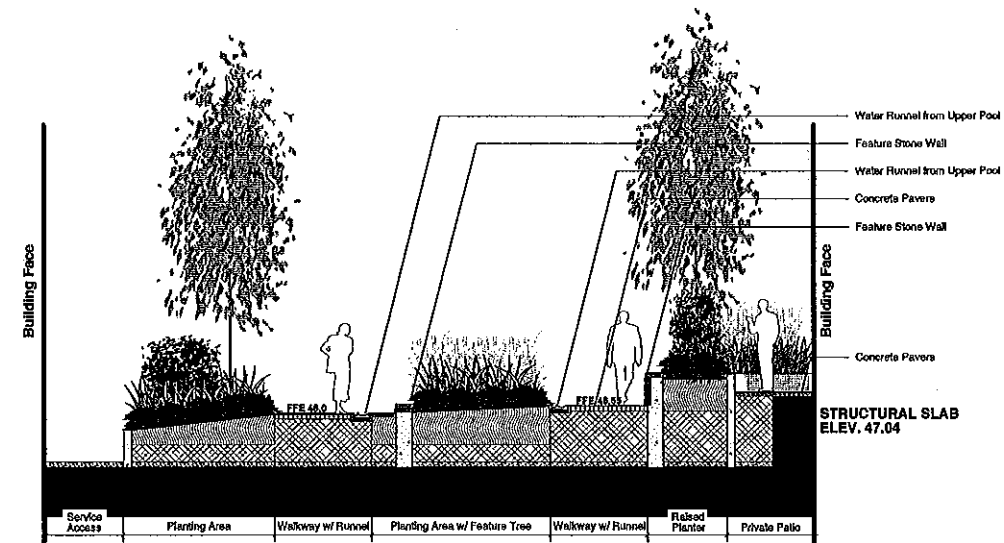


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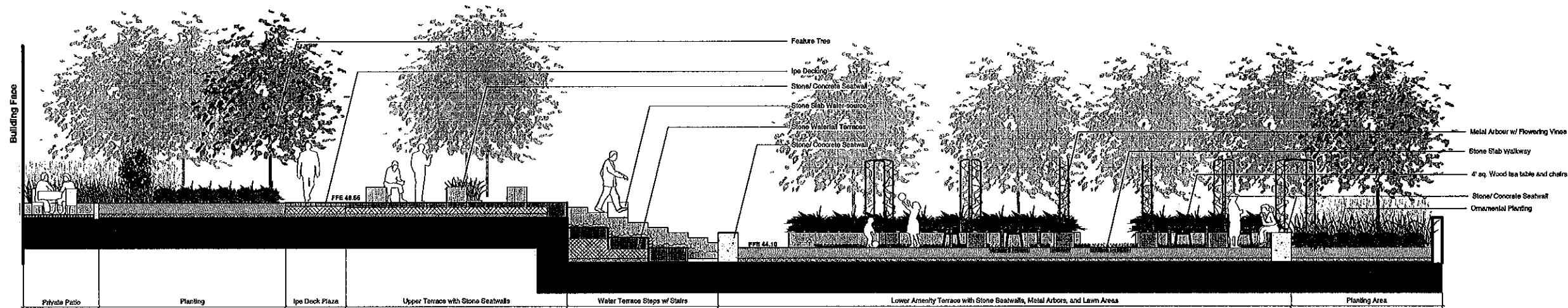
SEE NOTE ON PLAN L02 (#156)



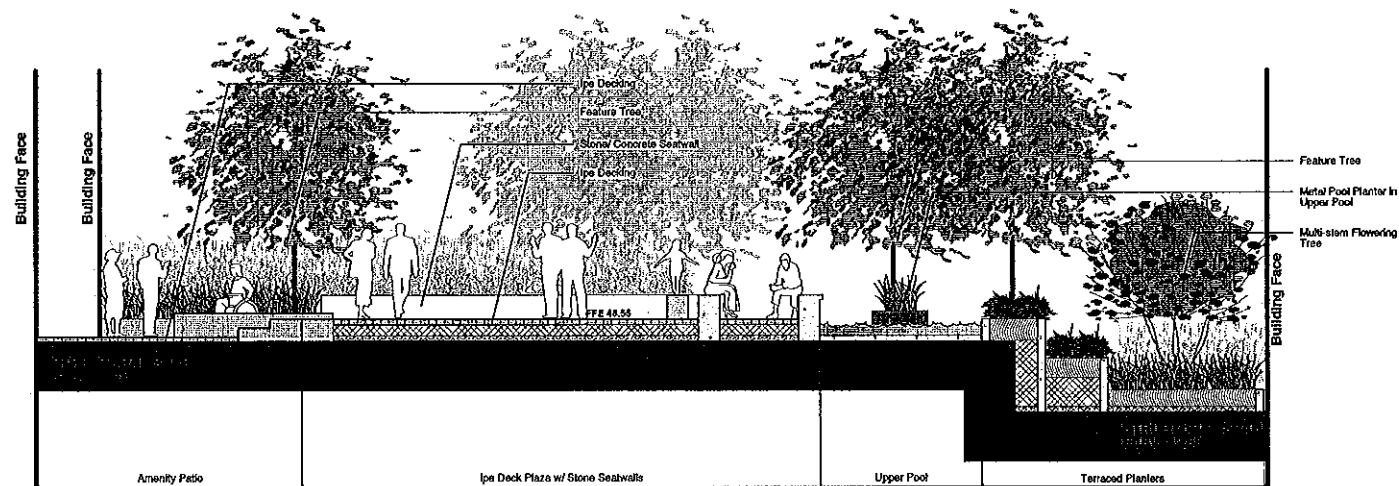
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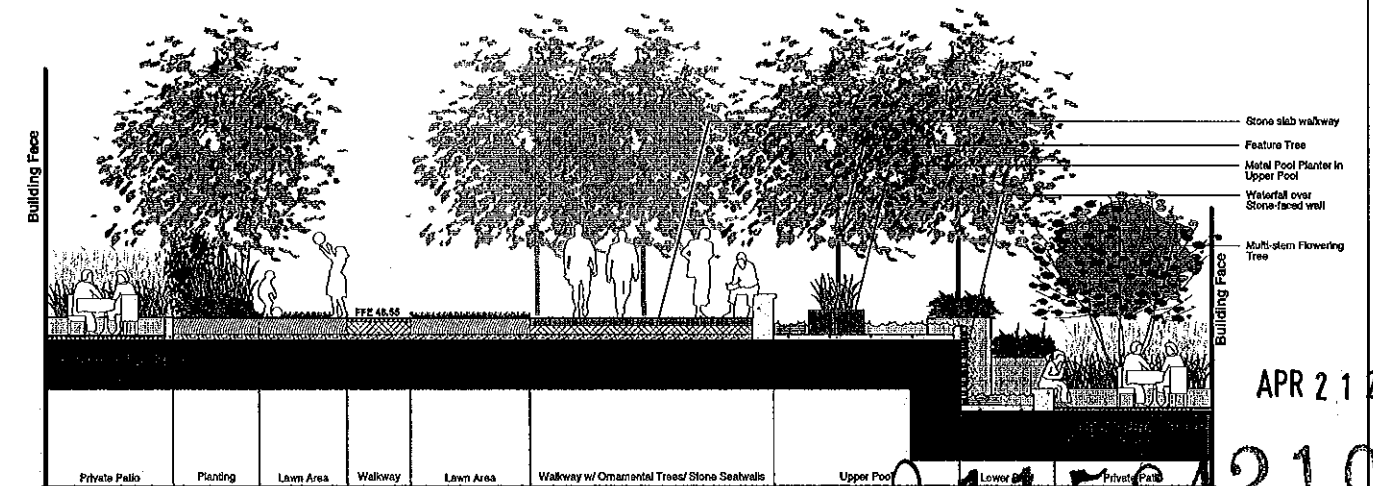
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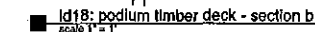
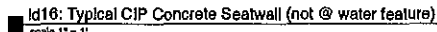
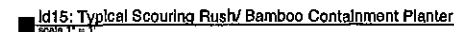
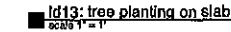
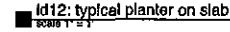
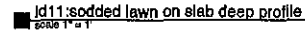
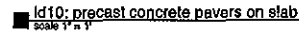
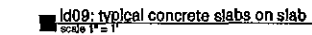
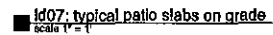
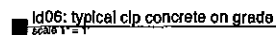
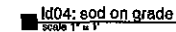
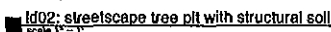


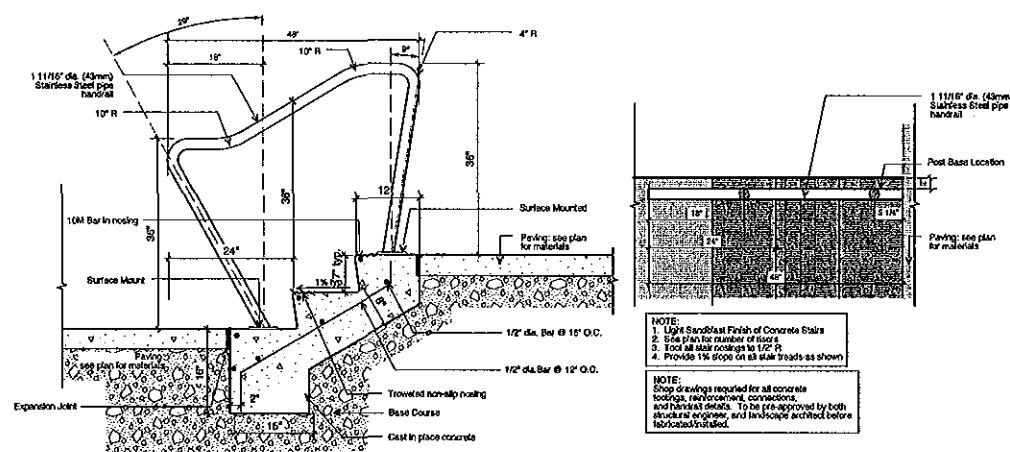
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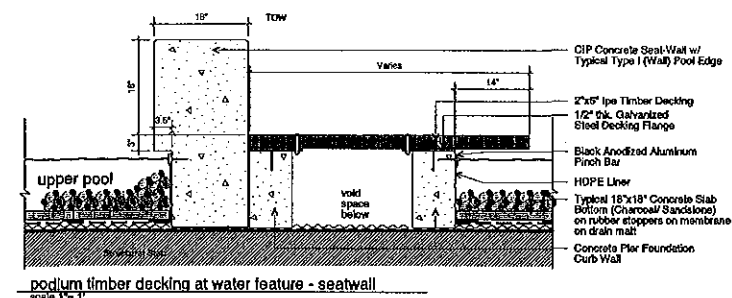
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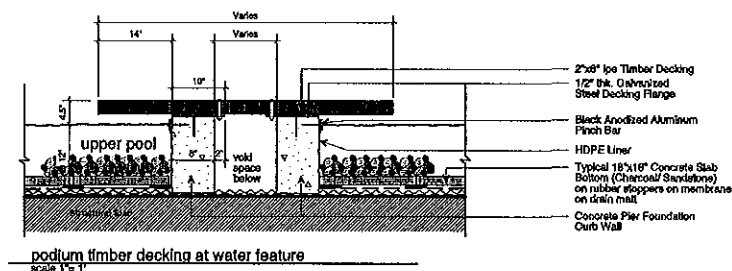




Id20: typical c/p Concrete stairs w/ handrail
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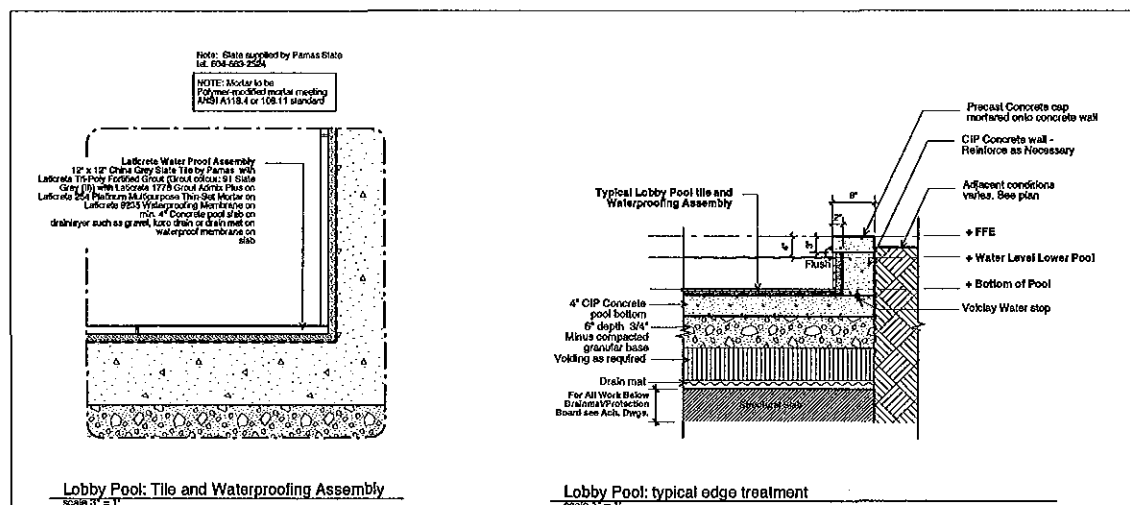


podium timber decking at water feature - seatwall
scale 1" = 1'



podium timber decking at water feature
scale 1" = 1'

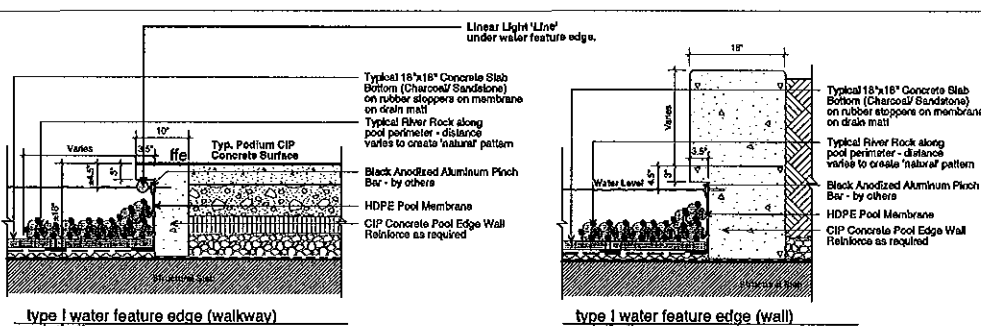
Id21: timber decking at water feature
scale 1" = 1'



Lobby Pool: Tile and Waterproofing Assembly
scale 3/4" = 1'

Lobby Pool: typical edge treatment
scale 1" = 1'

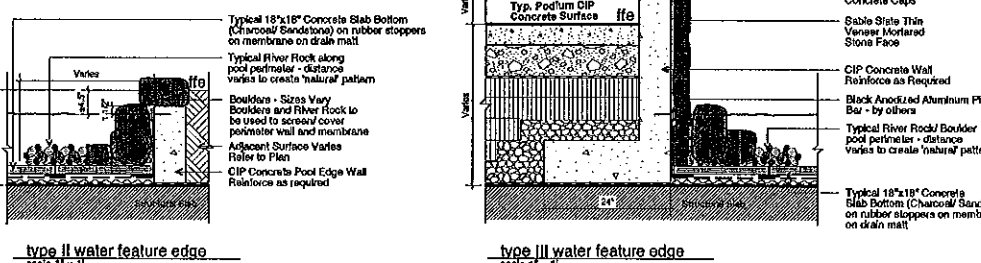
Id22: ground floor lobby water feature
scale 1" = 1'



type I water feature edge (walkway)
scale 1" = 1'

type I water feature edge (wall)
scale 1" = 1'

