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**City Council**

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

**Monday, July 8, 2019  
7:00 p.m.**

Pg. #      ITEM

MINUTES

1. *Motion to:*

- CNCL-10      (1)    *adopt the **minutes** of the Regular Council meeting held on June 24, 2019; and*
- CNCL-42      (2)    *adopt the **minutes** of the Special Council meeting held on June 24, 2019.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

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

4.    *Motion to rise and report.*



## RATIFICATION OF COMMITTEE ACTION

## CONSENT AGENDA

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

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Richmond Arts Strategy 2019-2024
- Richmond Cultural Centre Proposed Community Mural Public Art Project
- Municipal Support for Increased Library Access to Digital Publications
- Council Approval of Private Development Public Art and Developer Contributions – New Policy
- Potential Transit Exchange as part of Steveston Community Centre and Branch Library Replacement Project
- Heritage Alteration Permit (HA 19-859014) and Steveston Village Heritage Conservation Grant Application for 3891 Moncton Street by Brett Martyniuk
- Application by Monireh Akhavan for a Heritage Alteration Permit at 12051 3rd Avenue (Steveston Courthouse)
- Land use applications for first reading (to be further considered at the Public Hearing on September 3, 2019):
  - 8291 and 8311 Williams Road – Rezone from RS1/E to RTL4 (Konic Development – applicant)
  - 4151 Hazelbridge Way – Text amendment to ZMU9 to allow “retail, second hand” as a permitted use (Fairchild Developments Ltd. – applicant)
- Application by Wei Dong Luo for Rezoning at 11951 Blundell Road from “Agriculture (Ag1)” to a Site Specific Agriculture Zone to Permit a Larger House Size



## Council Agenda – Monday, July 8, 2019

Pg. #

ITEM

- Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction

5. *Motion to adopt Items No. 6 through No. 17 by general consent.*

☐

Consent  
Agenda  
Item

6. **COMMITTEE MINUTES**

*That the minutes of:*

CNCL-47

(1) *the **Parks, Recreation and Cultural Services Committee** meeting held on June 25, 2019;*

*be received for information.*

☐

Consent  
Agenda  
Item

7. **RICHMOND ARTS STRATEGY 2019-2024**

(File Ref. No. 01-0340-35-CSER5) (REDMS No. 6189917 v. 3; 6162159)

CNCL-56

**See Page CNCL-56 for full report**

### PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That the Richmond Arts Strategy 2019–2024, and companion documents, as outlined in the report titled “Richmond Arts Strategy 2019–2024,” dated June 6, 2019 from the Senior Manager, Arts, Culture and Heritage Services, be adopted; and*
- (2) *That staff report on progress annually through the Arts Services Year in Review, as outlined in the report titled “Richmond Arts Strategy 2019–2024,” dated June 6, 2019 from the Senior Manager, Arts, Culture and Heritage Services.*

☐

Consent  
Agenda  
Item

8. **RICHMOND CULTURAL CENTRE PROPOSED COMMUNITY MURAL PUBLIC ART PROJECT**

(File Ref. No. 11-700-09-20-268) (REDMS No. 6190774 v. 4; 6039766; 6197128)

CNCL-132

See Page CNCL-132 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

*That the concept proposal for the Richmond Cultural Centre Community Mural Public Art Project by the artist team Richard Tetrault and Jerry Whitehead, as presented in the staff report titled “Richmond Cultural Centre Proposed Community Mural Public Art Project,” dated May 14, 2019, from the Senior Manager of Arts, Culture and Heritage Services, be endorsed.*



Consent  
Agenda  
Item

9. **MUNICIPAL SUPPORT FOR INCREASED LIBRARY ACCESS TO DIGITAL PUBLICATIONS**

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

CNCL-149

See Page CNCL-149 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

- (1) *That the City of Richmond support the draft resolution “Increased Library Access to Digital Publications” provided to the Richmond Public Library by The Canadian Urban Libraries Council and which is being passed by municipalities across Canada; and*
- (2) *That the City of Richmond send letters of support for the adopted resolution to local Members of Parliament of the Provincial Legislative Assembly, local Federal Election Candidates, and the Federal Minister of Canadian Heritage.*



## Council Agenda – Monday, July 8, 2019

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Consent  
Agenda  
Item

10. **COUNCIL APPROVAL OF PRIVATE DEVELOPMENT PUBLIC ART AND DEVELOPER CONTRIBUTIONS – NEW POLICY**

(File Ref. No. 11-7000-00) (REDMS No. 6135219 v. 21; 6155022; 3066549; 6153236; 6153496; 6153200; 6153500)

**CNCL-152**

**See Page CNCL-152 for full report**

Recommendations will be considered at the Open General Purposes Committee meeting.

Consent  
Agenda  
Item

11. **POTENTIAL TRANSIT EXCHANGE AS PART OF STEVESTON COMMUNITY CENTRE AND BRANCH LIBRARY REPLACEMENT PROJECT**

(File Ref. No. 06-2052-25-SCCR1) (REDMS No. 6196248 v. 5)

**CNCL-208**

**See Page CNCL-208 for full report**

Recommendations will be considered at the Open General Purposes Committee meeting.

Consent  
Agenda  
Item

12. **HERITAGE ALTERATION PERMIT (HA 19-859014) AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT APPLICATION FOR 3891 MONCTON STREET BY BRETT MARTYNIUK**

(File Ref. No. HA 19-859014) (REDMS No. 6206798)

**CNCL-221**

**See Page CNCL-221 for full report**

Recommendations will be considered at the Open Planning Committee meeting.

Consent  
Agenda  
Item

13. **APPLICATION BY MONIREH AKHAVAN FOR A HERITAGE ALTERATION PERMIT AT 12051 3RD AVENUE (STEVESTON COURTHOUSE)**

(File Ref. No. HA 19-860363) (REDMS No. 6189864)

**CNCL-250**

**See Page CNCL-250 for full report**

Recommendations will be considered at the Open Planning Committee meeting.

## Council Agenda – Monday, July 8, 2019

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Consent  
Agenda  
Item

14. **APPLICATION BY KONIC DEVELOPMENT FOR REZONING AT 8291 AND 8311 WILLIAMS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**  
(File Ref. No. 12-8060-20-010053; RZ 17-788945) (REDMS No. 6202186)

CNCL-271

[See Page CNCL-271 for full report](#)

Recommendations will be considered at the Open Planning Committee meeting.

Consent  
Agenda  
Item

15. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL MIXED USE COMMERCIAL (ZMU9) - ABERDEEN VILLAGE (CITY CENTRE)” ZONE TO ALLOW “RETAIL, SECOND HAND” AS A PERMITTED USE AT 4151 HAZELBRIDGE WAY**  
(File Ref. No. 12-8060-20-010055; ZT 19-861140) (REDMS No. 6206583)

CNCL-308

[See Page CNCL-308 for full report](#)

Recommendations will be considered at the Open Planning Committee meeting.

Consent  
Agenda  
Item

16. **APPLICATION BY WEI DONG LUO FOR REZONING AT 11951 BLUNDELL ROAD FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**  
(File Ref. No. RZ 19-855349) (REDMS No. 6195932 v. 2)

CNCL-320

[See Page CNCL-320 for full report](#)

Recommendations will be considered at the Open Planning Committee meeting.

Consent  
Agenda  
Item

17. **EARLY ADOPTION OF BC BUILDING CODE PROVISIONS FOR 12 STOREY MASS TIMBER CONSTRUCTION**  
(File Ref. No. 12-8360-01) (REDMS No. 6185110 v. 12)

CNCL-339

[See Page CNCL-339 for full report](#)

Recommendations will be considered at the Open Planning Committee meeting.

\*\*\*\*\*  
CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA  
\*\*\*\*\*

NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES  
COMMITTEE

Councillor Harold Steves, Chair

18. **TREE, BENCH AND PICNIC TABLE DEDICATION PROGRAM –  
RENEWALS, TERM LENGTHS, AVAILABLE SPACES, AND  
NUMBER OF PLAQUES**

(File Ref. No. 11-7200-30-ADON1) (REDMS No. 6204070 v. 10; 6206016; 6206018; 6206024;  
6206045; 6207522; 6206047; 6205289; 6205300)

CNCL-351

See Page CNCL-351 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

Opposed: Cllr. McNulty

- (1) *That Option 2 be approved as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;*
- (2) *That the maximum number of plaques per bench be increased to three and the maximum number of plaques per picnic table be increased to eight, as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;*
- (3) *That Policy 7019 “Tree, Bench and Picnic Table” be amended as proposed in Attachment 7 of the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services; and*
- (4) *That the moratorium on the Tree, Bench and Picnic Table Dedication Program be lifted.*



## PUBLIC ANNOUNCEMENTS AND EVENTS

## NEW BUSINESS

## BYLAWS FOR ADOPTION

- CNCL-370**      City Centre District Energy Utility Bylaw No. 9895, Amendment **Bylaw No. 10012**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

- CNCL-373**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9681**  
(4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road, RZ 15-713048)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

## DEVELOPMENT PERMIT PANEL

### 19. RECOMMENDATION

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

- CNCL-376**      (1)      *That the **minutes** of the Development Permit Panel meeting held on June 12, 2019, and the **Chair's reports** for the Development Permit Panel meetings held on January 30, 2019 and May 15, 2019, be received for information; and*

Council Agenda – Monday, July 8, 2019

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- CNCL-409**      (2)      *That the recommendations of the Panel to authorize the issuance of:*
- (a)    *a Development Permit (DP 17-788728) for the property at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451 Boundary Road;*
  - (b)    *a Development Permit (DP 18-816029) for the property at 6811 Pearson Way;*
  - (c)    *a Heritage Alteration Permit (HA 18-840992) for the property at 6900 River Road; and*
  - (d)    *an Environmentally Sensitive Area Development Permit (ESA DP 18-840993) for the property at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Way;*
- be endorsed, and the Permits so issued.*



ADJOURNMENT





**Regular Council**

**Monday, June 24, 2019**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves  
Councillor Michael Wolfe

Corporate Officer – David Weber

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

RES NO. ITEM

**MINUTES**

R19/11-1 1. It was moved and seconded

***That:***

- (1) the minutes of the Regular Council meeting held on June 10, 2019, be adopted as circulated;***
- (2) the minutes of the Regular Council meeting for Public Hearings held on June 17, 2019, be adopted as circulated; and***
- (3) the Metro Vancouver 'Board in Brief' dated May 14, 2019, be received for information.***

**CARRIED**

1.





Regular Council  
Monday, June 24, 2019

AGENDA ADDITIONS & DELETIONS

R19/11-2

It was moved and seconded

- (1) *That Road Closure and Removal Of Road Dedication Bylaw No. 10045 be added to the Council Agenda as Item No. 16A; and*
- (2) *That Item No. 9 – Recovering Costs for Local Climate Change Impacts and Item No. 16 – the Land Use Application by Fougere Architects on Gates Avenue be removed from the Consent Agenda.*

**CARRIED**

PRESENTATION

Peter Russell, Senior Manager, Sustainability and District Energy introduced the Grade 4/5 Class from Howard Debeck Elementary School as the winners of Richmond Cool It! (formerly the Climate Change Showdown), and student representatives spoke on personal action taken to reduce their carbon footprint.

On behalf of Council, Mayor Brodie congratulated the class on their Richmond Cool It! achievement.

COMMITTEE OF THE WHOLE

R19/11-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:13 p.m.).*

**CARRIED**



**Regular Council**  
**Monday, June 24, 2019**

3. Delegations from the floor on Agenda items.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Sam McCulligh, Richmond resident, expressed support for the proposed crosswalk and recommended that the City examine crosswalk designs representing the transgender community.

Item No. 13 – UBCM Resolution Regarding Restoring Provincial Support For Libraries

George Pope, Richmond resident, spoke on his use of the Richmond Public Library and expressed support for the UBCM resolution to restore Provincial support for Libraries.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Jenny Lee, Richmond resident, expressed opposition to the proposed crosswalk and encouraged Council to seek public consultation on the matter.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Maria Mead, Richmond resident, noted her opposition to the proposed crosswalk and commented on her negative experiences with some members of the community with opposing views.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Alice Wong, Richmond resident, was opposed to the proposed crosswalk and expressed her concern with regard to the costs, public consultation and road safety.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Kelvin Coley-Donohue, Richmond resident, spoke in favour to the proposed crosswalk, and what and it symbolizes, expressed his support for inclusive initiatives in the city.



**Regular Council**  
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Item No. 9 – Recovering Costs for Local Climate Change Impacts

Litsa Chatzivasileiou, Richmond resident, expressed support for the City's proposals to recover costs for local climate change impacts and commented on the negative effects of climate change and the role of climate change in recent floods in her home village in Greece.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Stephen Cheung, Richmond resident, expressed his opposition to the proposed crosswalk and suggested that additional public consultation on the costs and the overall matter take place.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Bronson Fong, Richmond resident, spoke in opposition to the proposed crosswalk and expressed concern with regard to its cost and suggested that the funding could be spent on the homeless.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Alice Tang, Richmond resident, expressed concern with regard to the cost of the proposed crosswalk.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

David Wang, Richmond resident, spoke against the proposed crosswalk and expressed concern with regard to cost and road safety.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Tarek Mizan, Richmond resident, spoke against the proposed crosswalk and expressed his concern with regard to the costs, public consultation and road safety.



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Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Lisa Descarry, Richmond resident, spoke in favour of the proposed crosswalk and expressed her support for the LGBTQ2S community. The delegation noted that many municipalities in BC already have rainbow crosswalks and that they are an important symbol of inclusion for youth.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Steve Mullins, Richmond resident, spoke in favour of the proposed crosswalk and encouraged that Richmond support the LGBTQ2S community. The delegation noted that years ago, when he joined the army, he took an oath to defend all equally. He noted that the crosswalk is an important symbol of belonging and welcoming.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Ye He, Richmond resident, expressed concern with regard to the cost of the proposed crosswalk and suggested that funding for the proposed initiative be raised privately, rather than funded through taxes.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Cherry Ngai, Richmond resident, spoke in opposition to the proposed crosswalk and expressed concern with regard to costs and the need for public consultation on the proposed project.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Jonathan Ho, Richmond resident, expressed concern with regard to the cost of the proposed crosswalk, the lack of policy guidance on such decisions, and potential road safety issues. He encouraged the City to conduct public consultation on the matter.



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Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Monica Zhou, Richmond resident, spoke against the proposed crosswalk and commented on its cost, suggesting that other projects, such as improved playground equipment, would be a more beneficial project.

Item No. 9 – Recovering Costs for Local Climate Change Impacts

Stephanie Sy, Richmond resident, commented on the negative effects of climate change in Richmond and expressed her support for the City's proposal to recover costs for local climate change impacts. As an educator, the delegation commented on the student activities undertaken in support of social responsibility and likened the required attitude towards climate change as though raging a war.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Elaine Beltran-Sellitti, Richmond resident, spoke in favour of the proposed crosswalk and expressed support for the LGBTQ2S community and more education related to social justice issues. The delegation commented on the issue as a human rights issue and indicated that it was an ethical and political requirement to accept the LGBTQ2S community.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Zenbia Chen, was opposed to the proposed crosswalk and expressed that the City conduct public consultation on the matter. He added that the proposed crosswalk may cause road safety issues and does not represent all groups in the city.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Thomas Leung, Richmond resident, was opposed to the proposed crosswalk, noting that a petition on the matter was circulated in the community (copy on-file, City Clerk's Office). Also, he expressed that the proposed project will encourage division in the community and will pose a road safety risk.