NOTE:
All boulders to be placed on min. 2 layers of
drain mat over concrete slabs and/or wall



type II water feature edge
scale 1" = 1'

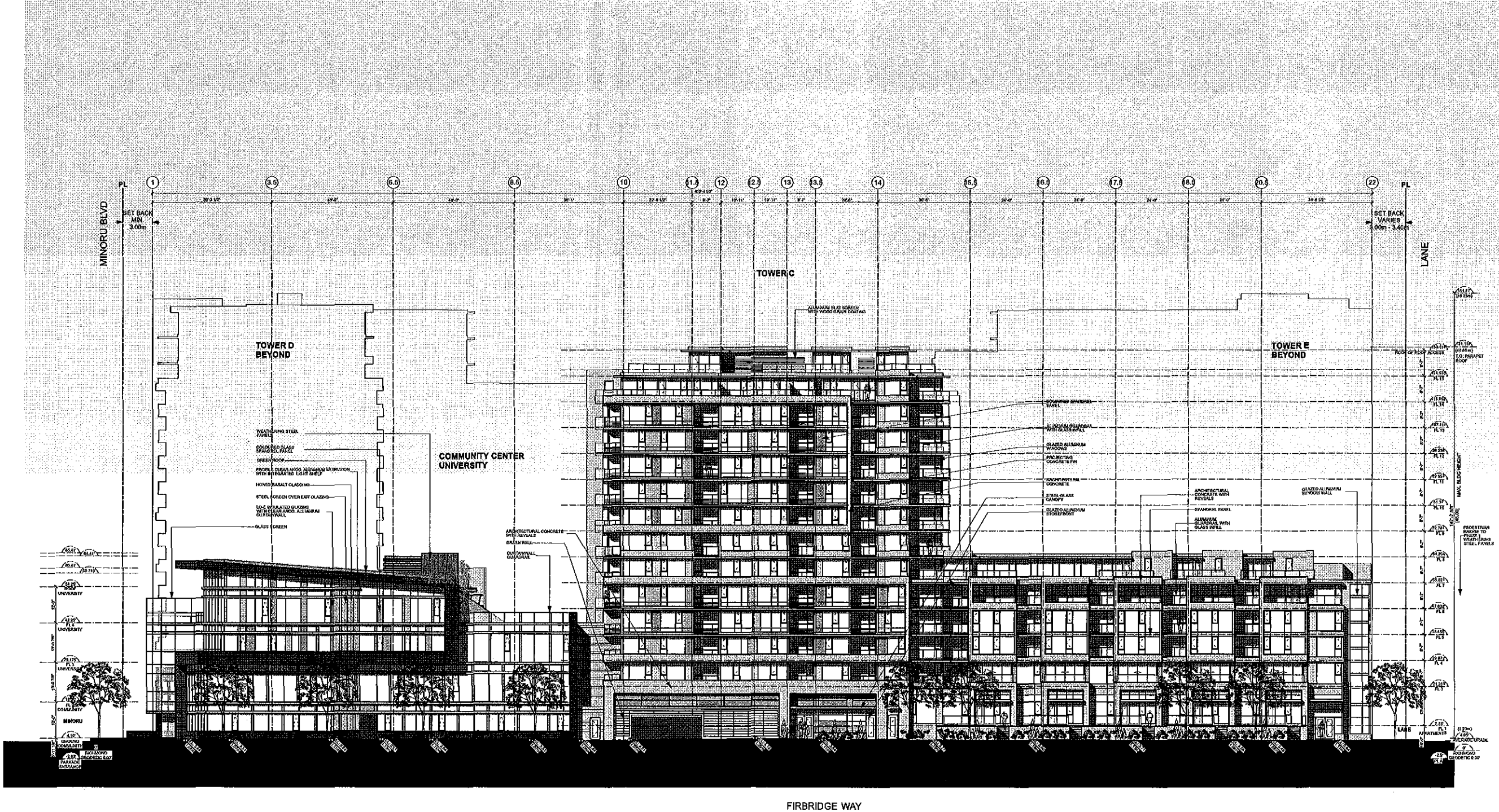
type III water feature edge
scale 1" = 1'

Id23: typical water feature edge details
scale 1" = 1'

APR 21 2011

DP 11564210

#15;



FIRBRIDGE WAY

TOWER C / COMMUNITY CENTER SOUTH ELEVATION

No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	16/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

TOWER C
SOUTH
ELEVATION

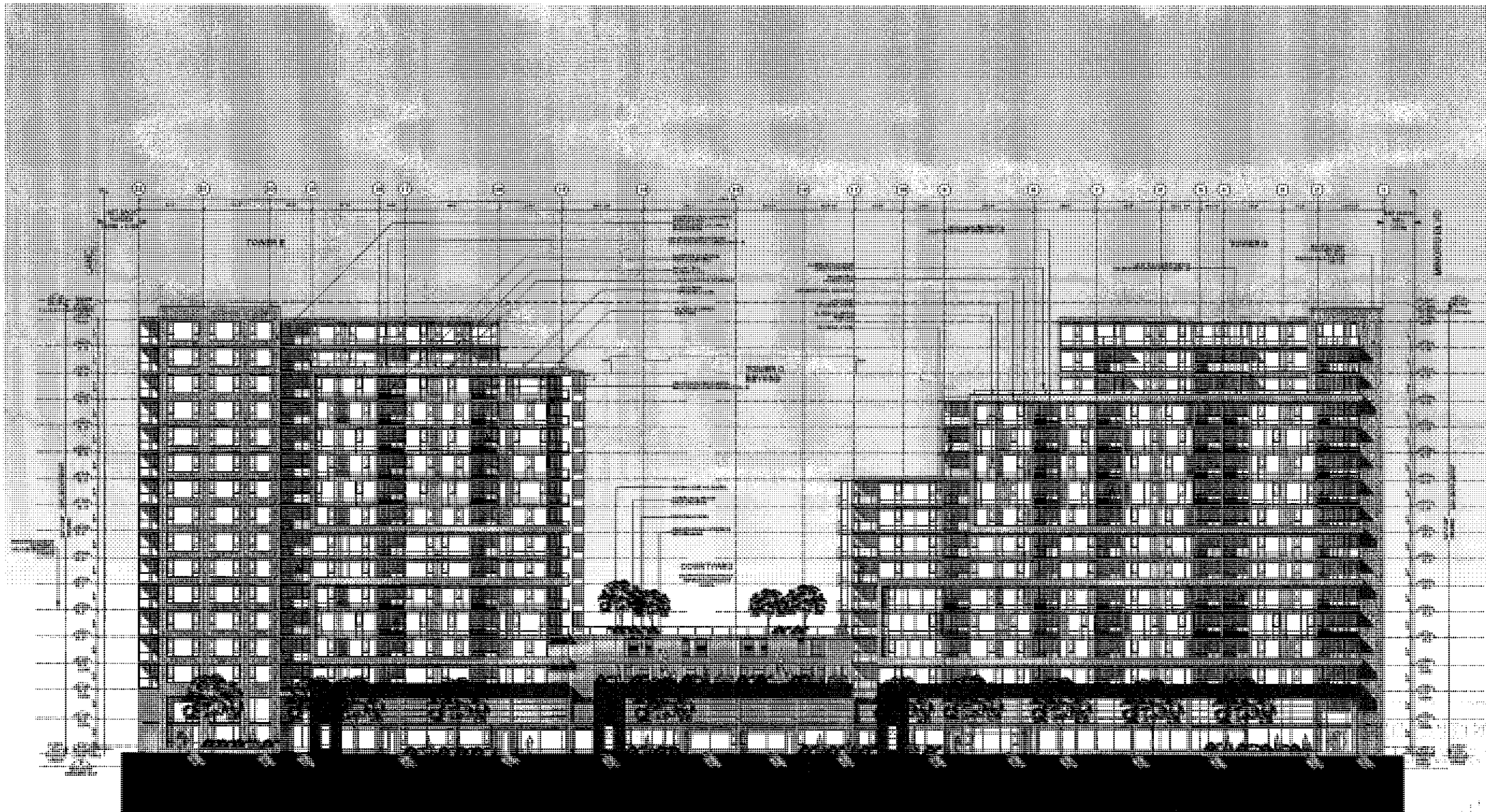
APR 21 2011

JOB NO.	10-15
DRAWN	LL
DATE	APRIL 19, 2011
SCALE	1/16" = 1'-0"
CHECKED	WTL

DP 11564210

DP-3.02

#17



ACKROYD ROAD

TOWERS D & E NORTH / ACKROYD ROAD ELEVATION

No.	Date	Issue Note
4	10/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

**TOWER D & E
NORTH
ELEVATION**
APR 2 1 2011

JOB NO.: 10-15

DRAWN: CC, VK

DATE: APRIL 19, 2011

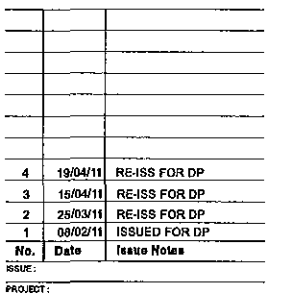
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DP 11564210

DP-3.03 #18



5800 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

APR 21 2011

JOB NO.:

10-15

DRAWN: _____

DATE: **APRIL 19 2011**

APRIL 19, 2011
SCALE: _____

SCALE: $1/16" = 1'-0"$

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WTL 12511

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0893-3200/00/\$12.00 DOI: 10.1037/0893-3200.15.1.103

DRAWING NO. :

110

#2

DP-3 057

DP-3.05 17 21

_____ of _____

**TOWER C NORTH / COURTYARD ELEVATION
SECTION 2**

DP 11 564210

DP-3.05 #20
_____ of _____



4	19/04/11	RE-ISS FOR DP
3	16/04/11	RE-ISS FOR DP
2	26/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Note

PROJECT

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

APR 21 2011

JOB NO.: 10-15

DRAWN: CC, VK

DATE: APRIL 1

SCALE : $1/16"=1'$

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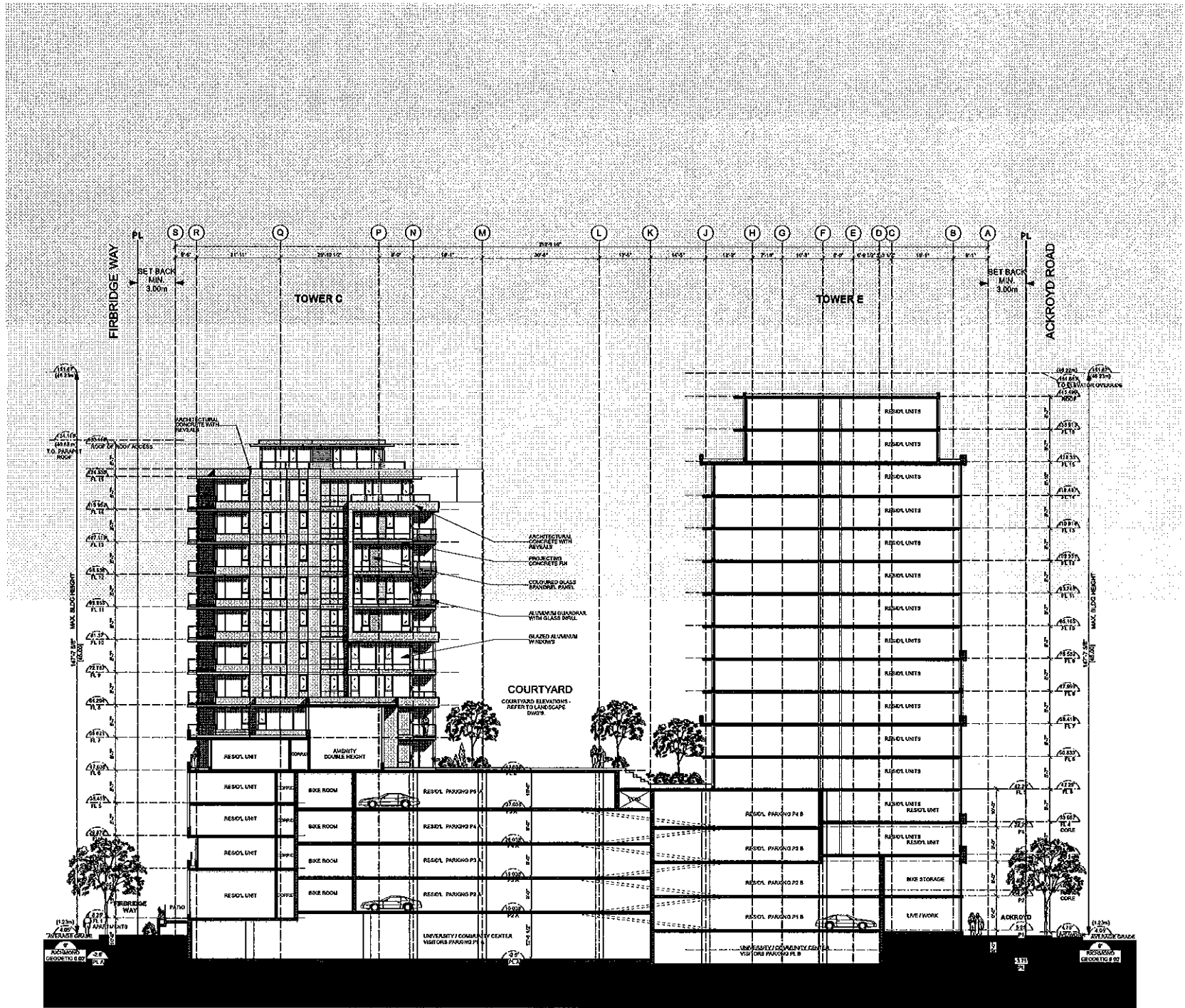
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**TOWERS D & E SOUTH / COURTYARD ELEVATION
SECTION 3**

DP 115642
 Drawing of
 DP-3.06
 of #2



TOWER C EAST ELEVATION / SECTION TOWER E
SECTION 4

No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	26/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

ISSUE:
PROJECT:

QUINTET
PHASE 2

5800 MINORU BLVD
RICHMOND, BC

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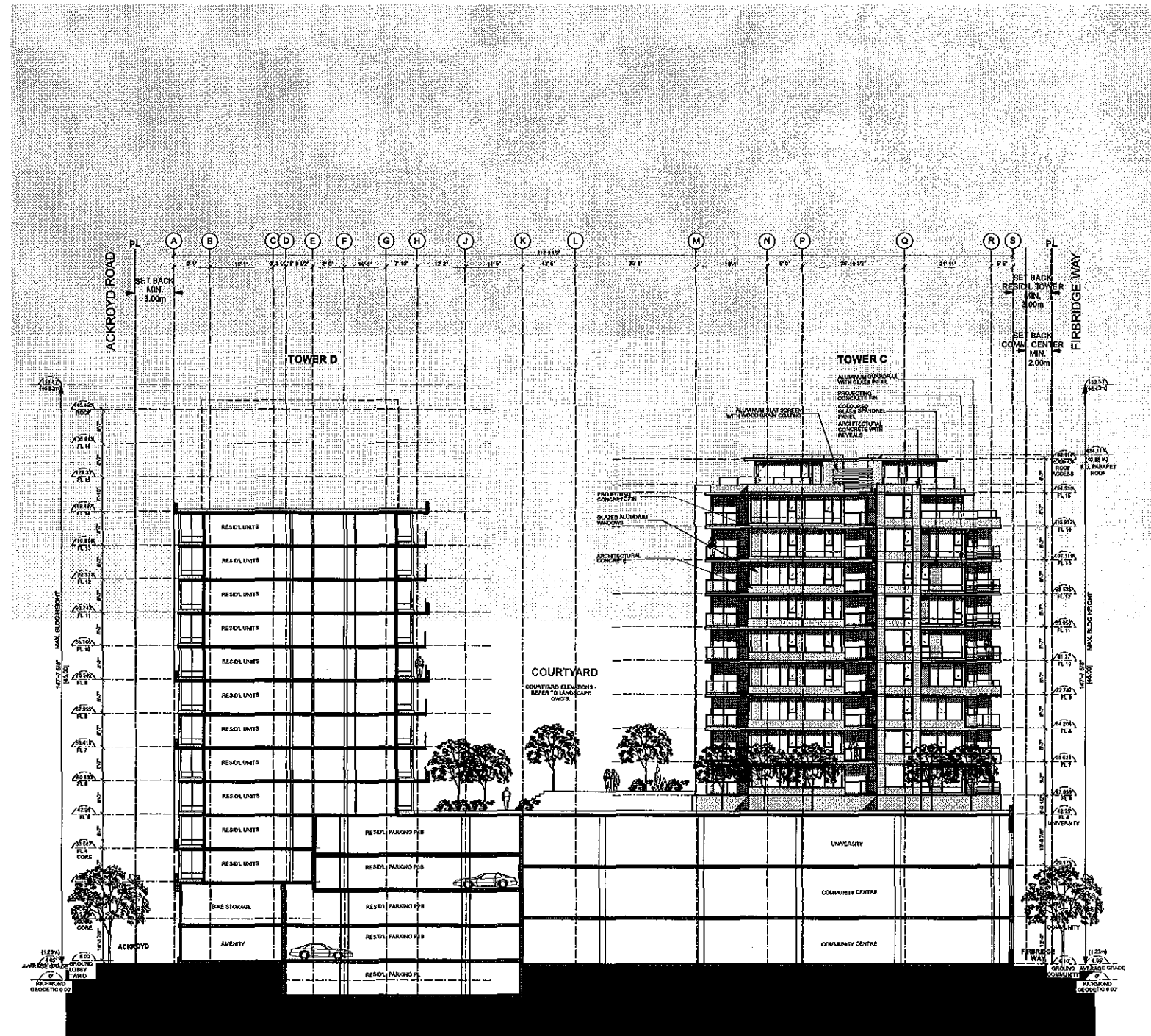
TOWER C
EAST
ELEVATION
APR 21 2011

JOB NO.: 10-15
DRAWN: LL
DATE: APRIL 19, 2011
SCALE: 1/16" = 1'-0"
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DP-3.07
#22



TOWER C WEST ELEVATION / TOWER D SECTION
SECTION 5

4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Notes

QUINTET
PHASE 2

6900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

TOWER C
WEST
ELEVATION
APR 2 1 2011

JOB NO.:	10-15
DRAWN:	CC, LL
DATE:	APRIL 19, 2011
SCALE:	1/16" = 1'-0"
CHECKED:	WTL
DRAWING NO.:	DP-3.08

DP 11564210

DP-3.08 #23

SITE DATA

CIVIC ADDRESS
7788/ 7888 ACKROYD RD, 5900 MINORU BLVD, 7733 FIRBRIDGE WAY, RICHMOND, B. C.

LEGAL DESCRIPTION
LOT A SECTION 5 BLK 4 NORTH RANGE 6 WEST PLAN BCP 45912

SITE DIMENSIONS
129.09m x 70.60m/ 423.52' x 231.62'

SITE AREA PHASE 2
11,910.1 SQ.M / 128,196 SF (PRE-SUBDIVISION)
8,931.3 SQ.M / 96,133 SF (POST-SUBDIVISION)

SITE AREA PHASE 1 & 2 COMBINED
20,566.3 SQ.M / 221,596.5 SF (PRE-SUBDIVISION)
15,535.3 SQ.M / 167,225.8 SF (POST-SUBDIVISION)

ZONING
CD

FLOOR AREA RATIO (FAR)
MAXIMUM FAR ALLOWED: 3.0 FAR

PROPOSED 3.24 FAR (PRE-SUBDIVISION)
4.30 FAR (POST SUBDIVISION)
PHASE 1 AND 2 COMBINED

PROJECT DATA PHASE 2

RESIDENTIAL GROSS AREA	386,980.79 SF	35,952.76 m2
+ UNIVERSITY/ COMMUNITY CENTER	+ 55,804.99 SF	5,184.28 m2
- VOID EXCLUSIONS	- 19,681.71 SF	1,828.43 m2
= NET TOTAL AREA PHASE 2	423,104.08 SF	39,308.61 m2
= NET TOTAL AREA PHASE 1 & 2 COMBINED	717,663.68 SF	66,693.34 m2
INDOOR AMENITY PHASE 2 (FAR EXCL. AREA)	5952.72 SF	553.01 m2
GROSS FLOOR AREA PHASE 2	429,056.78 SF	39,861.62 m2
OUTDOOR AMENITY PHASE 2	38,333.00 SF	3,561.23 m2

PARKING SUMMARY

	REQUIRED	PROVIDED TOTAL	SMALL CARS	HC CARS
RESIDENTIAL VISITOR (0.2/UNIT)	84	WITH UNIVERSITY/ COMMUNITY CENTER PARKING		
RESIDENT (1.0/UNIT)	418	463	173	10
TOTAL	502			
UNIVERSITY .25/STUDENT@150 STUDENTS .5825/ STAFF MEMBER @ 25 STAFF MEMBERS COMM. CENTER 1.7/100m2	105	121	81	2
		INCL. 2 COOP CARS 1 COOP CAR = 3 PARKING STALLS		

BICYCLES		
RESIDENTIAL (1.25/UNIT)	523	529
UNIVERSITY 1/10 STUDENTS, 1/4 STAFF MEMBERS COMM. CENTER (1/100m2)	59	66

RESIDENTIAL UNIT SUMMARY:

	TOWER APARTMENTS
TOWER C	139
TOWER D	163
TOWER E	112
LIVE/ WORK	4
TOTAL	418

DRAWING LIST

ARCHITECTURAL

DP-1.00 COVER SHEET
DP-1.01 VICINITY & CONTEXT PLAN
DP-1.02 ROOF & COURTYARD PLAN
DP-1.03 PHASE 1 & PHASE 2 SITE PLAN
DP-1.04 SITE PLAN PHASE 1
DP-1.05 STREETSCAPE EAST/ WEST
DP-1.06 STREETSCAPE NORTH/ SOUTH
DP-1.07 SHADOW DIAGRAM

DP-2.00 PL PARKING PLAN
DP-2.01 GROUND FL PLAN P1A/ P1B
DP-2.02 2ND FL PLAN P2A/ P2B
DP-2.03 3RD FLOOR PLAN P3A/ P3B
DP-2.04 4TH FLOOR PLAN P4A/ P4B
DP-2.05 5TH FLOOR PLAN TWR C/ P5A
DP-2.06 5TH/6TH FL PLAN - COURTYARD
DP-2.07 7TH FL PLAN
DP-2.08 8TH - 10TH FL PLAN
DP-2.09 11TH - 13TH FL PLAN
DP-2.10 14TH FL PLAN
DP-2.11 15TH FL PLAN
DP-2.12 ROOF PLAN

DP-2.51 TOWER C 6TH FL PLAN
DP-2.52 TOWER C 7TH FL PLAN
DP-2.53 TOWER C 8TH - 13TH FL PLAN
DP-2.54 TOWER C 14TH FL PLAN
DP-2.55 TOWER C 15TH FL PLAN

DP-2.61 TOWER D 5TH FL PLAN
DP-2.62 TOWER D 6TH - 10TH FL PLAN
DP-2.83 TOWER D 11TH -13TH FL PLAN
DP-2.84 TOWER D 14TH - 16TH FL PLAN

DP-2.71 TOWER E 5TH FL PLAN
DP-2.71 TOWER E 6TH - 14TH FL PLAN
DP-2.71 TOWER E 15TH - 16TH FL PLAN

DP-3.01 TOWER D WEST & SOUTH ELEVATION
DP-3.02 TOWER C SOUTH ELEVATION
DP-3.03 TOWER D & E NORTH ELEVATION
DP-3.04 TOWER E EAST & WEST ELEVATION/ SECTION 1
DP-3.05 TOWER C NORTH ELEVATION/ SECTION 2
DP-3.06 TOWER D & E SOUTH ELEVATION/ SECTION 3
DP-3.07 TOWER C EAST ELEVATION/ SECTION 4
DP-3.08 TOWER C WEST ELEVATION/ SECTION 5

PROJECT CONSULTANT TEAM

ARCHITECT
W.T. LEUNG ARCHITECTS INC.

LANDSCAPE ARCHITECT
DURANTE KREUK LTD.

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN

MECHANICAL ENGINEER
STERLING, COOPER & ASSOCIATES

ELECTRICAL ENGINEER
NEMETZ (S/A) & ASSOCIATES LTD.

CIVIL ENGINEER
MPT ENGINEERING LTD.

INTERIOR DESIGN
BBA DESIGN CONSULTANTS INC.

WATER FEATURE
VINCENT HELTON & ASSOCIATES LTD.

GEOTECHNICAL ENGINEER
TROW ASSOCIATES INC.

TRAFFIC CONSULTANT
ISL ENGINEERING & LAND SERVICES LTD.

ENVIROMENTAL ENGINEER
KEYSTONE ENVIRONMENTAL LTD.

LAND SURVEYOR
MATSON PECK & TOPLISS

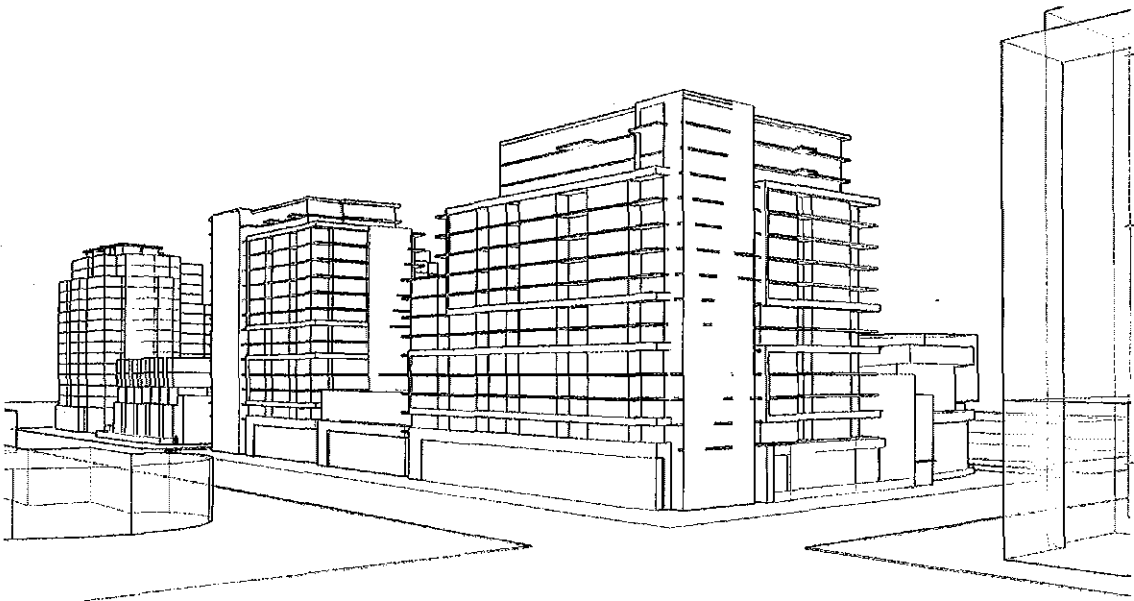
QUANTITY SURVEYOR
BTY GROUP

CODE CONSULTANT
CFT ENGINEERING

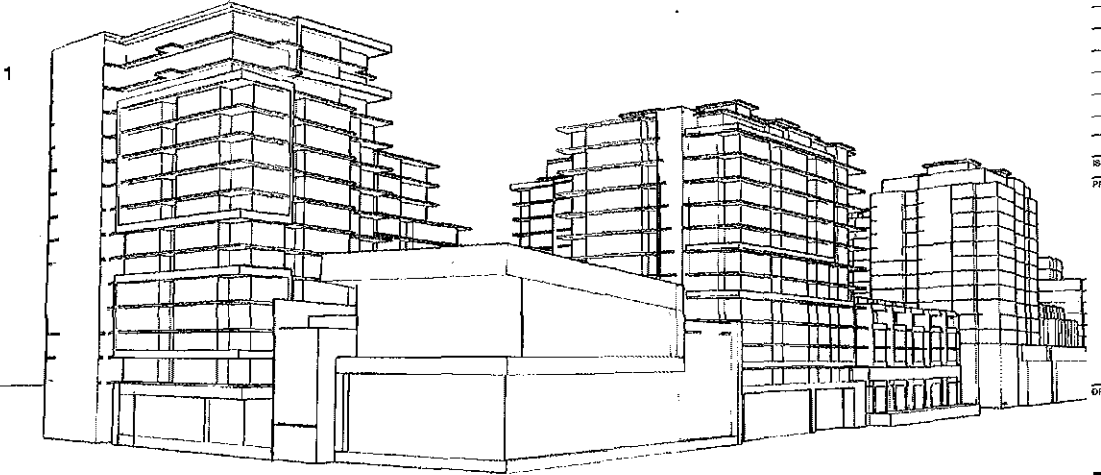
BUILDING ENVELOPE CONSULTANT
LEVELTON CONSULTANTS LTD.