**Regular Council**  
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Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Jian Liu, spoke in opposition to the proposed crosswalk and encouraged the City to seek public feedback on the matter.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Lei Kazemi, Richmond resident, expressed her support for the proposed crosswalk, noting that the proposed crosswalk would promote inclusivity in the community and provide an opportunity for the City to express its support for Richmond's LGBTQ2S community.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Amy Tsui, Richmond resident, commented on the proposed crosswalk.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Cynthia Rautio, Richmond resident, noted her support for the proposed crosswalk and spoke on the promotion of inclusivity in the city. Also, she expressed that the estimated costs of the proposed crosswalk are relatively small compared to other proposed projects in the City.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

With the aid of translation by Thomas Leung, Simone Sio, Richmond resident, expressed her opposition to the proposed crosswalk, noting that public funds should not be used in the proposed project.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Karina Reid, Richmond resident, spoke in favour of the crosswalk and encouraged that more education on tolerance be implemented in the community. The delegation commented on the matter as a humanitarian, social justice and human rights issue.



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Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Herbert Leung, Richmond resident, expressed concern that the proposed crosswalk does not represent all groups in Richmond and encouraged that the City remain neutral on certain social issues.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Kate Liu, Richmond resident, spoke against the proposed crosswalk and encouraged the City conduct public consultation on the matter.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Ivan Pak, Richmond resident, noted his opposition to the proposed crosswalk, and expressed that the proposed project is not representative of all groups in Richmond. The delegation questioned whether it was the role of the government to be involved in these issues.

Item No. 29 – Pride Week 2019 Activities And Proposed Permanent Rainbow Crosswalk

Niti Sharma, Richmond resident, expressed her support for the proposed crosswalk and Richmond's LGBTQ2S community. The delegation indicated that she supports a culture that stands up for others and that it is important that the community engage in these conversations.

- R19/11-4      4.      It was moved and seconded  
*That Committee rise and report (8:59 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R19/11-5      5.      It was moved and seconded  
*That Items No. 6 through No. 8, Items No. 10 through No. 15 and Items No. 17 through No. 24 be adopted by general consent.*

**CARRIED**



**Regular Council  
Monday, June 24, 2019**

**6. COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Special General Purposes Committee meeting held on June 10, 2019;*
- (2) the Community Safety Committee meeting held on June 11, 2019;*
- (3) the General Purposes Committee meeting held on June 17, 2019;*
- (4) the Planning Committee meeting held on June 18, 2019; and*
- (5) the Public Works and Transportation Committee meeting held on June 19, 2019;*

*be received for information.*

**ADOPTED ON CONSENT**

**7. 2018 ANNUAL REPORT AND 2018 ANNUAL REPORT – HIGHLIGHTS**

(File Ref. No.) (REDMS No. 6169653)

*That the reports titled, “2018 Annual Report” and the “2018 Annual Report – Highlights” be approved.*

**ADOPTED ON CONSENT**

**8. COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT - APRIL 2019**

(File Ref. No. 12-8375-02) (REDMS No. 6181948)

- (1) That bylaw enforcement staff move from complaint based to proactive investigations on all bylaw issues; and*
- (2) That the staff report titled “Community Bylaws Monthly Activity Report – April 2019”, dated May 8, 2019, from the General Manager, Community Safety, be received for information.*

**ADOPTED ON CONSENT**





**Regular Council**  
**Monday, June 24, 2019**

9. **RECOVERING COSTS FOR LOCAL CLIMATE CHANGE IMPACTS**  
(File Ref. No. 10-6125-07-02) (REDMS No. 6190255 v. 9; 6192766; 6192881)

Please see Page 15 for action on this item.

10. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10029 - 4280 NO.3 ROAD UNIT 120**  
(File Ref. No. 12-8060-20-010029) (REDMS No. 6164355; 6165641)

*That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10029, which amends Schedule A of Bylaw No. 7538, to add the address of 4280 No. 3 Road Unit 120 among the sites that permit an Amusement Centre to operate, be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

11. **UBCM RESOLUTION ON LEGISLATIVE REFORM OF BENEFICIAL OWNERSHIP OF CORPORATIONS AND LAND**  
(File Ref. No. 09-5350-05-06; 01-0035-20-LOWN1; 01-0060-20-UBCM1-08) (REDMS No. 6148919 v. 5)

- (1) *That the proposed UBCM resolution titled "Transparency and legislative reform of beneficial ownership of land and corporations" be submitted to the Union of BC Municipalities as outlined in the staff report titled "UBCM Resolution on Legislative Reform of Beneficial Ownership of Corporations and Land", dated May 15, 2019, from the General Manager of Community Safety; and*
- (2) *That a letter outlining the proposed measures be sent to the Federal Minister of Justice and local Members of Parliament.*

**ADOPTED ON CONSENT**

12. **UBCM CANNABIS COSTS SURVEY**  
(File Ref. No. 01-0060-20-UBCM1-01; 09-5000-03-03) (REDMS No. 6194371 v. 4)

*That the responses summarized in the staff report titled "UBCM Cannabis Costs Survey", dated May 21, 2019, from the General Manager, Community Safety be approved for submission to the UBCM.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, June 24, 2019**

**13. UBCM RESOLUTION REGARDING RESTORING PROVINCIAL  
SUPPORT FOR LIBRARIES**

(File Ref. No. 01-0155-04-01; 01-0060-20-UBCM1-08) (REDMS No. 6205939 v. 2)

- (1) That a letter of support for the Town of Sidney's proposed Union of BC Municipalities (UBCM) resolution titled "Restoring Sustainable Provincial Library Funding", as attached to the staff memorandum titled "Update – UBCM Resolution regarding Restoring Provincial Support for Libraries" dated June 14, 2019 from the Chief Librarian, be submitted to UBCM for consideration at their annual general meeting;*
- (2) That a copy of the letter be sent to local Members of the Provincial Legislative Assembly; and*
- (3) That a letter of support for the Richmond Public Library Board's letter titled "2020 BC Government Budget Priorities" dated June 14, 2019, as attached to the staff memorandum, be submitted to the Select Standing Committee on Finance and Government Services, in advance of the June 28, 2019 deadline.*

**ADOPTED ON CONSENT**

**14. UBCM RESOLUTIONS – PROVINCIAL SINGLE-USE ITEM  
STRATEGY AND COMPOSTABLE SINGLE-USE ITEMS**

(File Ref. No. 01-0060-20-UBCM1-08; 10-6125-06-02) (REDMS No. 6211321)

*That the proposed UBCM resolutions titled "Comprehensive Provincial Single-Use Item Reduction Strategy" and "Compostable Single-Use Items" be submitted to the Union of BC Municipalities as outlined in the staff report titled "UBCM Resolutions – Provincial Single-Use Item Strategy and Compostable Single-Use Items", dated June 12, 2019, from the Director of Public Works Operations.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, June 24, 2019**

**15. DRAFT CULTURAL HARMONY PLAN 2019–2029**

(File Ref. No. 08-4055-20-CHAR1) (REDMS No. 6192246 v. 7; 6201290)

- (1) That the Draft Cultural Harmony Plan 2019–2029, as outlined in the staff report titled “Draft Cultural Harmony Plan 2019–2029”, dated May 23, 2019, for the purpose of seeking public feedback on the Draft Plan be approved; and*
- (2) That staff report back with the final Cultural Harmony Plan, including a summary of public feedback.*

**ADOPTED ON CONSENT**

**16. APPLICATION BY FOUGERE ARCHITECTURE INC. TO AMEND SCHEDULE 2.14 OF OFFICIAL COMMUNITY BYLAW 9000 (HAMILTON AREA PLAN), CREATE THE “TOWN HOUSING - HAMILTON (ZT86)” ZONE, AND REZONE THE SITE AT 23400, 23440, 23460 AND 23500 GATES AVENUE AND A PORTION OF GATES AVENUE FROM “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT86) – HAMILTON” AND “SCHOOL & INSTITUTIONAL USE (SI)”**

(File Ref. No. 12-8060-20-009932/010011; RZ 17-766714) (REDMS No. 6195595 v. 2; 6197811; 5990364; 6196610; 6197034)

Please see Page 16 for action on this item.

**17. APPLICATION BY PAKLAND DEVELOPMENTS LTD. FOR REZONING AT 7571 BRIDGE STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009939; RZ 18-802621) (REDMS No. 5953724; 3218459; 6161371)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9939, for the rezoning of the western portion of 7571 Bridge Street from the “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**



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18. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 9020 GLENALLAN GATE, 9460, 9480 & 9500 GARDEN CITY ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-010047; RZ 18-829032) (REDMS No. 6162813; 6193467)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10047, for the rezoning of 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, in order to permit the development of 13 townhouse units with vehicle access from Garden City Road, be introduced and given first reading.*

**ADOPTED ON CONSENT**

19. **APPLICATION BY 1116559 B.C. LTD. FOR REZONING AT 9340 GENERAL CURRIE ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT45) - GILBERT ROAD, ACHESON - BENNETT SUB-AREA, ST. ALBANS SUB-AREA, SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-010048; RZ 17-790958) (REDMS No. 6160197; 6195078)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048, for the rezoning of 9340 General Currie Road from "Single Detached (RS1/F)" to "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)", to allow the development of five (5) townhouse units, be introduced and given first reading.*

**ADOPTED ON CONSENT**

20. **MULTI-PASSENGER BICYCLE BUSINESS PROPOSAL**

(File Ref. No. 12-8275-06) (REDMS No. 6182789)

*That a sole business licence for a quadricycle to be operated by Brew Bike Tours as a pilot program in Steveston Village be issued subject to the terms and conditions outlined in the attached staff report titled "Multi-Passenger Bicycle Business Proposal" dated June 4, 2019 from the Director, Transportation.*

**ADOPTED ON CONSENT**



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**21. REVIEW OF COLLISION PRONE INTERSECTIONS**

(File Ref. No. 10-6450-09-01) (REDMS No. 6188336 v. 6)

- (1) That the proposed short-term improvements, with respect to the top 20 high collision intersections in Richmond, be included in the 5 Year (2020-2024) Financial Plan, as outlined in the staff report titled “Review of Collision Prone Intersections” dated May 17, 2019 from the Director, Transportation; and*
- (2) That the City request the Minister of Public Safety and Solicitor General to provide automated speed enforcement technology at those intersections where the data indicates that speeding is a contributing factor to collisions.*

**ADOPTED ON CONSENT**

**22. CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895, AMENDMENT BYLAW NO. 10012**

(File Ref. No. 12-8060-20-010012) (REDMS No. 6147348 v. 9; 6147412)

*That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10012 presented in the “City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10012” report dated April 29, 2019, from the Senior Manager, Sustainability and District Energy be introduced and given first, second, and third readings.*

**ADOPTED ON CONSENT**

**23. 2018 ANNUAL WATER QUALITY REPORT**

(File Ref. No. 10-6060-02-01) (REDMS No. 6183337)

*That the staff report titled “2018 Annual Water Quality Report” dated May 6, 2019 from the Director, Public Works, be endorsed and made available to the community through the City’s website and through various communication tools including social media and as part of community outreach activities.*

**ADOPTED ON CONSENT**



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**24. FLOOD PROTECTION MANAGEMENT STRATEGY 2019 - FINAL REPORT**

(File Ref. No. 10-6060-04-01; 09-5125-09-01) (REDMS No. 6161241 v. 7)

*That the "Flood Protection Management Strategy 2019" attached to the staff report titled, "Flood Protection Management Strategy 2019 – Final Report", dated May 17, 2019 from the Acting Director, Engineering, be endorsed.*

**ADOPTED ON CONSENT**

\*\*\*\*\*

**CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA**

\*\*\*\*\*

**NON-CONSENT AGENDA ITEMS**

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm D. Brodie, Chair

**9. RECOVERING COSTS FOR LOCAL CLIMATE CHANGE IMPACTS**

(File Ref. No. 10-6125-07-02) (REDMS No. 6190255 v. 9; 6192766; 6192881)

R19/11-6

It was moved and seconded

- (1) *That the draft letter attached to the report titled "Recovering Costs for Local Climate Change Impacts" from the Senior Manager, Sustainability and District Energy dated May 14, 2019, be endorsed; and sent to the Premier of British Columbia, British Columbia Minister of the Environment and Climate Change, British Columbia Attorney General, with copies to local MLAs, the leaders of the opposition parties and Metro Vancouver; and*



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- (2) *That the draft Union of British Columbia Municipalities resolution attached to the report titled “Recovering Costs for Local Climate Change Impacts” from the Senior Manager, Sustainability and District Energy dated May 14, 2019, be endorsed and copies sent to BC Municipalities requesting favourable support at the UBCM convention.*

The question on the motion was not called as discussion ensued with regard to (i) potential litigation costs being transferred to consumers by the oil and gas industry (ii) the potential negative economic effects of an increase in oil prices, (iii) the negative effects and cost of climate change impacting Richmond residents, and (iv) historical litigations to recover costs from other industries such as the tobacco industry.

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

16. **APPLICATION BY FOUGERE ARCHITECTURE INC. TO AMEND SCHEDULE 2.14 OF OFFICIAL COMMUNITY BYLAW 9000 (HAMILTON AREA PLAN), CREATE THE “TOWN HOUSING - HAMILTON (ZT86)” ZONE, AND REZONE THE SITE AT 23400, 23440, 23460 AND 23500 GATES AVENUE AND A PORTION OF GATES AVENUE FROM “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT86) – HAMILTON” AND “SCHOOL & INSTITUTIONAL USE (SI)”**

(File Ref. No. 12-8060-20-009932/010011; RZ 17-766714) (REDMS No. 6195595 v. 2; 6197811; 5990364; 6196610; 6197034)

R19/11-7

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 10011, to amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) to amend the “Circulation Map” and the “Parks, Public Realm and Open Space Map” for the area between Gates Avenue and Gilley Road, be introduced and given First Reading;*
- (2) *That Bylaw 10011, 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;*



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*is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

- (3) That Bylaw 10011, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9932 to create the "Town Housing (ZT86) - Hamilton" zone, and to rezone 23400, 23440, 23460 and 23500 Gates Avenue and a portion of Gates Avenue from "Single Detached (RS1/F)" to "Town Housing (ZT86) – Hamilton" and "School & Institutional Use (SI)", be introduced and given first reading.*

**16A. ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION  
BYLAW NO. 10045**

(File Ref. No. 12-8060-20-10045; 06-2290-20-174) (REDMS No. 6196806; 6196828)

R19/11-8

It was moved and seconded

- (1) Road Closure and Removal of Road Dedication Bylaw 10045 (Road Adjacent to 23400, 23440, 23460 & 23500 Gates Avenue) be introduced and given 1st, 2nd and 3rd readings;*
- (2) The required notice of road closure and disposition of the closed road be advertised prior to final adoption;*
- (3) Staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*
- (4) Staff be authorized to take all necessary steps to raise title to the road closure areas totalling ±1,706 sq.ft.) and transfer them to 1116515 BC Ltd. or its designate for \$190,000 plus applicable taxes; and*





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- (5) *Staff be authorized to take all necessary steps to complete all matters as contained in the report titled "Road Closure and Removal of Road Dedication Bylaw 10045 (Road Adjacent to 23400, 23440, 23460 & 23500 Gates Avenue) and Disposition of the Closed road Areas in relation to RZ 17 – 766714" from Senior Manager, Real Estate Services dated May 31, 2019 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

The question on the motions for Items No. 16 and 16A, were not called as discussion ensued with regard to housing options in the Hamilton area. Also, concern was raised with regard to (i) the proposed development's tandem parking design, (ii) the proposed enhancement of the environmentally sensitive area (ESA) on-site, and (iii) consultation with the Advisory Committee on the Environment on the proposed ESA enhancement.

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

R19/11-9

It was moved and seconded

*That the application by Fougere Architecture Inc., for the site at 23400, 23440, 23460 and 23500 Gates Avenue, be referred back to staff to review the proposed parking design and Environmentally Sensitive Area enhancement and report back.*

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Au  
Loo  
McNulty  
McPhail  
Steves

The question on the main motions for Items No. 16 and 16A were then called and they were **CARRIED** with Cllrs. Greene and Wolfe opposed.