QUINTET
PHASE 2

A COMPREHENSIVE MIXED-USE RESIDENTIAL,
INSTITUTIONAL & COMMUNITY BASED DEVELOPMENT



VIEW FROM ACKROYD AND MINORU



VIEW FROM MINORU & FIRBRIDGE WAY

W. T. LEUNG
ARCHITECTS
INC.

Suite 300 - 973 West Broadway,
Vancouver, British Columbia, Canada V5Z 1K3
Telephone: (604) 736-9711

No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	16/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

TITLE
PROJECT DATA

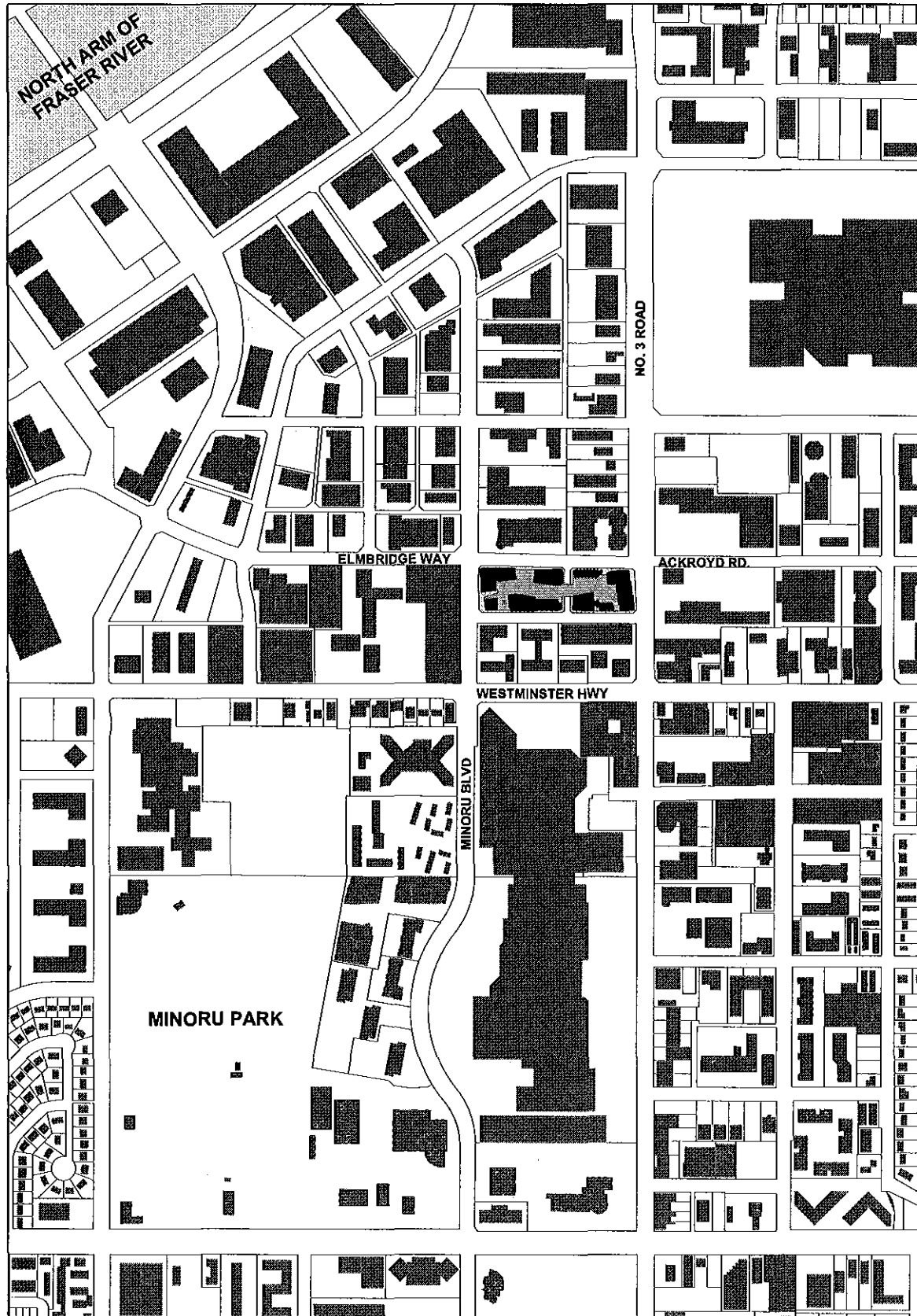
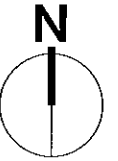
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JOB NO.:	10-15
DRAWN:	CC
DATE:	APRIL 19, 2011
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REVISION:	WTL

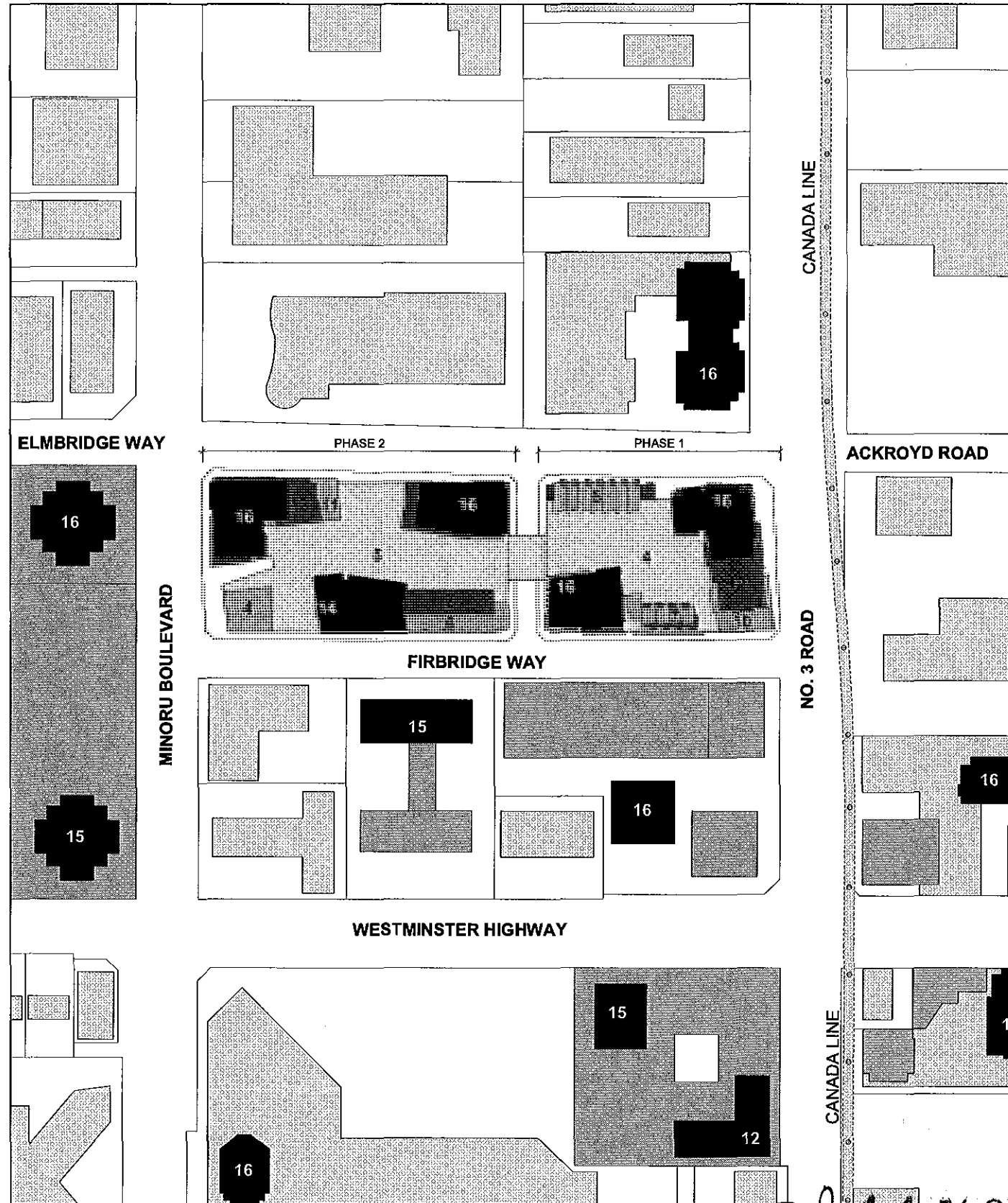
GENERAL NOTES
AGING IN PLACE PROVISIONS:
- TOWER D '03 AND '05 SUITES
- 2'-10" DOORS FOR WHEELCHAIR CLEARANCE
- BACKING PRE-INSTALLED WITHIN BATHROOM WALLS FOR
GRAB-BAR SUPPORT
- ENTRY, BATHROOM AND KITCHEN DIMENSIONS DESIGNED TO
ACCOMMODATE WHEELCHAIR MANOEUVERING

reference

DP-1.00



1 VICINITY PLAN
SCALE 1:4000



2 CONTEXT PLAN
SCALE 1:1000

No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	09/02/11	ISSUED FOR DP

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

VICINITY &
CONTEXT
PLAN
APR 21 2011

JOB NO.:
10-15

DRAWN:
EM

DATE:
APRIL 19, 2011

SCALE:
AS NOTED

DESIGNED BY:
WTL

DRAWING NO.:

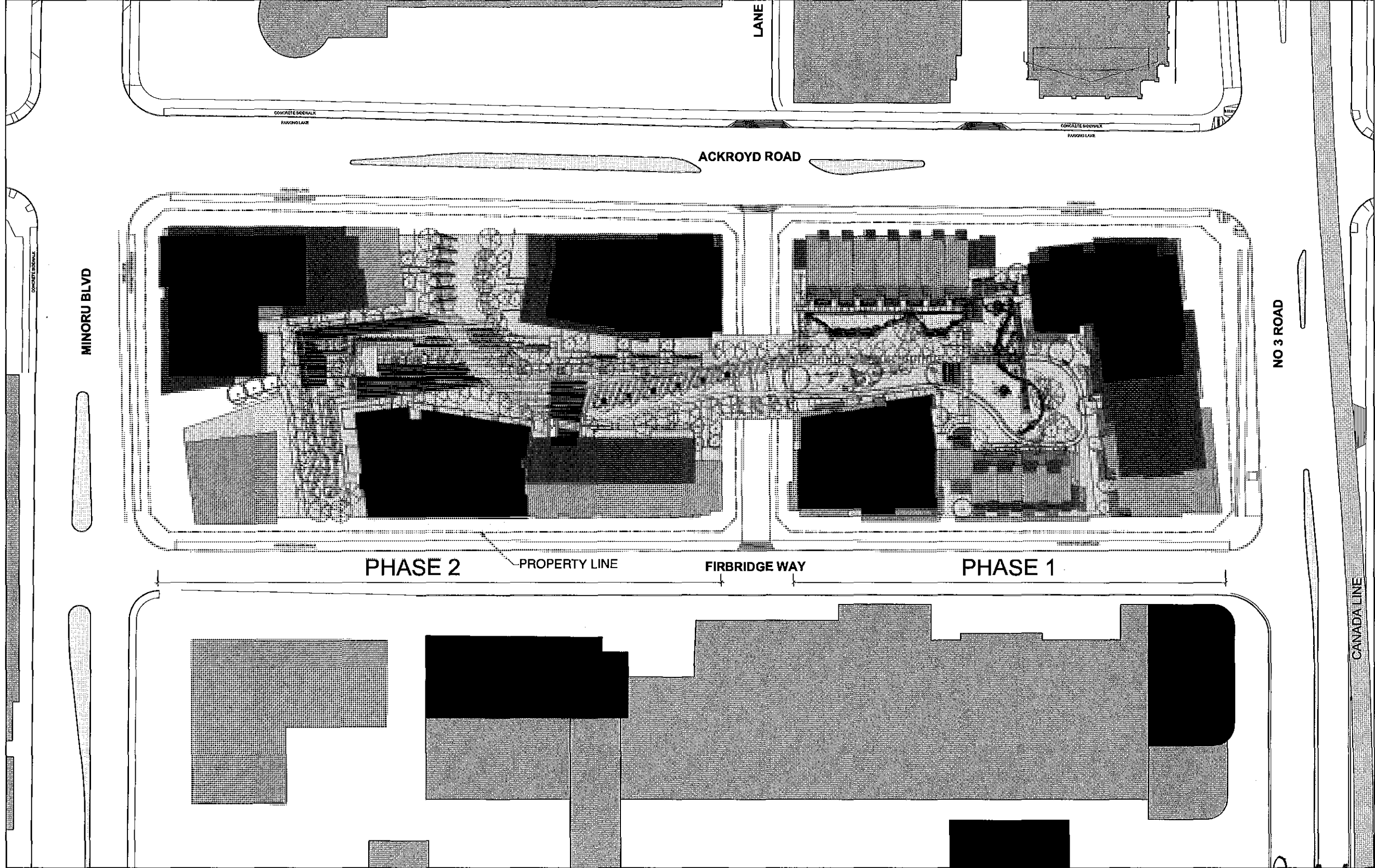
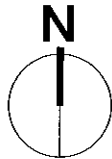
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DRAWING NO.:

DP 11564210

reference

DP-1.01
of



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT: **QUINTET
PHASE 2**

5800 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

**ROOF &
COURTYARD
PLAN**
APR 2 1 2011

JOB NO.: **10-15**

DRAWN: **EM**

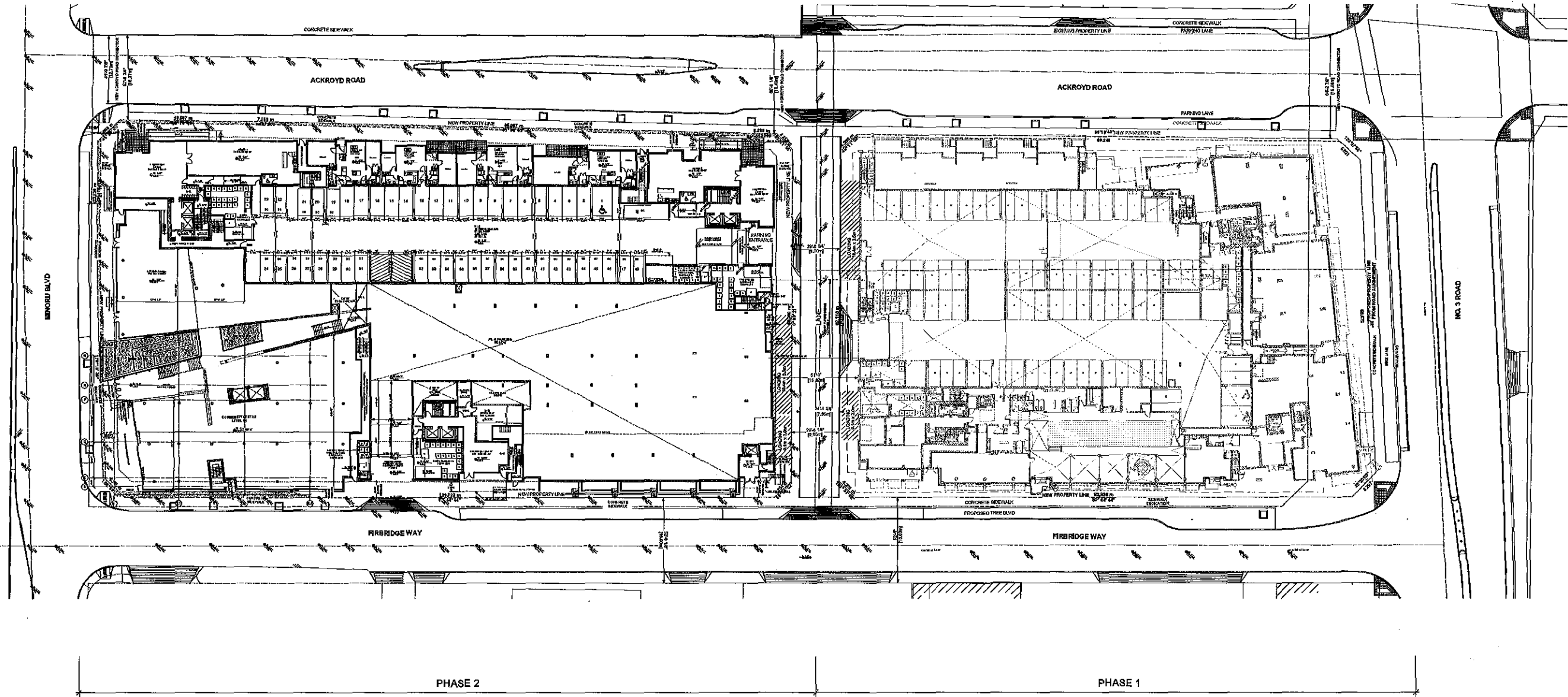
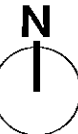
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SCALE: **1/32" = 1'-0"**

CHECKED: **WFL**

DATE: **APR 19, 2011**
DRAWING NO.: **DP-1.02**

DP 11564910
reference DP-1.02



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3	15/04/11	RE-155 FOR DP
2	25/03/11	RE-155 FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Note