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**25. PROPOSED UBCM RESOLUTION – STATEMENT OF DISCLOSURE UPDATES**

(File Ref. No. 01-0060-20-UBCM1-08; 01-0105-05) (REDMS No. 6208507)

R19/11-10

It was moved and seconded

*To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.*

*Statement of Disclosure Updates*

*Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members, under which appearance of conflict of interest is disallowed;*

*Whereas the public expects elected representatives to act to a professional standard of conduct;*

*And whereas the scope of decisions and responsibilities of an elected representative can be broad and encompass a variety of issues;*

*So be it resolved that the Statement of Disclosure for municipal nominees and elected representatives be updated to additionally include a spouse's assets; a spouse's liabilities; and real property, other than their primary residence, held singly or jointly by a spouse, child, brother, sister, mother or father, to the best knowledge of the candidate. Further, within 60 days of being sworn in, to file a confidential financial disclosure statement to a non-partisan Municipal Conflict of Interest Commissioner.*

The question on the motion was not called as discussion ensued with regard to (i) policies that support transparency and higher disclosure standards in local government, (ii) privacy concerns related to the proposed disclosure requirements for relatives of elected officials and candidates, and (iii) concerns related to the proposed disclosure requirements increasing barriers for potential candidates.



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Councillor Greene raised a point of order in relation to comments made by Councillor McNulty indicating that the *Council Procedure Bylaw No. 7560* prohibits members from speaking disrespectfully of any person. The Chair ruled that the point of order was not valid.

As a result of the discussion, a motion to amend the enactment clause was introduced to remove reference to “brother, sister,” but received no seconder.

The question on the motion was then called and it was **CARRIED** with Mayor Brodie and Cllrs. Loo, McNulty, McPhail opposed.

**26. PROPOSED UBCM RESOLUTION – CONFLICT OF INTEREST COMPLAINT MECHANISM**

(File Ref. No. 01-0060-20-UBCM1-08; 01-0105-11-01) (REDMS No. 6208507)

R19/11-11

It was moved and seconded

*To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.*

***Conflict of Interest Complaint Mechanism***

*Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members and enforce them through a complaints process;*

*Whereas the public expects elected representatives to be held to a professional standard of conduct;*

*And whereas the only remedy for a citizen complaint of a municipal elected person’s conflict of interest is through a judgement of the Supreme Court of British Columbia;*

*So be it resolved that the Province of British Columbia consider a mechanism including to resolve and remedy conflict of interest complaints through a non-partisan Municipal Conflict of Interest Commissioner or expansion of the scope of powers of the BC Ombudsperson.*



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The question on the motion was not called as discussion ensued with regard to the (i) challenges of submitting cases to the Supreme Court of British Columbia, (ii) existing avenues to submit complaints, and (iii) expanding the role of the British Columbia Conflict of Interest Commissioner.

As a result of the discussion, the following **amendment motion** to replace the words “BC Ombudsperson” to “BC Conflict of Interest Commissioner” was introduced:

R19/11-12

It was moved and seconded

*That the enactment clause be amended to read as follows:*

*So be it resolved that the Province of British Columbia consider a mechanism including to resolve and remedy conflict of interest complaints through a non-partisan Municipal Conflict of Interest Commissioner or expansion of the scope of powers of the BC Conflict of Interest Commissioner.*

**CARRIED**

Opposed: Mayor Brodie  
Cllrs. Loo  
McNulty  
McPhail

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

*To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.*

*Conflict of Interest Complaint Mechanism*

*Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members and enforce them through a complaints process;*

*Whereas the public expects elected representatives to be held to a professional standard of conduct;*



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*And whereas the only remedy for a citizen complaint of a municipal elected person's conflict of interest is through a judgement of the Supreme Court of British Columbia;*

*So be it resolved that the Province of British Columbia consider a mechanism including to resolve and remedy conflict of interest complaints through a non-partisan Municipal Conflict of Interest Commissioner or expansion of the scope of powers of the BC Conflict of Interest Commissioner.*

was then called and it was **CARRIED** with Mayor Brodie and Cllrs. Loo, McNulty and McPhail opposed.

**27. CONFLICT OF INTEREST DURING ELECTION PERIOD**

(File Ref. No. 01-0060-20-UBCM1-08; 01-0105-11-01) (REDMS No. 6208507)

R19/11-13

It was moved and seconded

*To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.*

***Conflict of Interest During Election Period***

*Whereas provincial and federal governments are dissolved during the writ period;*

*Whereas an elected representative could electioneer during the election period and be perceived to be acting for political gain;*

*Whereas an elected representative may not be re-elected, yet retain their position for a period of time after Election Day, effectively a "lame duck" candidate; and*

*Whereas municipal government staff effectively manage the city without a sitting Council for four consecutive weeks each year, at minimum;*

*So be it resolved that all municipal government meetings, except those provided for under the Emergency Program Act, be suspended during the election period and that the previous municipal government is dissolved on Election Day.*



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The question on the motion was not called as discussion ensued with regard to the continuity of government during the election period and limiting Council's consideration of significant items during the same period.

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

**28. LOBBYIST REGISTRATION**

(File Ref. No. 01-0060-20-UBCM1-08; 01-0040-01) (REDMS No.)

R19/11-14

It was moved and seconded

*To forward the following resolution for consideration at UBCM and to send copies to the local governments of B.C. for their favourable consideration prior to the 2019 UBCM meeting:*

*Whereas the BC Lobbyists Registration Act (LRA) requires individuals and organizations who lobby public office holders and meet specific criteria to register their lobbying activities in an online public registry; and*

*Whereas the goal of the BC Lobbyists Registration Act (LRA) is to promote transparency in lobbying and government decision-making;*

*Therefore be it resolved that UBCM request that a lobbying regulation system for municipal government, similar to the provincial mechanism under the BC Lobbyists Registration Act, be established.*

The question on motion was not called as discussion ensued with regard to definitions of a lobbyist and concerns related to potential barriers for community advocates to participate in local government.

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



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29. **PRIDE WEEK 2019 ACTIVITIES AND PROPOSED PERMANENT RAINBOW CROSSWALK**

(File Ref. No. 07-3000-01; 11-7400-20-PRID1) (REDMS No. 6210999 v. 4)

R19/11-15

It was moved and seconded

- (1) *That the report titled "Pride Week 2019 Activities and Proposed Permanent Rainbow Crosswalk," dated June 12, 2019, from the Senior Manager, Community Social Development be received for information; and*
- (2) *That a permanent rainbow crosswalk on Minoru Boulevard adjacent to the Richmond Library/Cultural Centre and the City Hall Annex, installed prior to July 29, 2019 to recognize Pride Week and the ongoing support of our LGBTQ2S communities, be approved.*

The question on the motion was not called as discussion took place on (i) promoting inclusiveness and diversity in the city, (ii) the relative costs of the proposed crosswalk compared to a standard crosswalk, (iii) safety aspects of the proposed crosswalk, (iv) conducting public consultation on the proposed crosswalk, (v) considering requests to display other symbols from community groups, and (vi) supporting vulnerable groups in the city.

As a result of the discussion, a motion to refer the proposed crosswalk to staff for further consultation was moved, but received no seconder.

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

Discussion then ensued with regard to establishing a City policy for permanent symbols, and as a result, referral motions for staff to draft City policy for the installation of permanent symbols and for staff to design a symbol for diversity in Richmond were introduced by Councillor Au, but received no seconder.



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30. **COUNCIL TERM GOALS 2018-2022**

(File Ref. No. 01-0105-07-01) (REDMS No. 6174635 v. 7; 6183112; 6202999)

R19/11-16

It was moved and seconded

*That the 2018-2022 Council Strategic Plan, as presented in the report titled "Council Term Goals 2018-2022" from the Director, Corporate Programs Management Group, dated May 28, 2019, be endorsed.*

The question on the motion was not called as an amendment motion to alphabetize the Council Term Goals was moved, however the amendment motion did not receive a seconder.

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

**FINANCE AND CORPORATE SERVICES DIVISION**

31. **COUNCIL REMUNERATION AND EXPENSES FOR 2018**

(File Ref. No.: 03-1200-03) (REDMS No. 6206322)

R19/11-17

It was moved and seconded

*That the 2018 Council Remuneration and Expenses be approved.*

**CARRIED**

32. **2018 STATEMENT OF FINANCIAL INFORMATION**

(File Ref. No.: 03-1200-03) (REDMS No. 6194865)

R19/11-18

It was moved and seconded

*That the 2018 Statement of Financial Information be approved.*

**CARRIED**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

R19/11-19 33. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (10:48 p.m.).*

**CARRIED**





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Roy Sutter, Richmond resident, spoke to maintaining the age of eligibility for seniors pricing at all Richmond recreation facilities at 55 years of age, and read from a written statement (attached to and forming part of these minutes as Schedule 1). Also, Mr. Sutter referenced a petition, which has been gathered (Copy on-file City Clerk's office).

R19/11-20

It was moved and seconded

*That the Regular Council meeting proceed past 11:00 p.m. (10:59 p.m.).*

**CARRIED**

Discussion ensued with regard to encouraging senior participation in recreation activities and participation by seniors in different age categories.

In reply to queries from Council, staff noted the following:

- that with the proposed seniors pricing, a difference of approximately \$130,000 to 150,000 in additional revenue is projected, with a majority of those funds allocated to the Community Associations;
- that the City supports a "sport for life" approach to recreation and encourages participation, starting with very young children;
- that the public has a deadline of June 30, 2019 to renew passes, including annual passes, under the old pricing model;
- that other municipalities in the region are taking a similar approach to pricing;
- that the Recreation Fee Subsidy Program previously did not apply to adults or seniors, but under the new program would now apply to all age categories;
- that the Community Associations are responsible for setting fees, however the age categories are set by the City;
- that the Recreation Fee Subsidy Program is being funded by the new pricing model and without it there may be a funding gap that would need to be addressed;
- that the public can apply for a subsidy through the Recreation Fee Subsidy Program, and that this avenue is being utilized;



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- that the consultation on the pricing model was conducted in 2016 and was approved by Council in 2017;
- that the new pricing model was gradually implemented in order to promote the Recreation Fee Subsidy Program, and varied communication approaches were utilized in conjunction with the Community Associations; and
- that the revised Recreation Fee Subsidy Program was implemented in 2017 in expectation of the revised pricing model.

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

R19/11-21

It was moved and seconded

***That the recreation pricing structure for seniors be referred to staff for further review and analysis of options, and report back.***

The question on the referral motion was not called as discussion ensued regarding the date of implementation.

In response to queries from Council, staff indicated that the implementation of the new pricing model could be put on hold, pending further reporting expected in September 2019. It was noted that the review of the pricing model would not impact the continuation of the Recreation Fee Subsidy Program.

As a result of the discussion, staff were directed to consider different age categories and the ages of those utilizing the Recreation Fee Subsidy Program. Also, direction was given that implementation of the new pricing model be put on hold, pending response from the referral.

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

R19/11-22

34. It was moved and seconded

***That Committee rise and report (11:19 p.m.).***

**CARRIED**



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**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced the upcoming retirement of Ted Townsend, Director, Corporate Communications and Marketing, and on behalf of Council, commended Mr. Townsend for his service to the City.

**BYLAWS FOR ADOPTION**

R19/11-23

It was moved and seconded

*That the following bylaws be adopted:*

*Official Community Plan Bylaw No. 9000 and 7100, Amendment Bylaw No. 9813*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9814*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R19/11-24 35. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meetings held on May 15, 2019, May 29, 2019, June 12, 2019 and the Chair's report for the Development Permit Panel meetings held on September 12, 2018 be received for information; and*

(2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-793478) for the property at 4360 Garry Street be endorsed, and the Permit so issued.*

**CARRIED**

**ADJOURNMENT**

R19/11-25

It was moved and seconded

*That the meeting adjourn (11:25 p.m.).*

**CARRIED**



**City of  
Richmond**

**Minutes**

**Regular Council  
Monday, June 24, 2019**

Certified a true and correct copy of the  
Minutes of the Regular meeting of the  
Council of the City of Richmond held on  
Monday, June 24, 2019.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)

**Portion Of Presentation To Council By Rory Sutter – Speech Not Completed  
June 24, 2019 Re: Petition To Keep Age Of Eligibility Of Senior Pricing At 55+**

Mayor, Councillors,

My name is Rory Sutter. I live at 7611 Francis Road, Richmond, B.C.

I feel I am speaking on behalf of thousands of Richmond residents who have been affected and I want to do them justice in 5 minutes.

5 minutes for FITNESS 55.

This petition was started June 14 and I have personally spoken with over 320 people face-to-face on six occasions at community centres in last 10 days to determine how they feel about the change of the age of eligibility from 55 to 65 year of age at Richmond recreation facilities.

I have also communicated with another 280 plus people and we have over 600 signatures and are now growing by more than 100 people per day. And this movement is just beginning – we’ve just started. And I can deliver thousands of signatures.

The petition comments reveal what people are thinking in this City. The overwhelming response is this change in policy is crazy. They wonder what you are doing? And many are angry because they believed in you and voted for you.

This petition is supported by all ethnicities, cultures and language groups in this City. And not just by people in the 55-64 demographic. The 70 year-old seniors said we got the discount and they should too.

Like me they are taxpayers and long-time residents who love this community and the unparalleled access to recreation that we have.

Tonight I am their voice.

Richmondites have bought in to the City’s vision that Richmond is a nurturing, connected community that promotes HEALTHY and ACTIVE aging within our mature demographic;

Provided at a level of affordability that allows, encourages and supports their long-term participation.

They are not asking for something new or unprecedented. They did not define an active senior as being 55 plus. You did.

Our mature residents have bought in to Directive 3 of 2015-2020 Seniors Service Plan Framework that says there is a citywide focus and understanding of seniors needs and wants. Is there? I can tell you the answer is no.

That they are CELEBRATED and RECOGNIZED as VALUED community members.  
This policy change casts another no.

And Directive 1 that communication with seniors is timely, effective and appropriately delivered and received.

I remind Council that actions speak louder than words.

Clearly our seniors do not feel valued and celebrated and they are now being recognized for one thing and that is THEIR ABILITY TO PAY. And communication has been poor to say the least. People in the 55-64 demographic all over this city are confused. How do I know because I have been speaking to them.

When it comes to providing recreation facilities for our mature demographic. Richmond is a leader and not a follower. And we can be proud of that. And it's working. It's working.

There is no set age at which a person is considered a senior in Canada. Generally, the age at which seniors discounts start is usually 55. However, for government benefits, such as Canada Pension Plan, you have to be at least 60 years of age.

Seniors discounts can kick in as young as 50.

And we don't have to try and justify an action – to RAISE the age for eligibility for seniors pricing to 65 – SIMPLY BECAUSE WE BELIEVE OTHER CITIES ARE DOING IT, especially when they are not.

The Township and City of Langley are 60. Maple Ridge is 60. Surrey is 60. Port Moody is 60. West Van, Maple Ridge and Victoria are 55+ for Seniors Activity Centre Programs.

I reject the justification that studies show that people in the 55 – 64 demographic have the largest disposable incomes therefore they should pay more.

We live in an age where information can be manipulated just like numbers, to support any rationale. Averages. Not everyone in this community drive Bentley's, Rolls Royce's, Mercedes, and BMW's. There are two Richmond's.

People in the 55-64 demographic are retiring earlier and working longer. They are paying for sports for their kids that involve equipment and travel. They are supporting their children through colleges and universities. They have aging parents to support with serious health needs, including dementia, and expensive care homes. Is anyone a caregiver in this room?

They are trying to make it in a city that has one of the highest costs of living in the entire country.