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

SITE PLAN
PHASE 1 & 2

APR 21 2011

JOB NO.:	10-15
DRAWN:	LL, CC
DATE:	APRIL 19, 2011
SCALE:	1/32" = 1'-0"
CHECKED:	WTL

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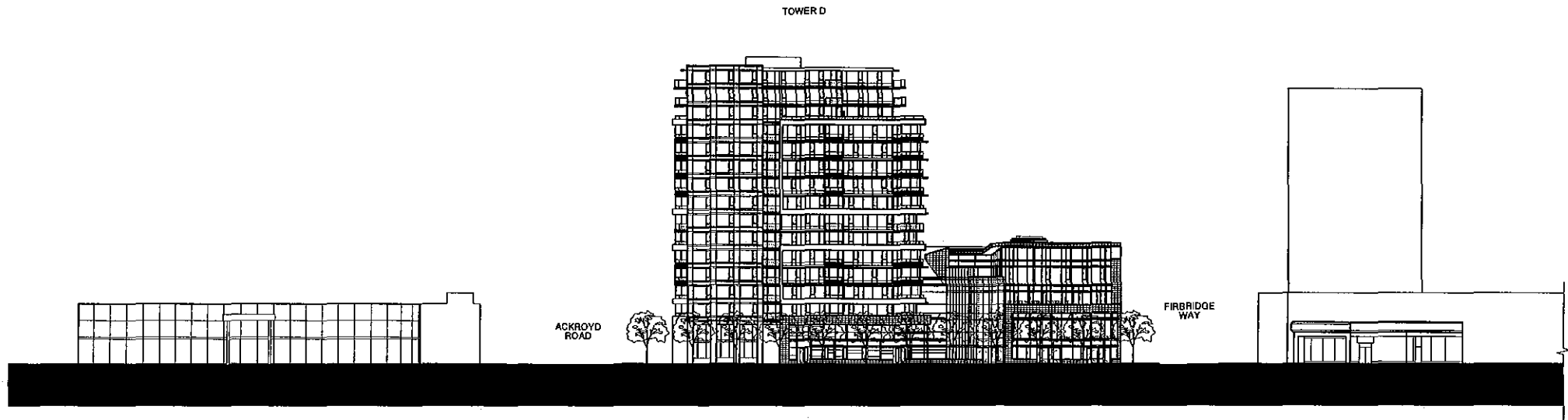
DRAWING NO.:

DP 11564210

reference



STREETSCAPE EAST/ NO. 3 ROAD



STREETSCAPE WEST/ MINORU BOULEVARD

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3	16/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Notes

PROJECT:
**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND, BC

**STREETSCAPE
PHASE 1 & 2**

APR 21 2011

JOB NO.: 10-15

DRAWN: EM

DATE: APRIL 19, 2011

SCALE: 1/8" = 1'-0"

CHECKED: WTL

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DRAWING NO.:

DP 11564210
reference DP-1.05



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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Notes

**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE :

STREETSCAPE PHASE 1 & 2

APR 21 2011

JOB NO.: 10-15

DRAWN: **EM**

DATE: **APRIL 19, 2011**

SCALE: $1/32" = 1'-0"$

CHECKED: **WTL**

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DRAWING NO. 4210

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04 DB-1 06

DF=1.00

51



CHECKED: WTL
 11564210
 DRAWING NO. 11564210

reference DP-1.06 of

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12 NOON

UNIVERSITY OF CALIFORNIA

ADMINISTRATIVE BUILDING

PHYSICS BUILDING

QUINTET PHASE 1

5900 MINORU BLVD.
5891-5931 No 3 ROAD
RICHMOND

DRAWING TITLE:

SHADOW DIAGRAM

APR 21 2011

DOI NO. _____

10-15

DRAXYN:

DATE : **APRIL 19, 2011**

SCALE: **NTS**

CHECKED:

TL6

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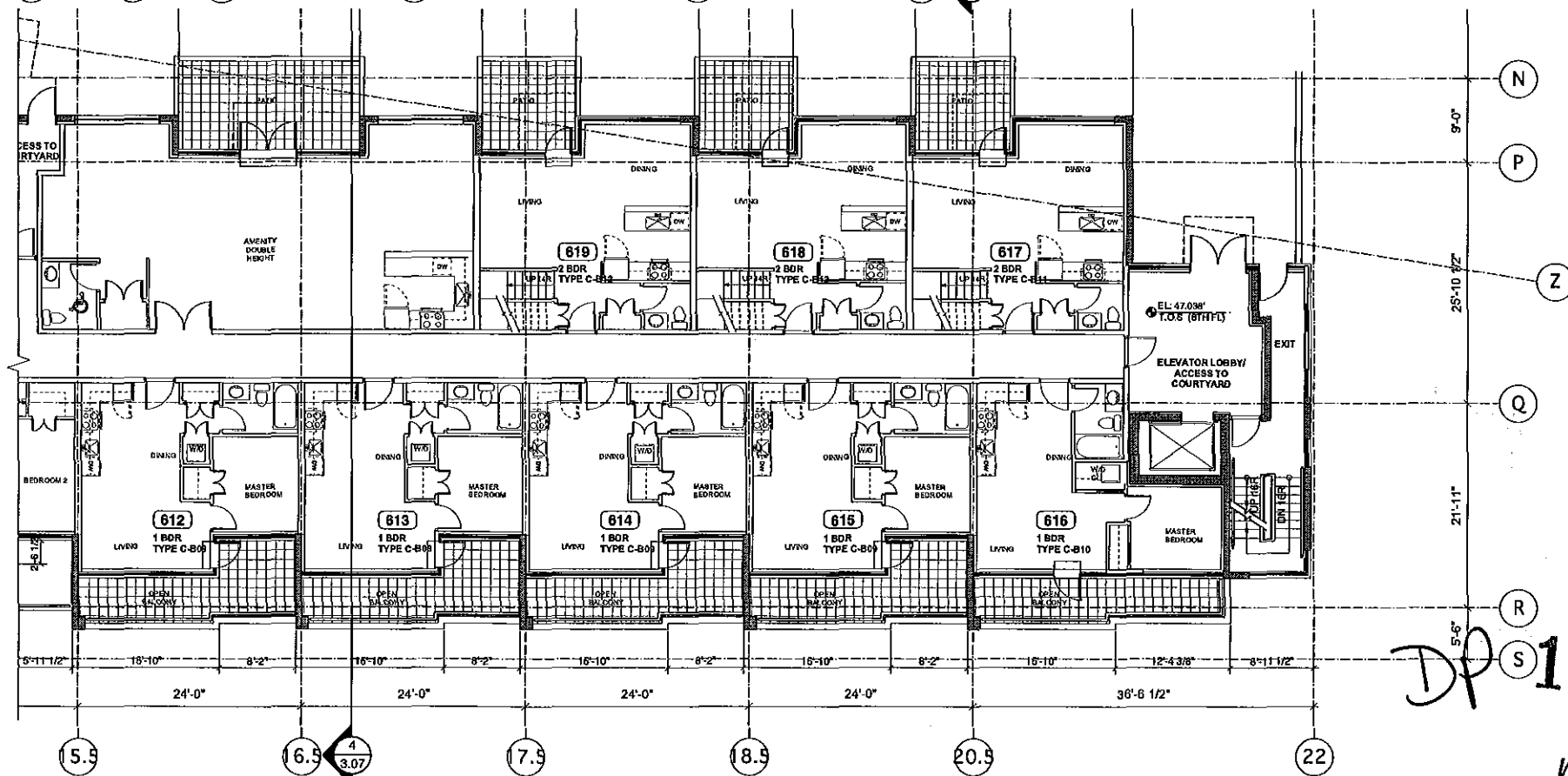
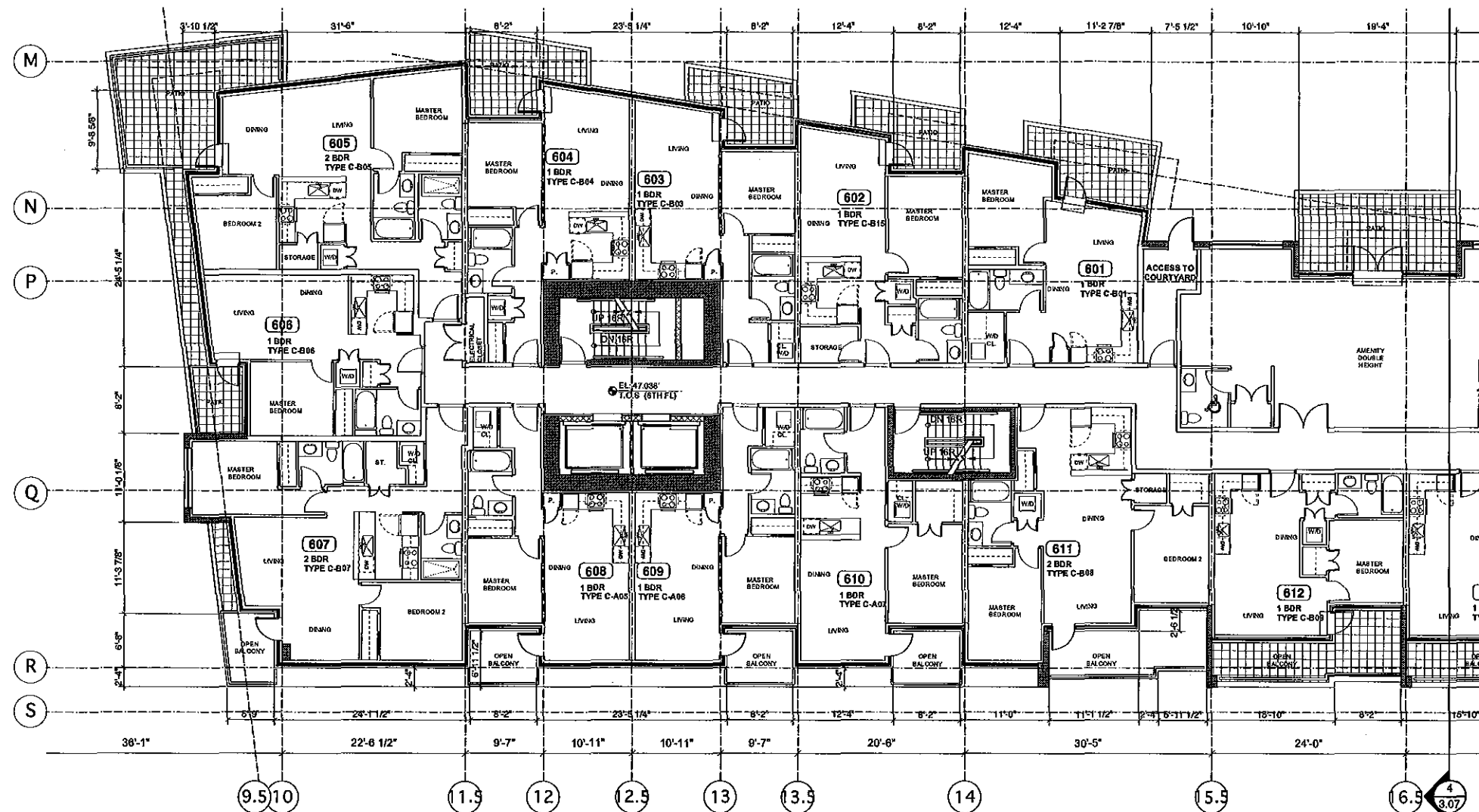
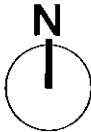
Architects' consent.

DRAWING NO. :

109-

11/20P-

DP 1156 210
reference DP-1.07
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No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	26/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

ISSUE:
PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND

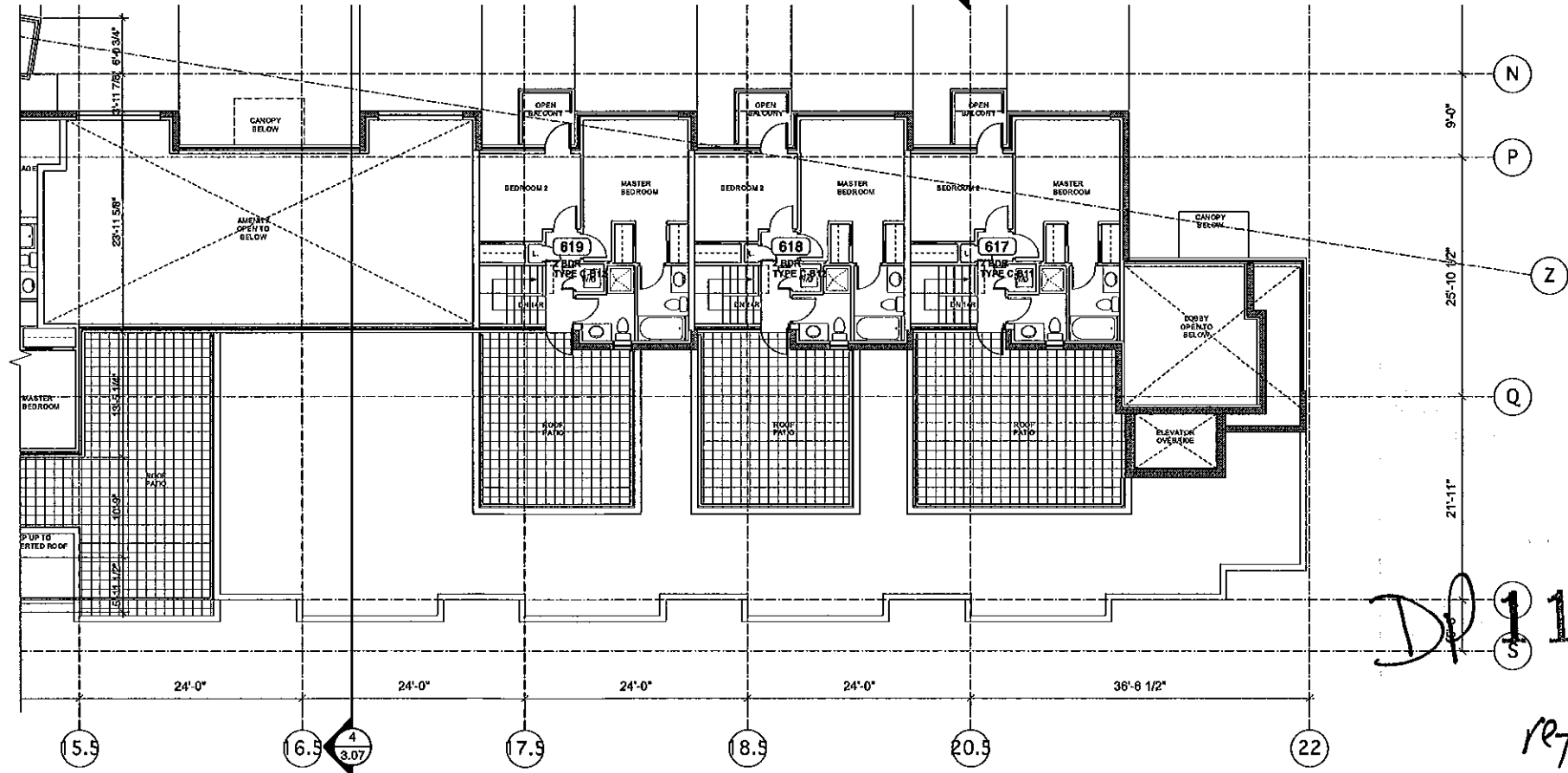
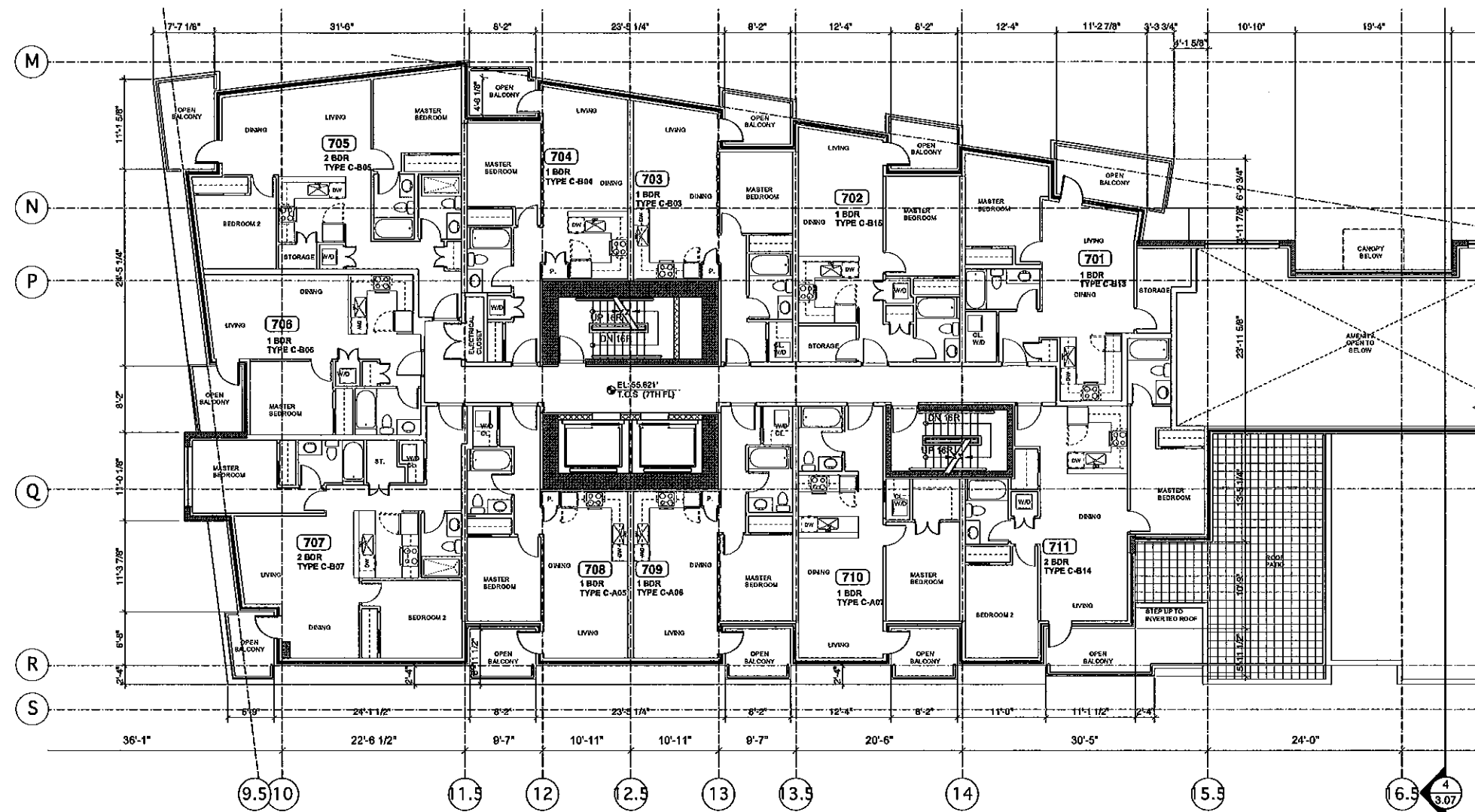
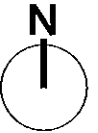
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TOWER C
6TH FL
PLAN
APR 21 2011

JOB NO.: 10-15
DRAWN: LL
DATE: APRIL 19, 2011
SCALE: 1/8" = 1'-0"
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DP 11564210
reference DP-2.51



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

REVISIONS:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND

DRAWING TITLE:

TOWER C
7TH FL
PLAN

APR 21 2011

JOB NO.: 10-15

DRAWN: LL

DATE: APRIL 19, 2011

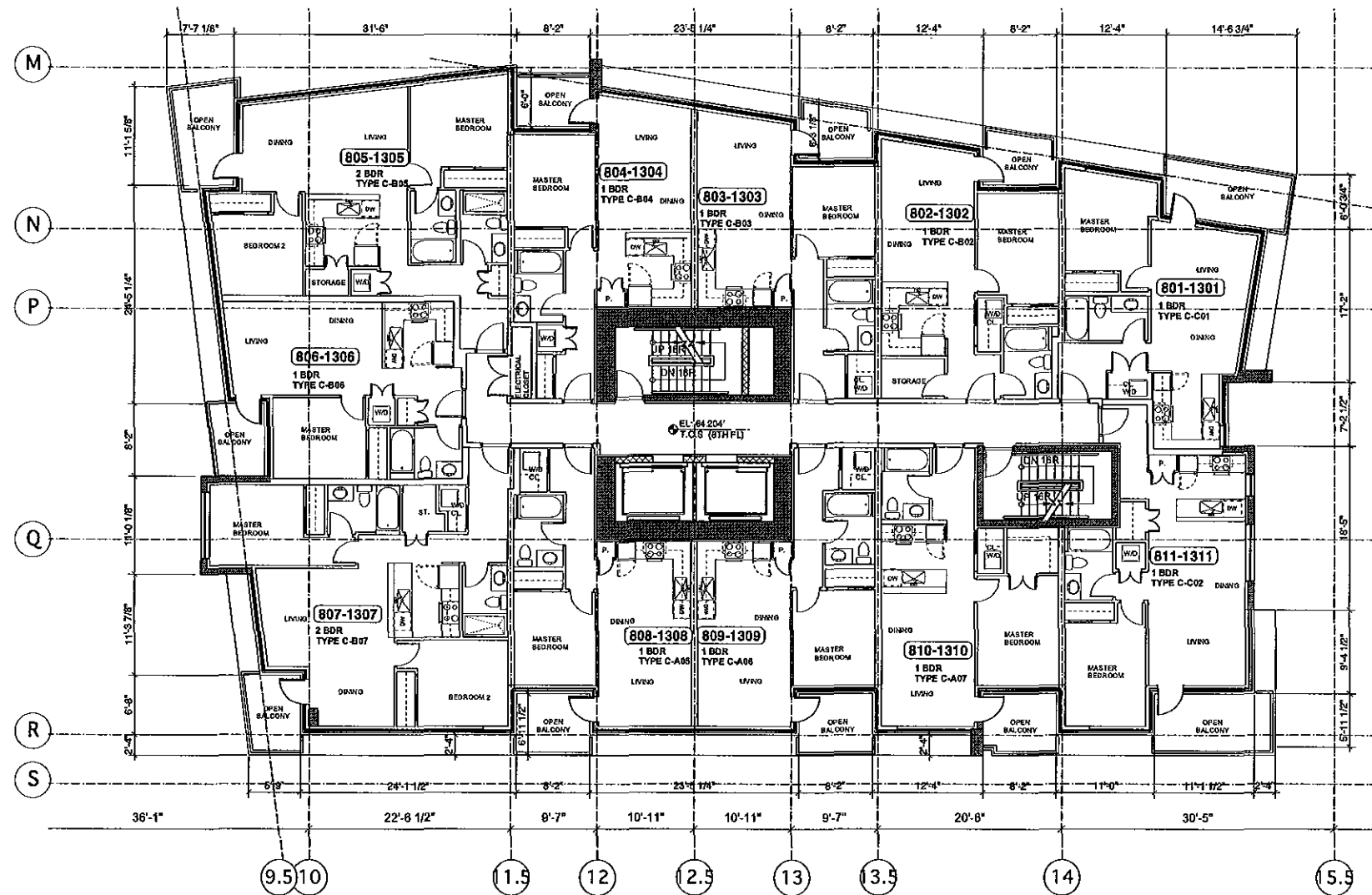
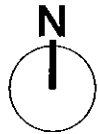
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DATE: APRIL 19, 2011

DRAWING NO.: DP-2.52

DP 11564210
reference



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND

DRAWING TITLE:

**TOWER C
8TH-13TH FL
PLAN**

APR 21 2011

JOB NO.:

10-15

DRAWN:

LL

DATE:

APRIL 19, 2011

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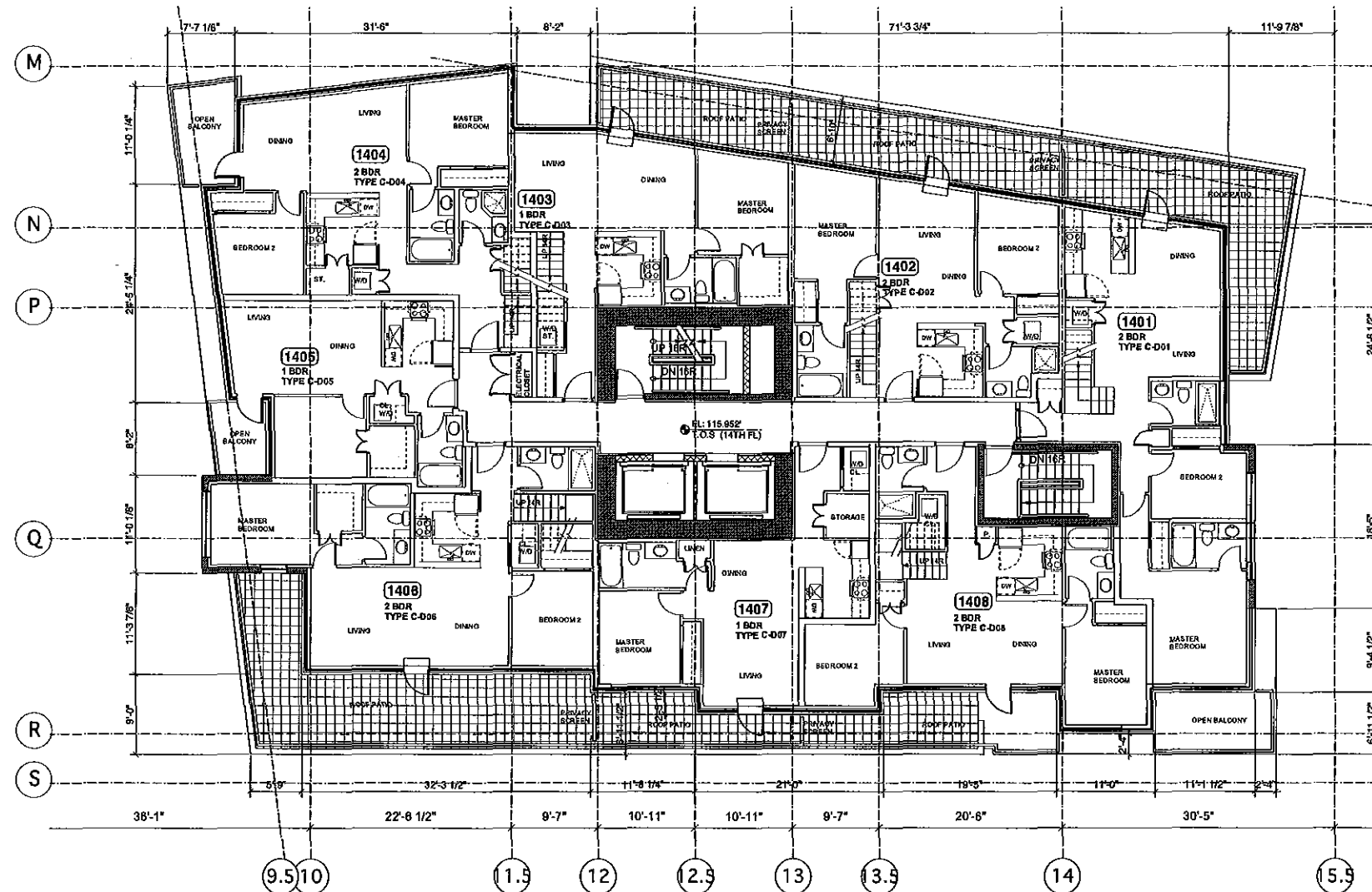
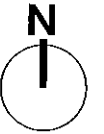
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DRAWING NO.:

DP 11564210
reference DP-2.53



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2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Notes
ISSUE :		
PROJECT :		

5900 MINORU BLVD
RICHMOND

DRAWING TITLE:

APR 21 2011

JOB NO.: 10-15

DRAWN: LL

DATE: **APRIL 19, 2011**

SCALE: $1/8" = 1'-0"$

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DRAWING NO.:

REVIEWS NO. 1

4.4. DB

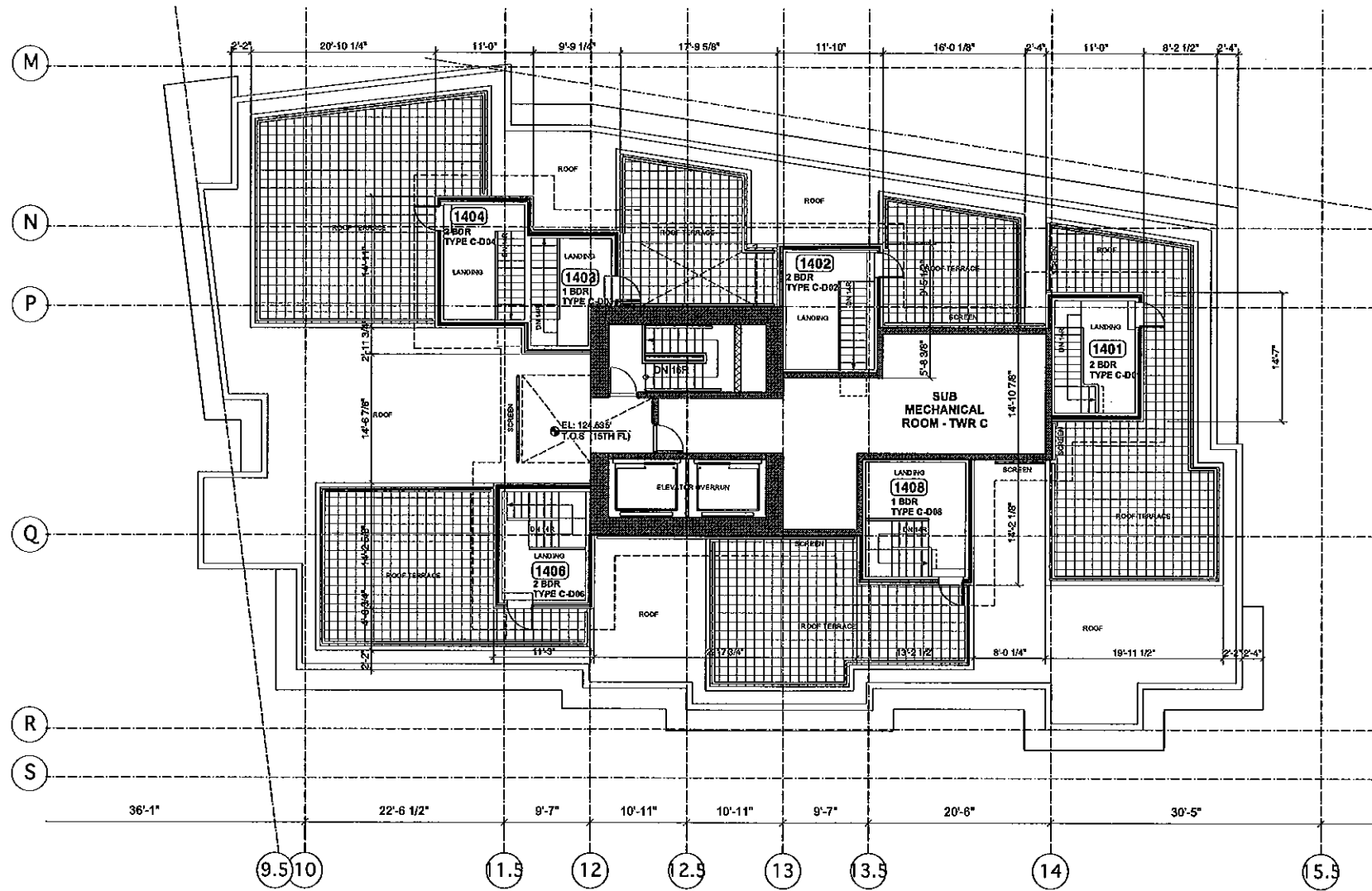
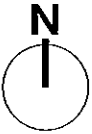
DP