Their kids are staying at home longer and they are trying to give their kids a hand-up to live in this region. Normal working-class people who earn their incomes in

Canada cannot afford to purchase in this city. Did you know that under the new mortgage stress test most people do not even qualify for their existing home mortgages?

They are paying high property taxes in city. Many in this demographic are self-employed and don't have company pensions to look forward to. People are stressed and wonder how they can afford to retire?

People that are 55-64 have a higher likelihood of getting laid off, as you will see in the petition comments. I have spoken to several 57-year-olds who were targeted to reduce wages. And many are taking lower paid and part time jobs in this community.

On the flip side there are some members of this demographic in Richmond, that are not paying their share. And what scares me is that they qualify for the Recreation Fee Subsidy Program and their address may be in Terra Nova.

The question for council is why are we penalizing the people who have been paying their share for years? Just like you they've given to society and it's time for society to give back.

In 2018 you faced a drop in your pay due to the loss of a federal tax exemption and how did you feel? Personally I think you deserved pay your pay increase or adjustment this year.

**CUT OFF BY MAYOR BEFORE COMPLETION OF PARAGRAPH**

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And people in the 55 to 64 demographic deserve their \$67 dollar discount on an annual fitness pass.



**Special Council**  
**Monday, June 24, 2019**

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves  
Councillor Michael Wolfe

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO.    ITEM

**CALL TO ORDER**

**RICHMOND OLYMPIC OVAL CORPORATION**

**1.    CONSENT    RESOLUTIONS    OF    THE    SHAREHOLDER    OF  
     RICHMOND OLYMPIC OVAL CORPORATION**

(File Ref. No.: 01-0060-20-ROVA1 ) (REDMS No. 6202008)

SP19/7-1

It was moved and seconded

***RESOLVED THAT:***

- (1)    the Shareholder acknowledges and confirms the previous receipt of financial statements of the Company for the period from January 1, 2018 to December 31, 2018, together with the auditor's report on such financial statements, which financial statements were approved by the Company's board of directors on April 18, 2019 and presented to the Shareholder at the Finance Committee meeting of Richmond City Council on May 6, 2019;***





Special Council  
Monday, June 24, 2019

RES NO.    ITEM

- (2) *the Shareholder acknowledges that the following directors are currently serving a 2-year term (2018-2020) and will continue to serve as directors for the coming year:*

Name

- i. *George Duncan*
- ii. *Peter German*
- iii. *Gail Terry*
- iv. *Dan Nomura*
- v. *Walter Soo*
- vi. *Gary Collinge*

- (3) *in accordance with the Company's Articles, the following persons are hereby elected as directors of the Company, to hold office for the term ending immediately prior to the annual general meeting of the Company held in 2021:*

Name

Term

- |                               |             |
|-------------------------------|-------------|
| vii. <i>Dennis Skulsky</i>    | <i>2021</i> |
| viii. <i>Moray Keith</i>      | <i>2021</i> |
| ix. <i>Umendra Mital</i>      | <i>2021</i> |
| x. <i>Lisa Cowell</i>         | <i>2021</i> |
| xi. <i>Chris Gear</i>         | <i>2021</i> |
| xii. <i>Christine Nesbitt</i> | <i>2021</i> |
| xiii. <i>Wayne Duzita</i>     | <i>2021</i> |

- (4) *KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors;*
- (5) *the 2018 Annual Report of the Company is hereby received; and*
- (6) *June 24, 2019 be and is hereby selected as the annual reference date for the Company for its current annual reference period.*



**Special Council**  
**Monday, June 24, 2019**

RES NO.    ITEM

The question on the motion was not called as discussion ensued with regard to the Richmond Olympic Oval Corporation (ROOC) operating separately from the City. Staff noted that a previously distributed staff report on ROOC governance can be distributed to Council.

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

**LULU ISLAND ENERGY COMPANY LTD.**

2.    **CONSENT RESOLUTIONS OF THE SHAREHOLDER OF LULU ISLAND ENERGY COMPANY LTD.**

(File Ref. No.: 10-6600-10-01; 01-0060-20-LIEC1) (REDMS No. 6195790 v. 2; 6174038; 6174041)

SP19/7-2

It was moved and seconded

**RESOLVED THAT:**

- (1)    *the shareholder acknowledges that the financial statements of the Company for the period ended December 31, 2018, and the report of the auditors thereon, have been provided to the shareholder in accordance with the requirements of the British Columbia Business Corporations Act;*
- (2)    *all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;*
- (3)    *the number of directors of the Company is hereby fixed at 6;*



Special Council  
Monday, June 24, 2019

RES NO.    ITEM

- (4) *the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:*
- i. John David Irving;*
  - ii. Jerry Ming Chong;*
  - iii. Cecilia Maria Achiam;*
  - iv. Joseph Erceg;*
  - v. Andrew Nazareth;*
  - vi. Kirk Taylor;*
- (5) *KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and*
- (6) *June 24, 2019 is hereby selected as the annual reference date for the Company for its current annual reference period.*

The question on the motion was not called as discussion took place on the governance structure of the Lulu Island Energy Company and City staff acting in director roles.

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

ADJOURNMENT

SP19/7-3

It was moved and seconded  
*That the meeting adjourn (4:08 p.m.).*

**CARRIED**



# City of Richmond

## Minutes

### Special Council Monday, June 24, 2019

RES NO.    ITEM

Certified a true and correct copy of the  
Minutes of the Special meeting of the  
Council of the City of Richmond held on  
Monday, June 24, 2019.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)



## Parks, Recreation and Cultural Services Committee

Date: Tuesday, June 25, 2019

Place: Anderson Room  
Richmond City Hall

Present: Councillor Harold Steves, Chair  
Councillor Chak Au  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Michael Wolfe

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on May 28, 2019, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, July 17, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that "Memorials for Richmond Veterans" be added to the agenda as Item No. 3A.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, June 25, 2019**

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**COMMUNITY SERVICES DIVISION**

**1. RICHMOND ARTS STRATEGY 2019-2024**

(File Ref. No. 01-0340-35-CSER5) (REDMS No. 6189917 v. 3; 6162159)

In reply to queries from Committee, Liesl G. Jauk, Manager Arts Services, advised that (i) adapting and re-purposing spaces, such as shopping malls, has been used in the past for various events and that staff continue to build those relationships for new opportunities, (ii) staff received positive feedback from the Richmond School District with regard to creative tools and resources for youth, (iii) as the Media Lab grows and relocates to a new space, staff will work with their partners to provide more opportunities, and (iv) free space is provided when available, such as during Culture Days.

Discussion took place regarding including Richmond Farmers in the City's festivals and events.

It was moved and seconded

- (1) That the Richmond Arts Strategy 2019–2024, and companion documents, as outlined in the report titled “Richmond Arts Strategy 2019–2024,” dated June 6, 2019 from the Senior Manager, Arts, Culture and Heritage Services, be adopted; and*
- (2) That staff report on progress annually through the Arts Services Year in Review, as outlined in the report titled “Richmond Arts Strategy 2019–2024,” dated June 6, 2019 from the Senior Manager, Arts, Culture and Heritage Services.*

**CARRIED**

**2. RICHMOND CULTURAL CENTRE PROPOSED COMMUNITY MURAL PUBLIC ART PROJECT**

(File Ref. No. 11-700-09-20-268) (REDMS No. 6190774 v. 4; 6039766; 6197128)

In reply to queries from Committee, Biliana Velkova, Public Art Planner, advised that (i) the mural will be on the entire length of the exterior façade and on the columns, (ii) as part of the Terms of Reference, the design of the mural will be decided in consultation with community members, and (iii) the artist was selected based on their qualifications, past experience and project feasibility.

Discussion took place on locations that are suitable for murals throughout the City and it was suggested that staff provide a list of appropriate locations and themes for murals in Richmond for Committee's information.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, June 25, 2019**

---

It was moved and seconded

*That the concept proposal for the Richmond Cultural Centre Community Mural Public Art Project by the artist team Richard Tetrault and Jerry Whitehead, as presented in the staff report titled "Richmond Cultural Centre Proposed Community Mural Public Art Project," dated May 14, 2019, from the Senior Manager of Arts, Culture and Heritage Services, be endorsed.*

**CARRIED**

In accordance with Section 100 of the *Community Charter*, Councillor Linda McPhail and Councillor Harold Steves declared to be in a conflict of interest as members of their family have memorial benches and tables, and left the meeting – 4:14 p.m.

Councillor Chak Au assumed the role of Vice-Chair.

**3. TREE, BENCH AND PICNIC TABLE DEDICATION PROGRAM – RENEWALS, TERM LENGTHS, AVAILABLE SPACES, AND NUMBER OF PLAQUES**

(File Ref. No. 11-7200-30-ADON1) (REDMS No. 6204070 v. 10; 6206016; 6206018; 6206024; 6206045; 6207522; 6206047; 6205289; 6205300)

In reply to queries from Committee, Paul Brar, Manager, Parks Programs, advised that staff are recommending Option 2 as outlined in the staff report, to execute the existing policy but providing a 10-year dedication term extension for the 357 existing program participants.

Discussion took place on potential increasing the renewal fee for dedicated benches and picnic tables and in response to questions from Committee, Mr. Brar noted that (i) the fees were calculated based on cost and maintenance of the tables and benches in 2018, (ii) adding a third plaque to the benches would not permit individuals to sit on a bench without obstructing the plaque, (iii) a 6-month window would be provided to existing program participants to notify staff of their interest in continuing with the program, and (iv) fees are adjusted as costs change.

As a result of the discussion, a motion to increase the renewal fees for dedicated benches and picnic tables was introduced; however failed to receive a seconder.

Discussion further took place on increasing the number of plaques on picnic tables and in response to queries from Committee, Mr. Brar noted that staff are recommending four plaques per picnic table as this is a new program that has been introduced; therefore there is not much demand for more at this time.

## Parks, Recreation & Cultural Services Committee

Tuesday, June 25, 2019

---

It was moved and seconded

- (1) *That Option 2 be approved as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;*
- (2) *That the maximum number of plaques per bench be increased to three and the maximum number of plaques per picnic table be increased to four, as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;*
- (3) *That Policy 7019 “Tree, Bench and Picnic Table” be amended as proposed in Attachment 7 of the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services; and*
- (4) *That the moratorium on the Tree, Bench and Picnic Table Dedication Program be lifted.*

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

It was moved and seconded

*That Part 2 be amended to increase the maximum number of plaques per picnic table to eight.*

**CARRIED**

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

- (1) *That Option 2 be approved as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;*
- (2) *That the maximum number of plaques per bench be increased to three and the maximum number of plaques per picnic table be increased to eight, as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;*



**Parks, Recreation & Cultural Services Committee**  
**Tuesday, June 25, 2019**

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- (3) *That Policy 7019 “Tree, Bench and Picnic Table” be amended as proposed in Attachment 7 of the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services; and*
- (4) *That the moratorium on the Tree, Bench and Picnic Table Dedication Program be lifted.*

was then called and it was **CARRIED** with Cllr. McNulty opposed.

Councillor Linda McPhail and Councillor Harold Steves returned to the meeting – 4:28p.m.

Councillor Harold Steves resumed the role of Chair.

## **COUNCILLOR CHAK AU**

### **3A. MEMORIALS FOR RICHMOND VETERANS**

Councillor Au distributed a news article from the Richmond News regarding Tommy Wong, a Chinese-Canadian on the Royal Canadian Air Force (attached to and forming part of these Minutes as Schedule 1) and noted that it is important to recognize these Richmond heroes for their service.

Discussion took place on recognizing other Richmond veterans that took part in World War 2 and examining manners in which to honour them and history.

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

It was moved and seconded

*That staff explore options to recognize Richmond Veterans and others who played a significant role during World War II.*

**CARRIED**

### **4. MANAGER’S REPORT**

(i) *Municipal Support for Increased Library Access to Digital Publications*

Robin Leung, Library Board Chair, and Susan Walters, Chief Librarian, spoke to municipal support for increased library access to digital publications and noted the following information:

- libraries are struggling to obtain digital publications due to cost and strict licensing;

5.

## Parks, Recreation & Cultural Services Committee

Tuesday, June 25, 2019

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- libraries and early literacy programs are integral to developing proficient readers and ensuring that kids succeed in school;
- literacy programs run by public libraries also help ensure that citizens can contribute to and participate in the digital world; and
- digital publication is a crucial tool for participation in the community, as it supports individuals with their education, allows them to seek employment, and learn about Canadian culture.

Discussion took place on supporting increased library access to digital publications and the difficulties faced by the Richmond Public Library.

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

It was moved and seconded

- (1) *That the City of Richmond support the draft resolution “Increased Library Access to Digital Publications” provided to the Richmond Public Library by The Canadian Urban Libraries Council and which is being passed by municipalities across Canada; and*
- (2) *That the City of Richmond send letters of support for the adopted resolution to local Members of Parliament of the Provincial Legislative Assembly, local Federal Election Candidates, and the Federal Minister of Canadian Heritage.*

**CARRIED**

### *(ii) Salmon Festival*

Bryan Tasaka, Manager, Major Events and Film, highlighted that the Salmon Festival is taking place on Monday, July 1, 2019, and noted that a Staff Memorandum was distributed to Council with the itinerary.

### *(iii) Summer Day camp Programs*

David Ince, Manager, Community Recreation Services, highlighted that South Arm hosted a training session on June 22, 2019 for all staff and volunteers for the summer day camps and it was a tremendous success. He advised that the sessions were conducted by City staff and provided leadership skills, inclusion training for special needs, creative programming, designing activities to challenge children physically, water safety and regulatory compliance training.

### *(iv) Richmond Walks Program*

Elizabeth Ayers, Director, Recreation and Sport Services, highlighted that both the Community Wellness Strategy and Recreation and Sport Strategy envision an active and connected community and showed a video from Global News that highlighted the Richmond Walks Program and illustrated the importance of physical exercise.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, June 25, 2019**

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In reply to queries from Committee regarding the Steveston Community Centre report and the report on fishing of the piers in Steveston Village, staff advised that they are anticipated to come forward after the summer break.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:48p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, June 25, 2019.

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Councillor Harold Steves  
Chair

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Sarah Goddard  
Recording Secretary

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Councillor Chak Au  
Vice-Chair (Item 3 Exclusively)

[Home](#) » [Community](#)

## First Chinese-Canadian recruit to air force dies in Richmond, age 101

Tommy Wong was snubbed by the RCAF due to his ethnicity, before getting the call to arms in the wake of Pearl Harbor

Alan Campbell / Richmond News

MARCH 12, 2019 05:30 PM

UPDATED: MARCH 12, 2019 03:01 PM



Longtime Richmond resident Tommy Wong put a lifetime of discrimination aside to serve Canada in its hour of need. Wong died on Sunday, age 101. Alan Campbell photo  
Photograph By ALAN CAMPBELL/RICHMOND NEWS

One of Richmond's most celebrated war veterans, Tommy Wong, has died, age 101.

Richmond resident Wong, who was the first person of Chinese-Canadian ethnicity in the Royal Canadian Air Force (RCAF), passed away Sunday at Richmond Hospital.

His close friend and fellow RCAF veteran, Richmond's George Ing, said Canadian-born Wong was a quiet, intelligent and private man, but who also had a "zest for life."

"He was very, very proud of his military service," said Ing, a member with Wong of the Chinese-Canadian veteran group Pacific Unit 280, on Tuesday.

In 2017, Wong was one of five Chinese-Canadian veterans granted "The Glory of Chinese" award by the Richmond-based Canadian Community Service Association (CCSA), in recognition of their contribution towards winning full citizenship for all Chinese-Canadians.

To mark Remembrance Day in 2016, the News featured Wong and told the story of how he put a lifetime of discrimination aside to serve Canada in its hour of need during the Second World War.