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DP 11 5564210

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DRAWING NO. 1

reference DP-2.54 of



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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP
No.	Date	Issue Notes

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND

DRAWING TITLE:

TOWER C
15TH FL
PLAN

APR 21 2011

JOB NO.: 10-15

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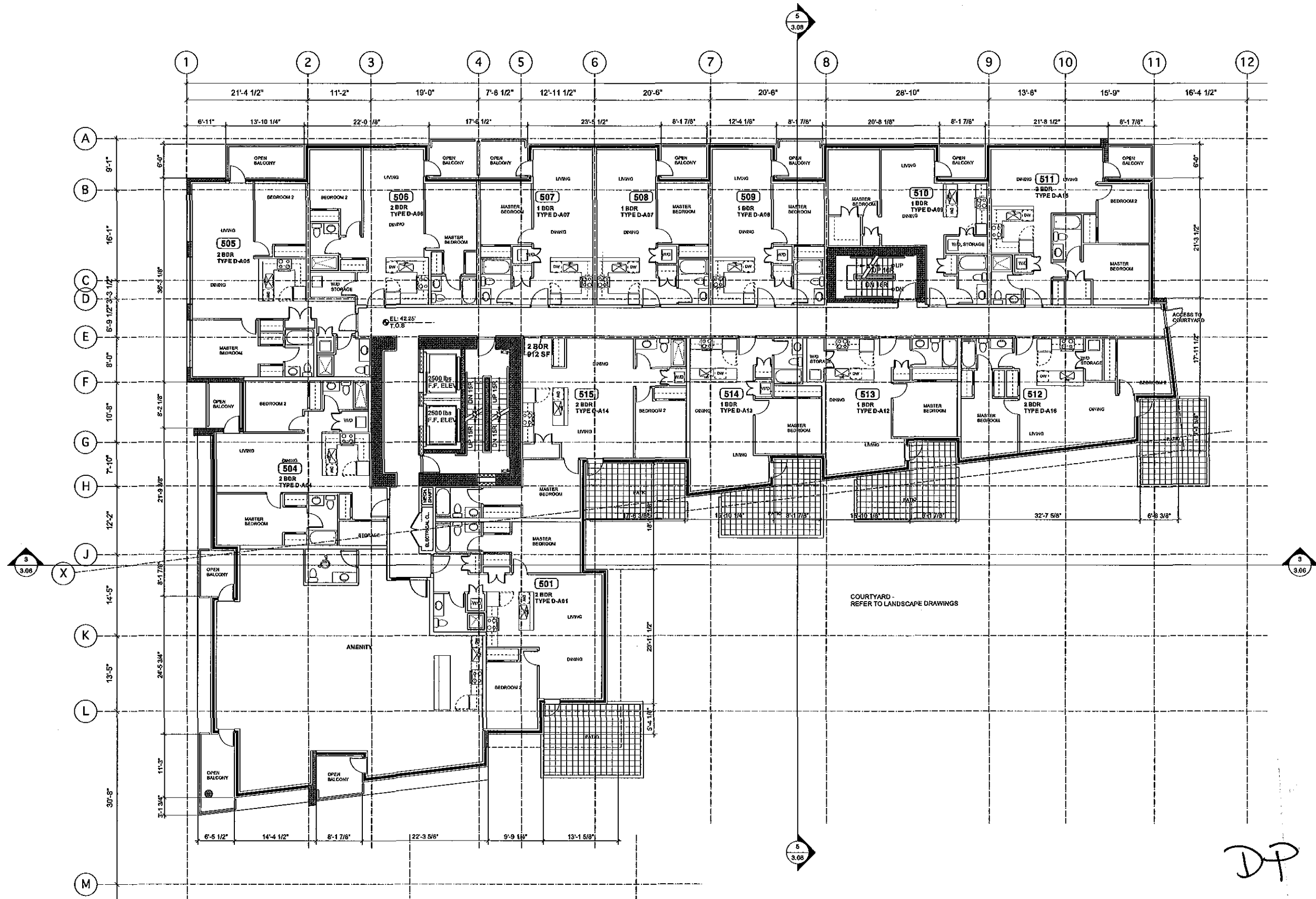
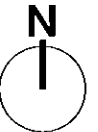
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BY: [Signature]

DRAWING NO.:

DP 11564210

reference DP-2.55
of



No.	Date	Issue Notes
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3	16/04/11	RE-ISS FOR DP
2	28/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

**TOWER D
5TH FL
PLAN**

APR 21 2011

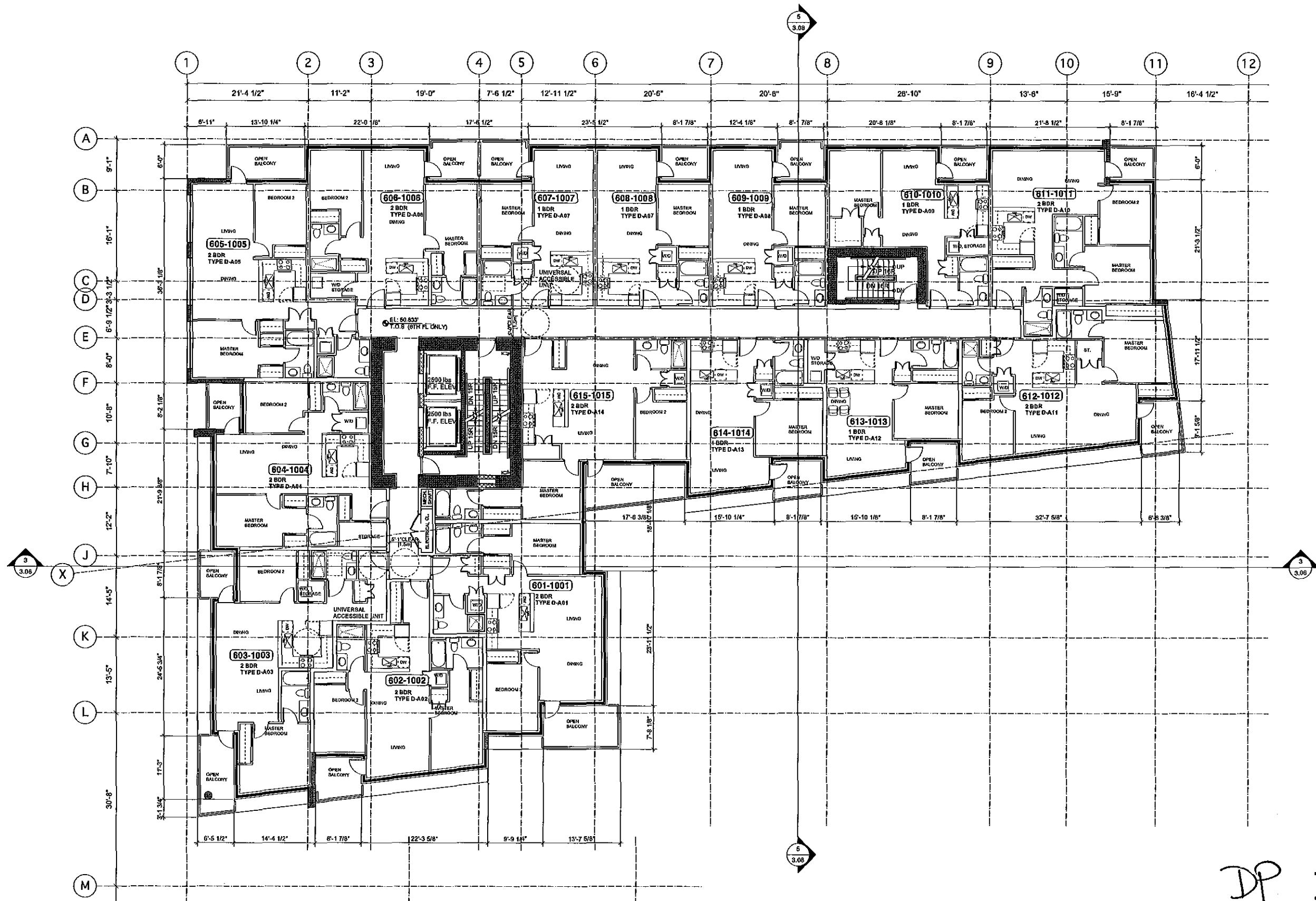
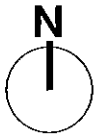
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DRAWN BY	WTL
CHECKED BY	WTL
DATE	APRIL 19, 2011
SCALE	1/8"=1'-0"

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DRAWING NO.:

reference DP-2.61



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:
**TOWER D
6TH-10TH FL
PLAN**
APR 2 1 2011

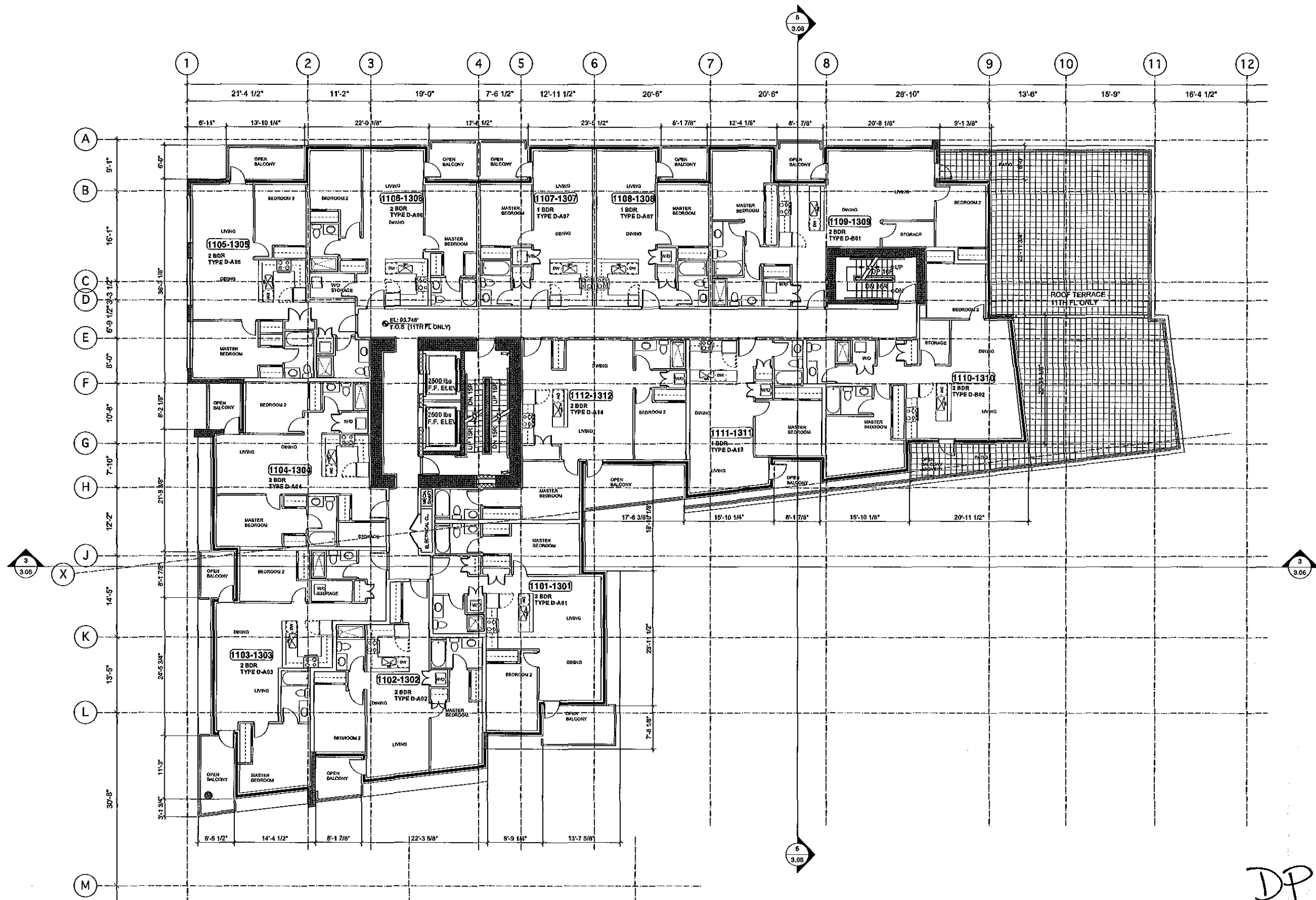
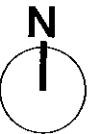
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DATE: APRIL 19, 2011
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CHECKED: WTL

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DRAWING NO.:

DP 11564210

reference DP-2.62



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

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TOWER D
11TH-13TH FL
PLAN
APR 21 2011