Schedule 1 to the Minutes of the Parks, Recreation & Cultural Services Committee meeting of Richmond City Council held on Tuesday, June 25, 2019.



[Shop over 50 t-shirts](#)

Nostalgic designs tell the story of B.C.

### POPULAR COMMUNITY

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JUNE 24, 2019

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[Lobbyist registry could restrict community activists: Loo](#)

JUNE 21, 2019

[Over 200 Richmond summer jobs open for applications](#)

APRIL 23, 2019

Prior to enlisting, the Victoria native and building contractor had been rejected by the RCAF on the basis of his ethnicity six days after the war started in 1939.

Other divisions of the Canadian armed forces, such as the army, had allowed citizens of Chinese ethnicity, but not the air force, which is where Wong's heart lay.

However, more than two years later, on the fateful day of Dec. 7, 1941, when the Japanese decided to attack Pearl Harbor, his life changed forever.

Wong received a letter from the very same recruiting office which had snubbed his offer of help two years previous, requesting his presence in Vancouver as soon as possible.

"(The RCAF), all of a sudden, wanted me," a smiling Wong told the News in 2016.

Wong, who called Richmond home for most of his life, recalled feeling "real good," at the time, despite being sent packing earlier due to his Asian heritage.

"They asked if I wanted to be air crew or ground crew. My heart was strictly in flying and also, this would be a chance to help bomb the Japanese; so I was well motivated," he said at the time, when asked how he felt about only being called up due to the attack on Pearl Harbor.

Wong graduated first class in his training and was then sent to an air base in Calgary, where he spent a further year learning his new trade and quickly rose through the ranks to sergeant and then to an inspector in the Aeronautical Inspection Detachment (AID).

While training as an aircraft inspector, Wong made sure the likes of Kittyhawk and Spitfire fighter planes and Lancaster bombers were 100 per cent ready to fly.

Wong spent a chunk of the war stationed in Vancouver and eventually married his now late wife, June Lim, before opening a woodwork shop inside a theatre in Vancouver's Chinatown.

As a result of their sacrifice in the Second World War, Chinese-Canadians were finally able to claim the opportunities and rights afforded other Canadians.

They were offered citizenship and the right to vote. Those privileges led, in turn, to membership in professional societies such as law, engineering and medicine — important careers previously closed to Asians.

[Annual three-on-three basketball tournament in Richmond was a hit](#)

JUNE 24, 2019

[Richmond cadets selected for international opportunities](#)

APRIL 7, 2019

[Updated: Richmond councillor criticizes quick decision on rainbow crosswalk](#)

JUNE 21, 2019

[Richmond celebrates Indigenous culture with art and bannock](#)

JUNE 11, 2019

[Driver suffering 'medical emergency' causes Costco crash in Richmond](#)

JUNE 21, 2019

[Learn all about Richmond RCMP at these Police Week events](#)

MAY 13, 2019



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**From:** Marie Fenwick,  
Senior Manager, Arts, Culture and Heritage  
Services

**Re:** **Richmond Arts Strategy 2019–2024**

**Date:** June 6, 2019

**File:** 01-0340-35-  
CSER5/Vol 01

### Staff Recommendation

1. That the Richmond Arts Strategy 2019–2024, and companion documents, as outlined in the report titled “Richmond Arts Strategy 2019–2024,” dated June 6, 2019 from the Senior Manager, Arts, Culture and Heritage Services, be adopted; and
2. That staff report on progress annually through the Arts Services Year in Review, as outlined in the report titled “Richmond Arts Strategy 2019–2024,” dated June 6, 2019 from the Senior Manager, Arts, Culture and Heritage Services.

Marie Fenwick  
Senior Manager, Arts, Culture and Heritage Services

Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Communications	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

The draft Richmond Arts Strategy 2019–2024 (the Strategy) was adopted by Council on May 13, 2019, for the purpose of seeking stakeholder and public feedback on the strategy. This report responds to the resulting referral:

*That the Final Richmond Arts Strategy 2019–2024, including the results of the stakeholder and public feedback, be reported back to the Parks, Recreation and Cultural Services Committee.*

The purpose of this report is to review the stakeholder and public feedback process and present the Richmond Arts Strategy 2019–2024 for adoption (Attachment 1). The Richmond Arts Strategy has been prepared with a high degree of community participation, taking a collaborative and holistic approach to advance the arts in Richmond. The Strategy also demonstrates leadership in prioritizing the arts as a contributor to a vibrant, appealing and liveable community.

This report supports the following Action from the Council-adopted Social Development Strategy for Richmond 2013–2022:

*Action 45—Implement, monitor and update the Richmond Arts Strategy recognizing that the arts can be an important social development tool with respect to:*

- *education (e.g. increasing public awareness of social issues through theatre or visual media);*
- *engagement (e.g. providing opportunities for people to become more involved in the community);*
- *employment (e.g. providing jobs for people in arts related fields).*

### Analysis

#### Background

As the Richmond Arts Strategy 2012–2017 reached the end of its intended life; Council approved a one-time additional level for funding to develop a new Strategy. The purpose of the Arts Strategy is to:

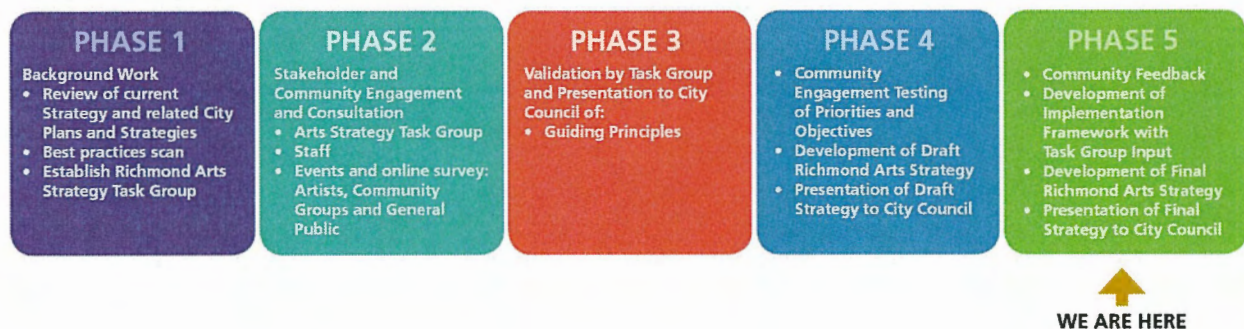
- understand the current state of the arts in Richmond;
- provide a blueprint for the City over the next five years with key principles and criteria for decision-making to enable the broadest possible access to, and awareness of, the City's diverse arts opportunities to enrich quality of life through engagement with the arts;
- provide strategies to integrate the arts into the broader community with a collaborative plan that strengthens arts groups to meet community needs; and
- through engagement, access the wisdom of the broader community to champion the provision of arts activities, facilities and opportunities as integral and essential to a healthy society.

The Arts Strategy also supports the work being done in the Community Social Development Inclusion area to create a Cultural Harmony Strategy for Richmond.

The following Guiding Principles for the Richmond Arts Strategy 2019–2024 were adopted by Council on July 23, 2018:

- Striving for **EXCELLENCE** among all who participate in and contribute to the artistic life of Richmond from City services to community organizations to individuals of all ages and skill levels.
- **SUSTAINABILITY** to ‘future-proof’ the arts through funding, education, infrastructure, mentorship and the integration of the arts into the everyday fabric of our city.
- Expressing **CREATIVITY** through experimentation and fostering collaboration among diverse voices.
- Providing broad **ACCESSIBILITY** to arts experiences and advancing **INCLUSIVITY** to connect people through the arts.
- **COMMUNITY-BUILDING** through creative engagement and dialogue, and honouring the spirit of Reconciliation.
- **CELEBRATION** to showcase and inspire Richmond’s artistic vibrancy.

The purpose of this report is to present the final Richmond Arts Strategy 2019–2024 (Attachment 1), as well as the next steps for implementation. The diagram below provides a summary of the Richmond Arts Strategy 2019–2024 development process.



### Community Feedback Process

The Draft Richmond Arts Strategy was developed through an unprecedented level of community engagement (Attachment 2), including the participation of the 25-member Richmond Arts Strategy Task Group for more than a year. Additional stakeholder and public input was sought to



obtain feedback on the actions identified within the Draft Strategy to ensure that they resonate with the community and that they represent what needs to be done in order to advance the arts in Richmond.

Invitations to respond to the draft Richmond Arts Strategy as posted online at HowArtWorks.ca, were promoted in the following ways:

- Targeted emails to key stakeholders including members of the Richmond Arts Coalition and subscribers to the City's Arts & Culture eBlast;
- Meetings with stakeholders and the community including the Richmond Arts Coalition, Steveston 20/20 Group, Richmond Arts Centre Resident Arts Groups, Indigenous Collaborative Roundtable, and the Richmond Arts Strategy Task Group;
- Posters in civic facilities;
- Board posters in City Hall and Cultural Centre;
- News Release with subsequent article in Richmond News; and
- Facebook and Instagram posts.

#### Community Feedback Results

The feedback received, including verbal responses, demonstrated strong overall support for the Richmond Arts Strategy 2019–2024, and specifically for the Strategic Directions outlined in the Strategy. Those that responded recognize the importance of the arts at an individual and community level, and sometimes offered additional points of discussion, with feedback as follows:

*There is a focus on cultivating safe, accepting and engaging Arts opportunities that inspire and cultivate belonging, inclusive of all world views.*

*Integral to the vitality of an art community in any society is the existence of private art galleries which serve a number of functions that complement public initiatives, add more interactive texture to the environment, and attract more artists into the community.*

*I would like to see free spaces available for community groups that are working on arts-related projects.*

*Thanks for promoting the arts in Richmond.*

*Your strategy is comprehensive and if fully realized will certainly make the arts a more prominent and integrated dimension of life in Richmond.*

In particular, Richmond School District No. 38 noted that “the Richmond Arts Strategy is very much in alignment with our Vision, Mission and Values” and offered several ideas and options for the City and arts community to work collaboratively with Richmond School District No. 38 to increase the role of arts education in schools, alongside building community support for arts education.

Given that the feedback process demonstrated strong support for the Richmond Arts Strategy 2019–2024, no significant changes were made to the draft Strategy.

### Initial Implementation

The next step will be the implementation of the Richmond Arts Strategy 2019–2024.

As “Increase awareness and participation in the arts” is named among the five Strategic Directions that guide the Strategy, a multi-platform communications plan to officially launch the Strategy is considered an essential first step. Communications will include local media, social media, launch events with community members, meetings with community organizations, regular updates through HowArtWorks.ca and much more to build excitement and participation, as well as initiate and/or build upon existing community partnerships that are vital to the Strategy’s success. As well, a poster with the Vision, Guiding Principles and Strategic Directions will be distributed to key partners and stakeholders to help keep the Strategy top of mind (Attachment 3).

The Richmond Arts Strategy 2019–2024 Action Plan (Attachment 4) is a “living document” created in collaboration with the Richmond Arts Strategy Task Group. It identifies leading and supporting partners that will be invited to contribute to the implementation of the Strategy over the next five years as well as anticipated phasing to achieve recommended actions.

The Arts Services Year in Review report to Council will provide progress updates on an annual basis.

### **Funding Considerations**

While most of the actions identified within the Strategy will be accomplished through the use of existing resources, some actions will require additional funding. Staff will continue to work with community partners to apply for grants and other funding opportunities as they become available, and additional funding will be obtained through various sources including sponsorships, partnering with Development applications, grants and funding from other levels of government.

Efforts will also be made to leverage civic investment to attract the investment of additional resources, financial and non-financial, in support of the arts sector.

Any capital projects or increases in operating budgets will come forward for Council approval within the Council approved budget process.

### **Financial Impact**

None.

## **Conclusion**

A collaborative approach to advance the arts has resulted in the development of the Richmond Arts Strategy 2019–2024. The Strategy provides a five-year plan for providing arts experiences and opportunities in everyday life while positioning Richmond as an arts destination.

This has been accomplished through a vision, guiding principles, strategic directions and a list of supporting actions that are outlined in detail within the Strategy. Upon adoption by Council, City staff will embark on the implementation of the Richmond Arts Strategy 2019–2024.



Liesl G. Jauk  
Manager, Arts Services  
(604-204-8672)

- Att. 1: Richmond Arts Strategy 2019–2024
- 2: Richmond Arts Strategy 2019–2024 Community Engagement Summary
- 3: Richmond Arts Strategy 2019–2024 Poster
- 4: Richmond Arts Strategy 2019–2024 Action Plan

## June 2019





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Demonstration by Musqueam artist and knowledge keeper, Debra Sparrow, presented by the Richmond Art Gallery and the Vancouver Arts Colloquium Society's as part of the *Weaving our Way* exhibition.

Photo by Noriko Nasu-Tidball, 2018.

The City of Richmond recognizes the hən̓q̓əmi̓n̓əm speaking peoples on whose traditional lands we live, work and play.

Through our shared commitment to land and place, the City of Richmond's Arts Services seeks to honour the Indigenous legacy of the region and to work together to create opportunities for local Indigenous artists.

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	Community Engagement Report can be found at <a href="http://howartworks.ca/richmond-arts-strategy">howartworks.ca/richmond-arts-strategy</a>

## THE VISION

RICHMOND'S THRIVING ARTS SCENE  
ANIMATES OUR CITY EVERYDAY;  
OFFERS RICH ARTS EDUCATION AND EXPERIENCES,  
FESTIVALS AND EVENTS;  
FOSTERS SOCIAL CONNECTIONS AND WELLNESS;  
BUILDS ARTS AND CULTURE LEADERSHIP; and  
PROVIDES CREATIVE SPACES.



# HIGHLIGHTS

## 1

### Locally made for today's Richmond.

The following Richmond Arts Strategy 2019–2024 is rooted in local context. It integrates and acknowledges the opportunities and challenges arising from the rapid growth and changes in Richmond's community profile.

It positions the arts as a means to achieve community goals in economic development, health and well-being, infrastructure and tourism. It builds upon the many riches of Richmond, including its diversity, newcomer population and many natural assets.

## 2

### Built on a strong foundation and growing, rapidly.

Richmond's arts and cultural development has seen many accomplishments over the past fourteen years since the first Richmond Arts Strategy in 2004, and from this strong foundation, is now experiencing growth, with a demand for:

- Increasing arts and cultural infrastructure and programming;
- Expanding public awareness and understanding of the value of the arts;
- Positioning Richmond as an arts destination;
- Further reflecting diversity, accessibility and inclusion in arts offerings and spaces; and
- Leveraging the arts and integrating the arts to reach community objectives.

## 3

### Based on broad community input.

The findings are evidence-based through broad community-wide participation beyond arts stakeholders, and are supported by the dedication and thoughtful contribution of the 25-member Task Group representing various aspects of community life in Richmond.

Throughout 2018, feedback and ideas were gathered through an online survey, a series of community dialogue events and more than 30 pop-up kiosks and sounding boards across the City. More than 600 individuals provided input through the survey and 500 additional pieces of feedback were gathered through various engagement activities.

Thank you to everyone who shared their views.

## 4

### Five Major Strategic Directions to lead arts and cultural development over the next five years.

1. Ensure affordable and accessible arts for all
2. Promote inclusivity and diversity in the arts
3. Invest in the arts
4. Increase awareness and participation in the arts
5. Activate public spaces through (and for!) the arts

## 5

### **Calls for leadership.**

The City wears many hats in developing arts and culture in Richmond, acting as a supporter, presenter, communicator, investor, and facility operator.

Going forward, advancing on the opportunities and addressing the needs presented in the Strategic Directions depends upon championing the arts, bolstering cultural leadership at grassroots community levels and through continued strong local government commitment.

## 6

### **A Roadmap for Implementation.**

With support of City staff and community partners from across Community Services and other Divisions and from a cross-section of industries. This document prescribes a phased-in implementation of the Arts Strategy. All activities will be supported by communications and ongoing engagement to ensure the success of the Strategy.

## 7

### **Indigenous voices and stories will be reflected.**

Richmond's arts and cultural development upholds the Calls to Action of Truth and Reconciliation.

We will work in collaboration with Indigenous peoples to advance this process through the implementation of this Arts Strategy which seeks to honour, celebrate and support the cultural practices of indigenous peoples living in Richmond.

## 8

### **The following principles will guide the strategic directions:**

- **Excellence**
- **Sustainability**
- **Creativity**
- **Accessibility**
- **Inclusivity**
- **Community-building**
- **Celebration**



*Dream Home created by community members with 2018 Branscombe Artist-in-Residence, Keely O'Brien.*





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Gateway Theatre is the home of Richmond's only live professional theatre company, staging six annual productions each year.

Photo by David Cooper, 2015; Bridget Esler in *Wizard of Oz*.

# INTRODUCTION



### **The City of Richmond recognizes that the arts are integral to vibrant communities.**

Home to an immense cultural mosaic, Richmond is characterized by growth, changing demographics and a diverse arts landscape. The Richmond Arts Strategy represents this diversity and seizes this momentum by identifying the challenges and needs of both the arts community and Richmond as a whole.

Creativity and imagination inspire innovation, which contributes to quality of life and the ability to generate social and economic growth. The arts not only give depth and meaning to our lives — they are cornerstones of social and economic prosperity.

Participation in the arts helps us to get to know each other, celebrate our differences, and impacts our health, economy, and overall well-being in remarkable ways.

The arts make us happier, healthier, better students and better scientists; they help us recover from injury, help us enjoy our later years, and so much more.



The annual Richmond World Festival is a high-energy international showcase of music, food, sport and arts that takes place on the Labour Day weekend.

## WHAT DO WE MEAN BY THE "ARTS"?

If it feels creative, odds are it counts!

For the purpose of this strategy, "arts" refers to the broad subdivision of culture, composed of many expressive and creative disciplines.

The term commonly encompasses, but is not limited to:

- Visual and applied arts (e.g. painting, print-making, installations; drawing, sculpture, crafts, textile arts, pottery and ceramics, photography, film and video);
- Performing arts (e.g. theatre, music, song, spoken word, and dance);
- Culinary arts;
- Environmental and land art;
- Interdisciplinary practices;
- Literary
- Media arts; as well as
- Community-engaged arts practices.

# OUR PURPOSE

## Why carry out an Arts Strategy?

The Richmond Arts Strategy acts as a guide for residents, the City and its stakeholders to develop stronger connections in order to advance the policies, programs and services needed for the arts to thrive in Richmond.

**The purpose of the Richmond Arts Strategy is to:**

- Understand the current state of the arts in Richmond;
- Provide a blueprint for the City over the next five years with key principles and criteria for decision-making to enable the broadest possible access to, and awareness of, the City's diverse arts opportunities to enrich quality of life through engagement with the arts;
- Provide strategies to integrate the arts into the broader community with a collaborative plan that strengthens arts groups to meet community needs; and
- Reflect the input of the broader community to champion the provision of arts activities, facilities, and opportunities as integral and essential to a healthy society.

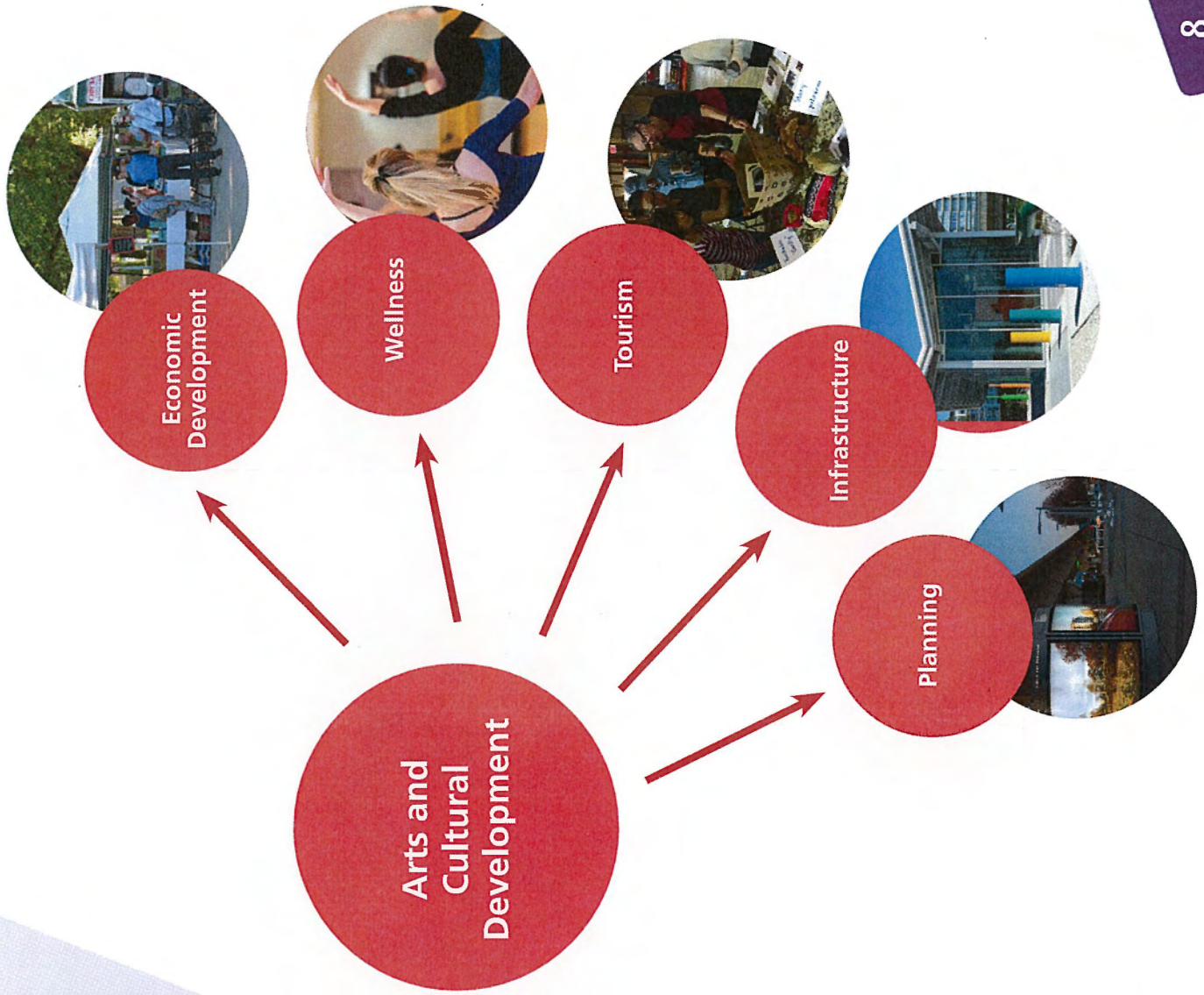


## Arts and cultural development help to achieve goals in other areas of City planning

The arts can play a strong role in placemaking, community building, tourism and economic development, providing a new or different lens in finding ways to:

- combat social exclusion in the community,
- enhance quality of life by encouraging healthy lifestyles and lifelong learning,
- celebrate diversity and improve awareness of cultural differences,
- develop pride of place through art and design,
- increase community vitality,
- improve the ability to attract skilled workers,
- gain a competitive advantage as a tourism destination,
- and much more.

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Japanese calligraphy demonstrations are among the many cultural experiences offered annually at the Richmond Cherry Blossom Festival.



# OUR PLANNING CONTEXT

## Richmond Today\*

Since being designated as a city in 1990, Richmond has seen a rapid growth in population and has evolved into a vibrant, ethnically diverse municipality with a mix of residential, commercial and industrial areas, as well as parks, waterways and open spaces.

Richmond is home to a rich array of amenities and facilities, engaged citizens and community organizations in a vibrant natural setting that includes 1,950 acres of park land, 73 kms of trails and 60 kms of cycling paths. The unique 17-island city is situated at the mouth of the Fraser River, providing an estuary for fish and migrating birds lined by walking trails. Agriculture is also an important part of Richmond's past and present economy – 39% of the city's 129.19 km<sup>2</sup> land base remains within the Agricultural Land Reserve.

These natural assets compliment the City's active lifestyle, which is supported by strong policies, plans and programs related to sport and recreation. As a legacy of Richmond's role in the 2010 Olympic Winter Games, Richmond was certified as a Global Active City in 2018 and, with nine other cities around the world, are now leading a movement to improve the lives of their citizens through the promotion of physical activity, sport, healthy lifestyles, social connections, supportive built and natural environments, and well-being for all.

**The fourth largest city in the Metro Vancouver area, Richmond currently represents 8.3% of the population in this region.**

Richmond's population continues to grow with a high influx of new residents born outside of Canada.

**Known for its rich ethnic diversity, the majority of Richmond residents identify as non-Caucasian.** This is the highest proportion of any municipality in B.C., and the second highest in Canada. This diversity is reflected in Richmond's linguistic landscape. In the 2014/15 school year, 27.8% of Richmond School District students were English Language learners. A great variety of languages are spoken in Richmond overall. Richmond's population is also highly mobile. Almost half of City residents (43%) have moved within the past five years, with half having moved within Richmond.

**The sense of social connectedness is lower in Richmond than in other regions, particularly for those who are new immigrants.** Many residents report not knowing their neighbours.

**Richmond is also marked by a changing age distribution.**

In Richmond, seniors 65+ years (17%) outnumber children aged 14 years and younger (14%). Seniors represent 32% of the total population in Richmond with 63,630 people aged 55+ years. The City's 2015-2020 Seniors Service Plan suggests that the aging population will have many impacts on the delivery of City programs and services.

## Community Profile By The Numbers\*

**60%**



of Richmond residents were born outside of Canada, representing 140 different ethnicities.



Chinese is the first language in **45%** of homes



Richmond's Chinese population has grown from

**40% TO 54%**

between 2001 and 2016



**\$78,080**

= median household income

**54%**



reported having earned their High School diploma or equivalent, or College, CEGEP or other non-University education.

**74.3%**



of residents own a home



**33%**

of residents aged 25 – 64 reported having a University certificate, diploma or degree at a bachelor level or higher as their highest level of completed education.

Richmond residents are generally healthy, live longer, feel less stressed, have healthier weights, less chronic disease, smoke and drink less than other comparison communities in B.C. but need improvement in the areas of active living, mental and physical wellness, and a sense of belonging.



Richmond residents are generally healthy, live longer, feel less stressed, have healthier weights, less chronic disease, smoke and drink less than other comparison communities in B.C. but need improvement in the areas of active living, mental and physical wellness, and a sense of belonging.



**69%**

of residents feel they have amenities within walking or cycling distance.

\* Source: Statistics Canada, 2016 Census





## Where we are now: State of the Arts in Richmond

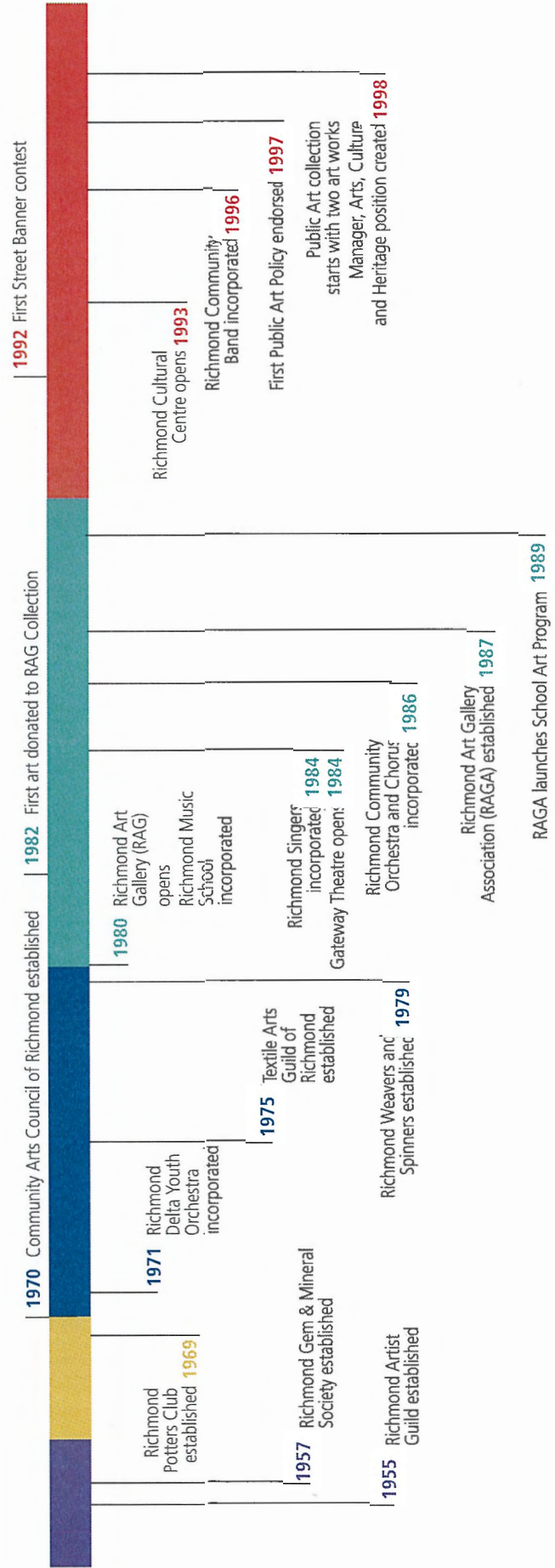
In 2004, the City adopted its first Arts Strategy with the aim to make Richmond a city with a thriving cultural life where opportunities for participation in the arts at all levels are accessible, artists feel they have a place and are seen as contributing to the community, cultural industries are welcomed, and cultural activity is visible and supported.

Since then, there has been significant civic investment to increase the capacity of artists and arts organizations, offer high-quality arts festivals and programs, and showcase Richmond's artistic talent. During the 2010 Winter Olympic Games, especially as part of Richmond's O Zone, local artists were integral to instilling community pride, identity and spirit, and enjoyed unprecedented profile to local and international audiences.

The 2004 Arts Strategy was updated in 2012 with the majority of its goals addressed by 2017. In reviewing community dialogue for the 2012–2017 Strategy, many of the same themes and directions have emerged in this new plan:

- Improving and increasing arts and cultural infrastructure
- Expanding public awareness and understanding of the arts
- Positioning Richmond as an arts destination
- Reflecting diversity, and increasing accessibility and inclusion
- Leveraging the impacts of the arts to address social, economic and other goals

Addressing these will depend on building leadership at grassroots community levels and a continued strong civic commitment.



Richmond's arts development has a critical and increasingly strategic role in the City's aspiration to be the most appealing, livable and well-managed community in Canada.