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DRAWN: CC

DATE: APR 19, 2011

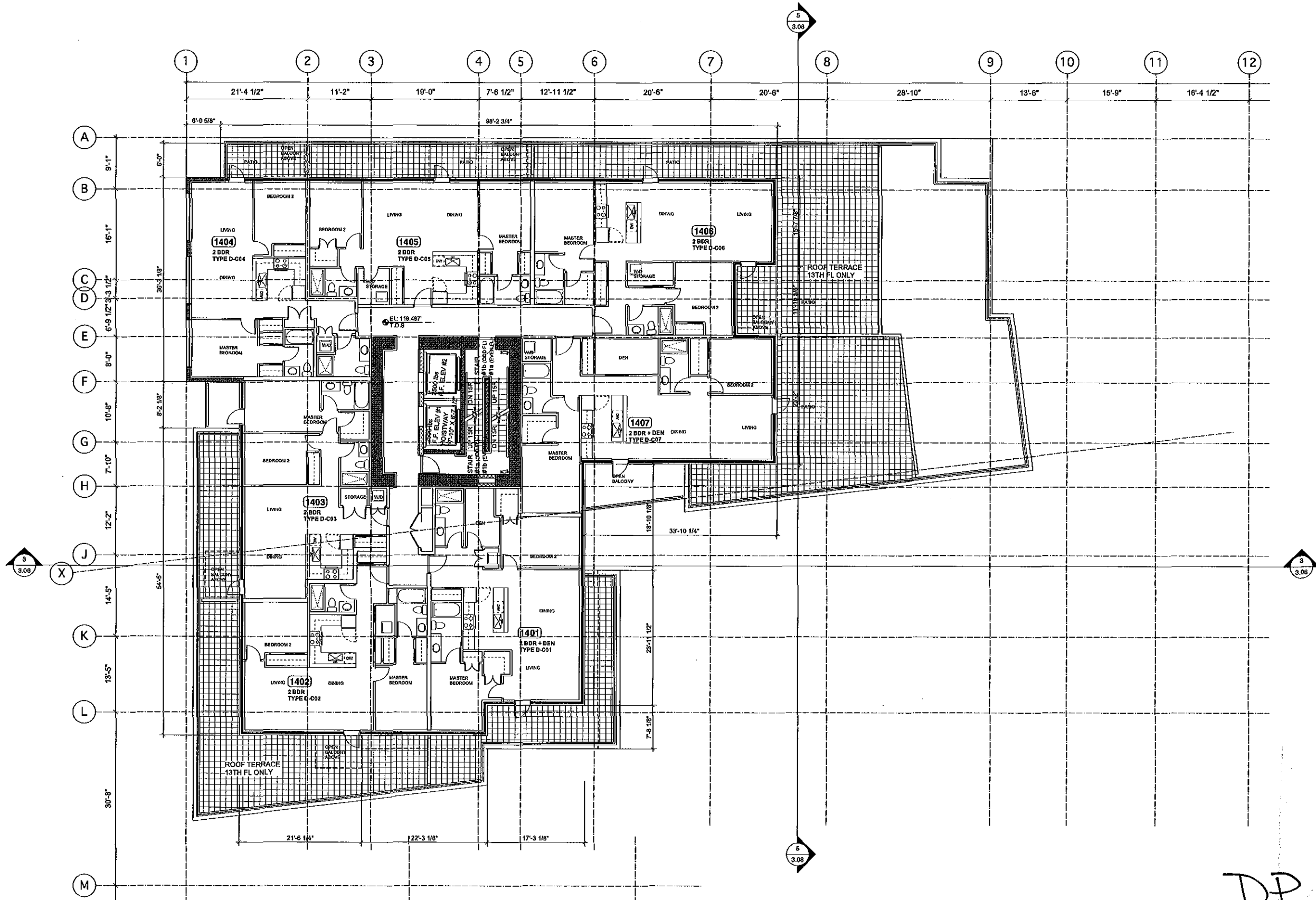
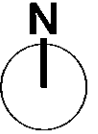
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CHECKED: WTL

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DRAWING NO.:

reference DP-2.63
of



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	05/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

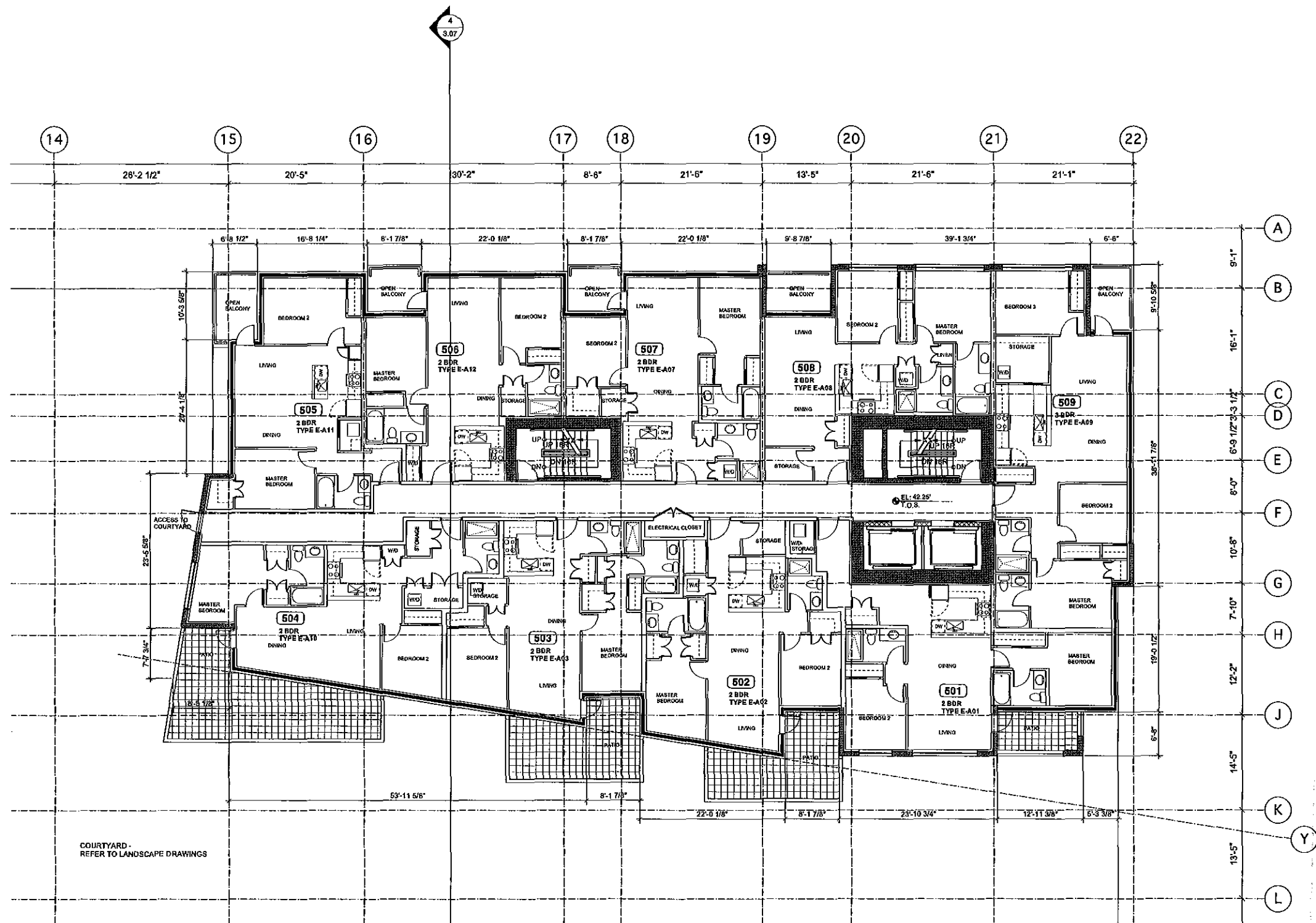
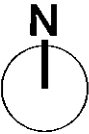
5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:
**TOWER D
14TH-16TH FL
PLAN**

JOB NO.: 10-18
DATE: APR 21 2011
DRAWN: CC
SCALE: 1/8" = 1'-0"
CHECKED: WTL

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DRAWING NO.: DP-2.64

DP 11564210
reference DP-2.64
of



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:

QUINTET
PHASE 2

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

TOWER E
5TH FL
PLAN

APR 2, 2011

JOB NO.: 10-15

DRAWN: CC, LL, VK

DATE: APRIL 19, 2011

SCALE: 1/8" = 1'-0"

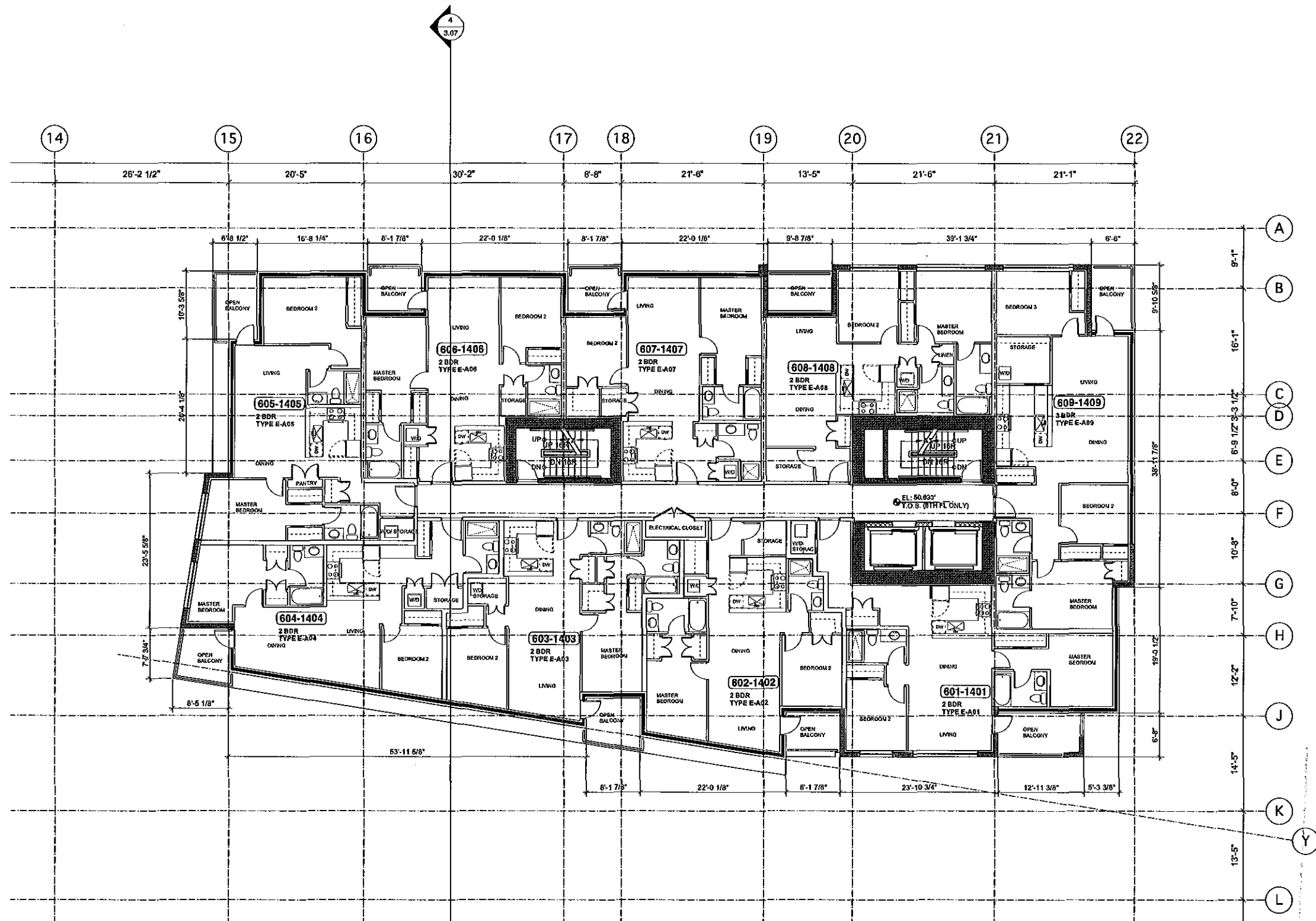
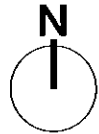
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APPROVED: [Signature]

DRAWING NO.:

DP 11564210

reference DP-2.71



No.	Date	Issue Notes
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3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

5900 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:

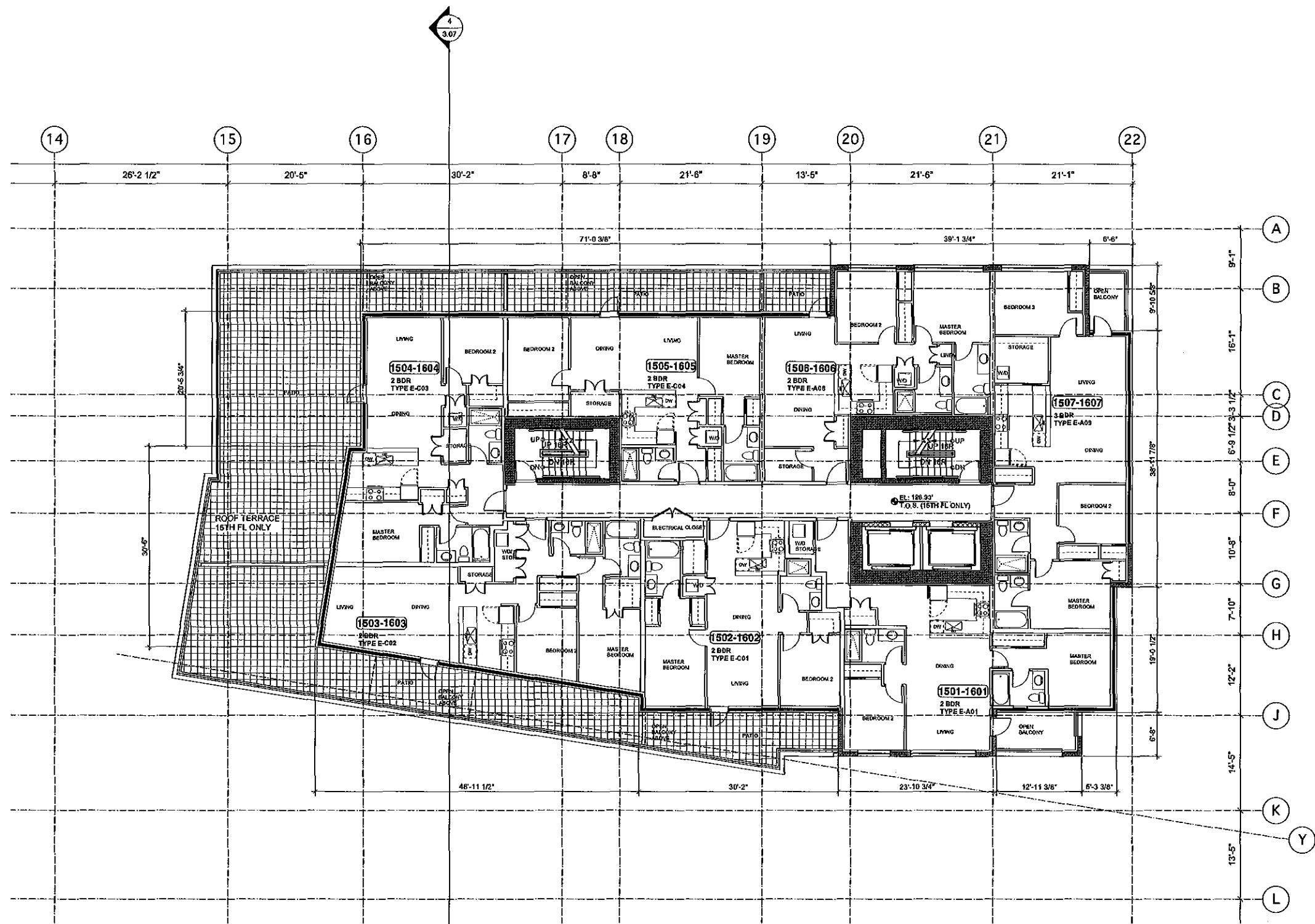
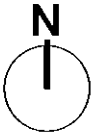
**TOWER E
6TH-14TH FL
PLAN**
APR 21 2011

JOB NO.: 10-15
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011

SCALE: 1/8" = 1'-0"
CHECKED: WJ

DRAWING NO.: DP-2.72

DP 11564210
reference DP-2.72



No.	Date	Issue Notes
4	19/04/11	RE-ISS FOR DP
3	15/04/11	RE-ISS FOR DP
2	25/03/11	RE-ISS FOR DP
1	08/02/11	ISSUED FOR DP

PROJECT:
**QUINTET
PHASE 2**

5800 MINORU BLVD
RICHMOND, BC

DRAWING TITLE:
**TOWER E
15TH-16TH FL
PLAN**

APR 21 2011
JOB NO.: 10-15
DRAWN: CC, LL, VK
DATE: APRIL 19, 2011

SCALE: 1/8" = 1'-0"
CHECKED: WJ
DRAWING NO.: 11564210

reference DP-2.73