<p><b>2010</b> First Culture Days Richmond O Zone/2010 Winter Olympic Games Richmond Public Art Policy revised Minoru Chapel Opera Series launched Canadian YC Chinese Orchestra incorporated</p>	<p><b>2011</b> Cultural Centre Rooftop Garden opens City Centre Public Art Plan Media Lab &amp; Richmond Youth Media Program established Arts &amp; Culture Grants program established (\$100K) PWABC Project of the Year Award – No. 4 Rd. Pump Station <i>Salmon Row</i> at Britannia Shipyards (remounted 2013) Richmond Maritime Festival reimagined with arts Vancouver Tagore Society incorporated</p>	<p><b>2012</b> Richmond Arts Strategy 2012–2017 Richmond Youth Dance Company created Renovated Performance Hall opens Writer-in-Residence program established Richmond Potters' Club incorporated</p>	<p><b>2014</b> Minoru Precinct Public Art Plan</p>	<p><b>2016</b> First Branscombe House Artist Residency Richmond Chinese Artist Club established Richmond World Festival wins national award</p>	<p><b>2017</b> Engaging Artists in the Community Public Art program established Capstan Village Public Art Plan Richmond celebrates Canada 150 with public art, special events and festivals Concord Gardens ARTS units open Richmond Cherry Blossom Festival launched First Art Café at City Centre Community Centre</p>	<p>BCRPA Program Excellence Award – Pollinator Pasture PWABC Project of the Year Award – No. 2 Rd. Pump Station Public Art Community Mural program endorsed Public Art collection reaches 244 art works Minoru Place Activity Centre approved to be repurposed for arts use <b>2018</b></p>
<p><b>2002</b> Richmond Youth Choral Society incorporated <b>2003</b> First Lulu Series: Art in the City event <b>2004</b> First Richmond Arts Strategy <b>2005</b> RAG celebrates 25th anniversary Richmond Arts Coalition incorporated <b>2006</b> Olympic Oval Public Art Plan First Art About Finn Slough exhibition First of three Winter Celebrations of the Arts 2007-2012 Major Events Plan endorsed Cinevolution Media Arts Society incorporated</p>	<p>2010 Arts &amp; Culture Plan Community Cultural Development Manager position created First Doors Open Richmond Richmond Arts &amp; Culture Community Scan Economic Impact Study estimates Richmond arts &amp; culture sector supports 1,488 direct jobs &amp; \$33M in wages <b>2008</b></p>	<p>Alexandra Neighbourhood Public Art Plan Culture Days National Award Tickle Me Pickle Theatre Improv Society incorporated Richmond Arts Centre registration hits 6,000 registrants <b>2013</b> Opening of City Centre Community Centre First ArtRich Exhibition at RAG Inaugural Richmond World Festival <i>How Art Works</i> campaign and website launched <b>2015</b></p>	<p>First Richmond Arts Awards First Children's Arts Festival Participation in Vancouver Biennale 2009-2011 No. 3 Road Art Columns program launched Department of Arts, Culture &amp; Heritage established Public Art collection reaches 50 art works <b>2009</b></p>	<p>Pinnacle Sorrento ARTS units open Arts and Culture eNewsletter hits 450 subscribers Richmond Arts Strategy 2019–2024 <b>2019</b></p>		





# How Richmond currently supports and invests in arts and culture\*

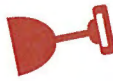
The City wears many hats, acting as a supporter, presenter, communicator, investor and facility operator.

\* 2018 statistics, unless otherwise noted

## Supporter



**COMMUNITY ART EXHIBITIONS**  
**>50** artists exhibited in **6** locations including Richmond City Hall



**RICHMOND ARTS AWARDS**  
**86** nominations  
**6** awards presented annually



**CULTURE DAYS**  
**77** registered activities\* by **59** local arts groups and individuals in **28** locations  
\*Top 4 for medium-sized cities in Canada; Top 8 overall



**RICHMOND ARTS CENTRE**  
provided **11** arts groups **4,137** hours of room rentals at a subsidy of **\$79,310**

## Communicator



**ARTS & CULTURE E-BLASTS**  
**39** e-newsletters throughout the year



**LULU SERIES: ART IN THE CITY**  
**3** acclaimed guest speakers  
**3** performing artists

## Facilitator



**LAST YEAR, THE FILM OFFICE**  
helped open a **125,000 square foot** purpose-built filming studio.  
**\$20 million** in wages are earned by Richmond residents employed in film sector each year.

## Facility Operator



**RICHMOND CULTURAL CENTRE**  
**>735** hours room rentals by cultural organizations at subsidized rates



**RICHMOND ARTS CENTRE/MEDIA LAB**  
**476** arts courses  
**58** Media Lab courses  
**43** professional instructors  
**4,068** students registered



**RICHMOND ART GALLERY**  
**18** exhibitions involving **30** artists  
**>20** community artists in biannual Artich exhibition  
**129** school tours and workshops  
**22,500** visitors



**COMMUNITY CENTRES**  
**1,500** visual arts, dance & music courses  
**8,000+** participants

## Investor



**ARTS & CULTURE GRANTS PROGRAM, 2018**  
distributed **\$114,524** to **16** organizations



**PUBLIC ART PROGRAM**  
**244** artworks to date  
**114** artists contracted for civic art projects, to date  
**27** community groups engaged in 2018 projects  
**10,000** hours of community participation in the Engaging Artists in the Community projects



## Presenter



### FESTIVALS

**8** major events  
showcasing **200** local  
artists and arts groups  
**300** performances  
**200,000** people attended

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### ARTISTS-IN-RESIDENCE

**2-month** Writer-in-Residence  
**11-month** Branscombe House  
Artist-in-Residence  
**4** projects and **>1,200** participants in  
Engaging Artists in the Community projects



### GATEWAY THEATRE\*\*

**152** performances  
**110** professional artists  
**11** community performers  
**178** hours of studio time donated  
to other performing arts organizations  
**33,361** people attended

\*\* operated by Richmond Gateway Theatre Society  
with support of City of Richmond

## What's Ahead: Sector Trends and Impacts

In the broader context of planning, important trends in Canada's \$53.4 billion cultural industry will continue to have a significant influence on arts management and programming over the next five years. Key considerations:

- Festivals and events lead as Canadians' top form of participation in arts and culture
- Shifting from passive consumption of arts and culture to more participatory arts experiences
- Upholding Calls to Action of Truth and Reconciliation
- Lifecycle of arts organizations: many arts organizations in BC are having difficulty moving to an established phase and/or shifting into a turnaround mode after a period of gradual decline
- Creating safe and inclusive spaces for community dialogue through the arts (e.g. social-change arts practices)
- Generational shifts in arts audiences
- Digital strategies and technological innovation
- New operating models that are more entrepreneurial in nature
- Venues and programming that offer arts experiences for families
- Disability arts where artforms are produced with accessibility in mind
- Creative placemaking and co-activations of spaces
- With further capacity-building within community groups, a shift in the City's role to be more of a facilitator and convener than a direct-supplier of services

## The Impacts and Benefits of Arts and Cultural Development

Thriving communities understand that building pride of place, through engaging arts and cultural programs, strengthens both community participation and economic development.

Participation in the arts is proven to:

- Build interpersonal ties and social networks
- Promote volunteering
- Reduce delinquency in high-risk youth
- Relieve stress
- Improve residents' sense of belonging
- Increase inclusion and celebrate diversity
- Foster a creative milieu that spurs economic growth in creative industries
- Further regional interest from tourism, business, new residents, and investors

The 2017 *How Art Works* campaign was a source of inspiration for the title of Richmond's Arts Strategy 2019–2024. The following five themes, described on the website, capture the impacts of the arts.

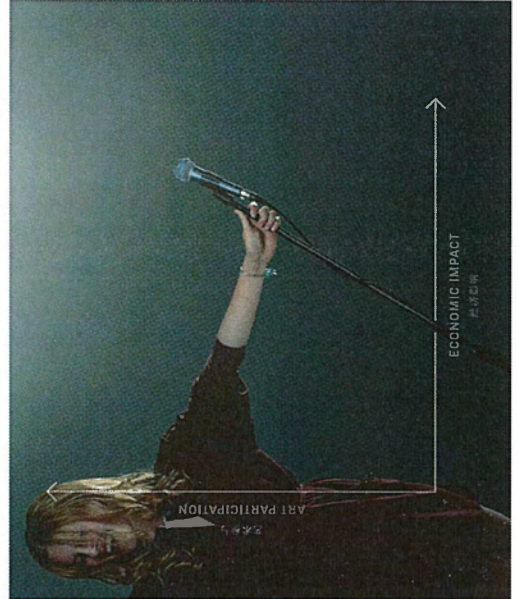
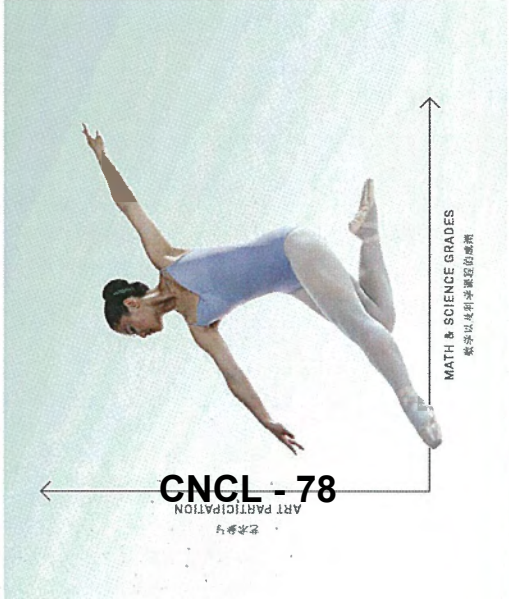
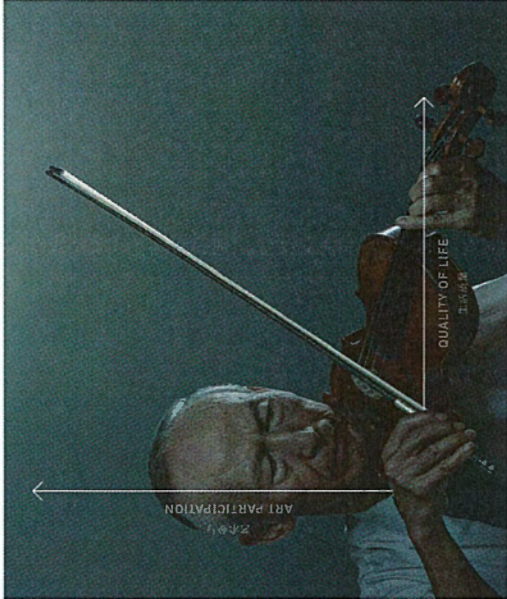
### Arts' Impact on Students

While practical education may seem like an obvious path to success, creativity is the number one skill that employers are looking for. Children and youth who participate in the arts, particularly music, are more likely to stay in school, excel in math and science and achieve life-long academic distinctions. Compared to the general public, top scientists are twice as likely to have an artistic hobby.

### Healthy Living Through Art

The arts' ability to inspire happiness can also improve health. Doctors in the U.K. and Canada are now prescribing arts activities as a health-related therapy, as research has shown that the arts can alleviate stress and reduce the likelihood of depression. Arts engagement can even improve immune function by lowering chemicals that cause the inflammation which triggers diabetes, heart attacks and other illnesses. Music, when complemented with standard therapies, can support many treatments including pain management, speech therapy and treatments for Parkinson's Disease.





## Art Strengthens Communities

When we experience culture — a theatre piece, book, concert, etc. — that addresses a social issue or conveys a new perspective, we gain a better understanding of humanity and the diverse groups we live amongst. Dance, music, photography and other visual arts transcend language and offer a public dialogue that bridges differences between cultural, racial and ethnic groups. Cultural festivals promote celebration and pride and provide an opportunity for individuals to engage with new perspectives and traditions.

## Art Improves Quality of Life

Learning new skills when creating a work of art can improve self-control and confidence in one's abilities. These activities maintain neurological function, stimulate growth, and recruit pathways crucial to cognitive function. Participation in the performing arts, such as dance and music, can improve physical fitness, coordination and balance. Moreover, the arts can provide opportunities to network, bond over new projects and share experiences which further a sense of community.

## A Stronger Economy Through Art

Arts and culture play an important role in promoting economic goals through local regeneration, developing talent, creating jobs, spurring innovation and attracting tourists. Statistics Canada estimates that cultural industries (including broadcasting, film and video, interactive media, design, journalism and crafts) contribute an estimated \$53.4 billion in direct contribution to Canada's GDP and more than 700,000 jobs.

## Bringing people together

92% of Canadians believe arts experiences are a valuable way of bringing together people from different languages and acknowledging cultural traditions.

— Phoenix Strategic Perspectives, Community Foundations of Canada, 2017



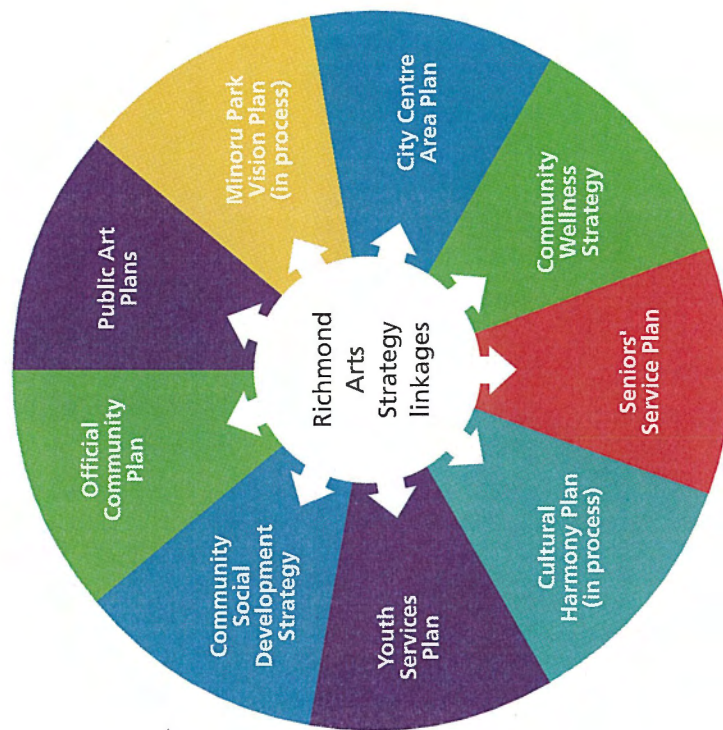
# ARTS STRATEGY: SCOPE AND PROCESS

The development of the Richmond Arts Strategy 2019–2024 took into consideration the goals and vision for Richmond as outlined in the Official Community Plan (OCP) and each related City Plans and Strategies.

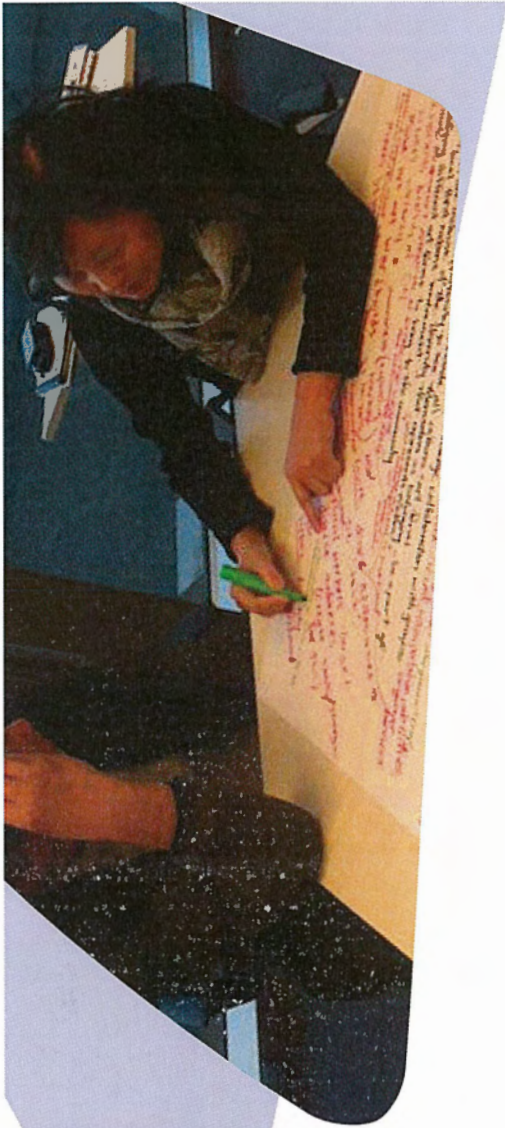
Richmond's OCP is founded on a long-term community planning vision for a sustainable, engaged and welcoming community that is connected, accessible, adaptable and valued for its sense of place.

The Richmond Arts Strategy 2019–2024 builds on the City's existing work towards this vision, and identifies linkages among the OCP and other City plans including Local Area Plans, Neighbourhood Plans and various strategies, such as the Community Wellness Strategy 2018–2023, specific arts strategies, and other initiatives listed on this page.

These linkages form a nested relationship of overlapping goals and outcomes for the City of Richmond that, together, contribute to the development of excellent and accessible programs and spaces that represent the unique needs and opportunities of the City.







Members of the Task Group met regularly to inform the new Richmond Arts Strategy.

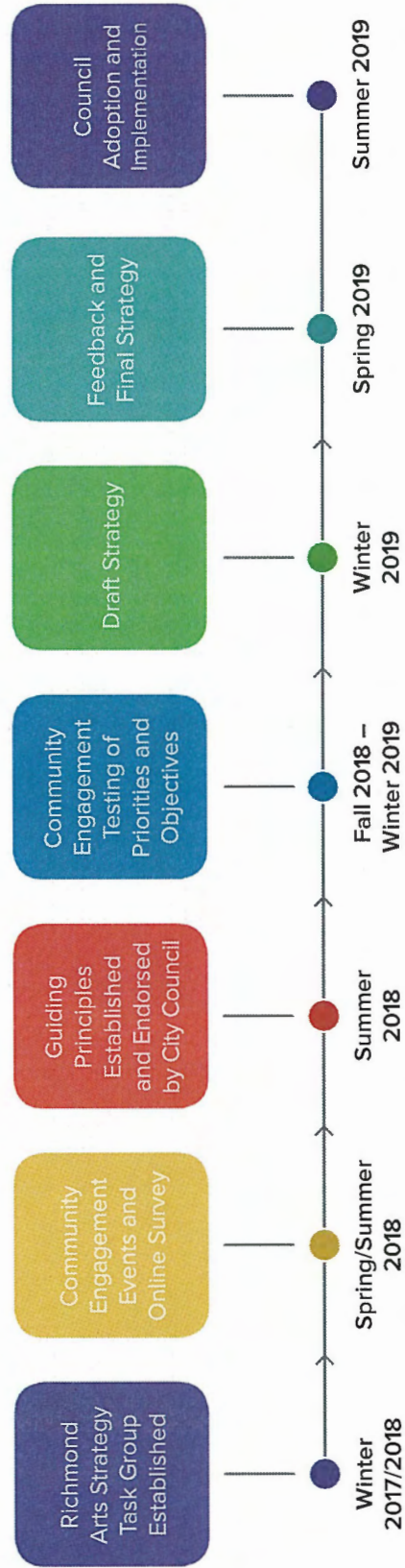
## Process and Timeline

The Richmond Arts Strategy 2019–2024 is the culmination of an extensive process of community engagement and input.

The 25-member multi-generational and multicultural Task Group—mirroring various aspects of life in Richmond, including representatives from local arts and cultural organizations, businesses and independent artists—was essential to ensuring the final document appropriately reflects community input.

Feedback from the community at large was also integral to each stage of the Strategy's development, and has been collected from hundreds of Richmond residents and community stakeholders who responded, contributed and gave feedback, along the way.

The project leadership team consisted of three consultants and staff from the City's Arts Services section.





# WHAT WE HEARD



ArtWorks community engagement was everywhere, including the 10th annual Richmond Arts Awards.



# ENGAGEMENT SUMMARY

ArtWorks, the extensive community engagement campaign that informed the development of this Strategy took place in Spring and Summer of 2018.

A full summary of these findings can be found online at [howartworks.ca](http://howartworks.ca)

Throughout the engagement period, the project team gathered feedback and ideas from the community via an online survey, a series of community dialogue events and more than 30 pop-up kiosks and sounding boards across the City. In addition to receiving more than 470 completed surveys, in both English and Chinese, approximately 500 additional pieces of feedback were collected through our various activities.

**"It's just the spark at the beginning of Richmond's arts movement. This is a very special and creative time where the sky is the limit."**

– Community Engagement Survey Respondent

The numerous wide-ranging opportunities to engage in the development of this strategy included facilitated consultation events, pop-up kiosks, stakeholder meetings and presentations, one-on-one interviews with key informants and arts stakeholders and surveys.

Pop-up kiosks and facilitated conversations took place throughout Richmond at the following locations and events:

- Aberdeen Centre
- Art About Finn Slough Exhibition
- Branscombe House
- Cherry Blossom Festival
- Children's Arts Festival
- Cultural Cafes for artists and public
- Cultural Centre Lobby
- Culture Days
- Gateway Theatre
- Kwantlen Farmers Market
- Kwantlen Polytechnic University Design Week
- Lansdowne Centre
- National Indigenous Day at Musqueam
- Performance Hall
- Richmond Arts Awards
- Richmond Arts Centre
- Richmond Art Gallery Youth Collective
- Richmond Chinese Arts and Culture Festival
- Richmond Delta Youth Orchestra Concerts
- Richmond Gem and Mineral Society Annual Show
- Richmond Media Lab
- Richmond Potters Club Spring Sale
- Richmond Youth Dance Company
- Rocinini Café
- Two Community Dialogue Sessions at City Centre Community Centre and KPU
- Vancouver Lipont Centre
- Various community centres via Youth Services Coordinators

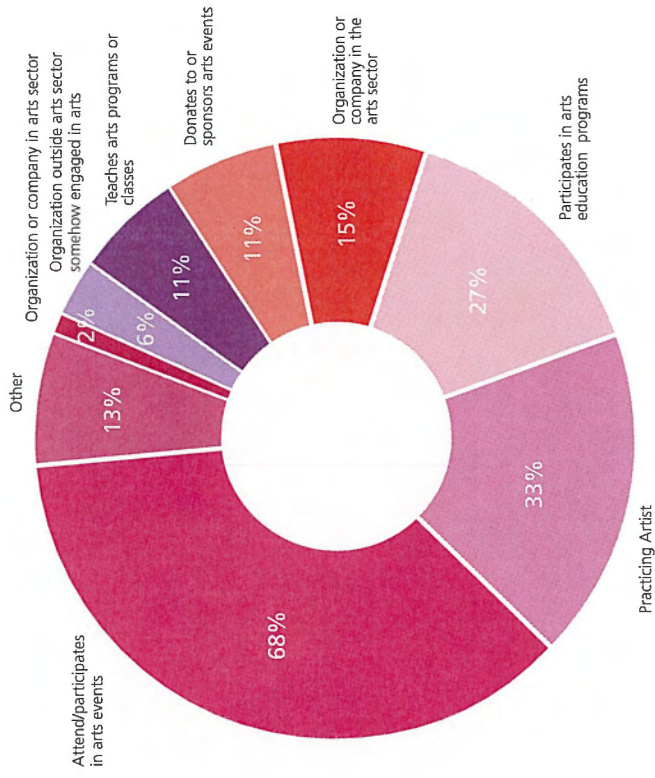


## Online Survey: Snapshot

### Respondent Profile

- 53% of survey respondents were under 50; the mean average was 48
- 68% of the survey respondents indicated that they attend and/or participate in cultural events and programs in Richmond
- 70% identified as Female
- 76% live in Richmond with an even split between City Centre and Steveston as most common neighbourhood of residence at 27% each
- For new residents, 41% cited China as their country of origin
- 56% of respondents identified as being Caucasian while 33% identified as being Chinese
- 64% cited household incomes >\$50,000
- 56% self-identified as artists
- The vast majority of Richmond arts organizations are volunteer-run
- 38% of organizations reported being primarily creators or producers, while nearly 25% were organizations involved in the dissemination of art
- Of the respondents who indicated that they were practicing artists or responding on behalf of an organization, the majority (53%) reported that their primary activity occurs in visual and applied art

### Survey Respondents Identified as ...



## Beyond the Survey: The City's Role in the Arts Ecosystem

When looking at leveraging the arts in a strategic way, stakeholders noted that the City can bring together priorities from various City Plans (e.g., Community Wellness Strategy, Community Social Development Strategy) and ensure that the arts are at the intersection of those plans.

During internal engagement, City staff across departments and divisions recognized that they play an important role in the arts ecosystem. Staff saw the importance of arts and culture in building community, the need for better communication, marketing and promotion, as well as more collaboration and support for arts and culture within the City.

Staff also identified the need for more/alternative spaces and funding to improve the delivery of arts and cultural programming and events; for more diverse, inclusive and accessible programming, and for new, integrated strategies to support their efforts.

73% of organizations indicated that they have formed partnerships with other organizations active in the arts, mostly with the City of Richmond, other Richmond-based arts groups and/or other cities.

Encouraging partnerships and collaboration between arts organizations, artists, businesses and creative entrepreneurs was also identified during broader community engagement as an essential element of developing Richmond's arts ecosystem.

Sewer access cover design by local artist, James Harry.

## Richmond's Cultural Scene: Points of Pride

### Public Art

Richmond's Public Art was described throughout the open-ended survey portion of the engagement process as a point of pride in the arts ecosystem with the vast majority of survey respondents having noted various types of Public Art in Richmond including sculptures (84%); utility box wraps (58%); murals (56%); art integrated with building elements (52%); community engaged art programs (38%); and functional artwork (24%).

**"I really appreciate the First Nations' art around the city."**

– Community Engagement Survey Respondent

Using public art as a means of "achieving a more sustainable community" and "encouraging public dialogue and increasing public awareness" were highly ranked goals for public art among survey respondents. "Sparking community participation" and complementing and/or developing the character of Richmond's diverse neighbourhoods" were also important to survey respondents.





## Diversity... in many forms

Richmond's multicultural and diverse arts ecosystem was another point of pride for many. It was also often noted that the community was generally successful at building on multiculturalism to increase creative expression around the city.

**"We have such a rich multicultural base for our art to grow from."**

– Community Engagement Survey Respondent

One respondent noted that the City's diversity also creates unique educational opportunities in Richmond. "Richmond is richly multicultural... I am excited to be educated about other cultures each time I visit an arts performance or exhibit that features non-dominant cultures."

On the other hand, some respondents pointed out room for improvement: "We have high-level artists from Asia and Canada here. What is needed is a way to connect and showcase them."

Richmond residents indicated a desire to expand inclusive and diverse arts programming. Many survey respondents cited the city's diversity and existing children's and youth programming as strong points in Richmond with 73% of arts organizations reporting they engaged with youth as part of their ongoing activities and programs. However, stakeholders noted this as an area that could still be expanded.

## Natural Beauty

The natural beauty and cultural heritage of Steveston was most often mentioned as a favourite feature of Richmond. Specifically, historic sites such as the Britannia Shipyards National Historic Site, Gulf of Georgia Cannery and London Heritage Farm were noted as being exemplary reflections of the City's rich maritime, farming and fishing history. Other respondents referenced Richmond's natural heritage, such as its abundance of birds.

Richmond's unique history and natural setting as a maritime hub were key points of pride for many participants.

**"[Proud to] explore heritage buildings and sites ... Salmon Festival for sure! Maybe [we] could have art in the park festival. The sports field is fabulous and the flowers on the streets look great. Steveston heritage area is lovely to walk around and paint."**

– Community Engagement Survey Respondent

## Did you know?

Almost nine in ten Canadians say that governments should place at least moderate importance on supporting the arts and culture sector.

– Arts and Heritage Access and Availability Survey 2016-2017, Environics Research



"Richmond is welcoming to so many new Canadians to its neighbourhoods.

I think its arts scene really addresses the thirst of these newcomers for the cultural and entertainment stimulation that Richmond's arts organizations present."

-- Community Engagement Survey Respondent

## PRIORITIES: KEY FOCUS AREAS

Overall, community engagement suggested that the City should prioritize the following key focus areas in the Arts Strategy:

1. Free public events
2. New and improved spaces
3. Increased awareness

The sections that immediately follow identify highlights of what was heard during the engagement phase. Specific directions and actions to be taken to address these priorities are presented within the Strategic Directions section of this Strategy (pages 29–42).



### Did you know?

62% of Canadians "strongly agree" that arts and culture makes communities a better place to live and is a valuable way of bringing people together.

— Arts and Heritage Access and Availability Survey 2016–2017; Environics Research, 2017





Richmond is a national leader in Culture Days, an annual 3-day festival that includes free, hands-on activities and workshops, as well as, “behind the scenes” creative experiences.

## Priority 1: Free Festivals and Events

Of the many means of engaging with the arts, free festivals was the top priority for Richmond residents. This is consistent with national data indicating that festivals and events are the most common form of Canadians' participation in the arts. The quality and variety of festivals offered around the City were widely cited as points of pride. Festivals are seen as an effective means to celebrate, capture and inspire Richmond's artistic vibrancy. Respondents noted that festivals foster inclusion as well as encourage intercultural understanding.

**"Festivals are inclusive of celebrating one another's heritages, ethnicities and cultures."**

– Community Engagement Survey Respondent

Stakeholders indicated a desire and need for free public events, and affordable art programs and workshops that engage all age groups within the community, especially youth.

The Richmond World Festival was singled out for celebrating the diverse cultural backgrounds of Richmond. Other festivals that instilled a sense of civic pride were Culture Days, the Maritime Festival, Salmon Festival, Harvest Festival, Chinese New Year's celebrations and the Grand Prix of Art.



### Where We Engage with the Arts

Survey respondents were asked to select events or venues that they had attended in the past 12 months.

#### Venues

Richmond Art Gallery	50%
Richmond Museum	27%
Gateway Theatre	26%

#### Events

Culture Days	46%
Doors Open Richmond	39%
Maritime Festival	37%
Richmond World Festival	30%
Children's Arts Festival	22%

## Priority 2: New and/or Improved Spaces

Following free festivals and events, new and/or improved spaces was the most widely cited priority with the majority of types of engagement feedback indicating that both exhibition/gallery space and creation/studio space should be prioritized by the City. Lack of small venues, non-traditional spaces and leveraging existing spaces in the built-environment were also key points raised by the community.

### New Spaces

As a rapidly growing and developing urban centre, community members commented on the need to work with developers to create space for the arts. There were four specific types of spaces that engagement with the community revealed as key gaps:

- Spaces to exhibit art;
- Performing arts and gathering spaces, particularly medium-sized spaces for 150–300 people; and
- Organizational/administrative space.

### Existing Spaces

Artists reported low satisfaction with performance spaces, reflecting wider demand for smaller, more affordable spaces to rehearse and/or perform. Across all types of facilities, the most common concern regarded availability with many artists noting that desirable facilities are often full or booked far in advance.

Broad community feedback noted that the Cultural Centre delivers high quality programming but most agreed it needs larger exhibition space. It was also noted that the one approach to meet the demand for spaces could be through distribution of exhibition and programming space throughout the City by utilizing existing space.

In terms of adapting or re-purposing existing spaces, the most common suggestion was animating spaces in shopping malls. Optimizing empty storefronts, industrial warehouses, churches, school gyms and post-secondary facilities — spaces that lend themselves to being transformed into space for the arts — was also identified. Outdoor spaces such as London Heritage Farm, parks and walking trails were also considered as potential spaces for artistic activity.

Artists and organizations both widely expressed that they would like to more space to exhibit art in Richmond. This was further emphasized by residents expressing that the City should prioritize exhibition space.



### Priority 3: Increased Awareness

The need for increased awareness and promotion of arts programming around the City was a repeated theme throughout the survey and broader engagement feedback. Respondents noted that information was often coming from a variety of places and was at times 'spotty'.

**"Not everyone in Richmond is aware of all the programs, events and activities going on. We'll have to do more advertising."**

– Community Engagement Survey Respondent

#### Preferred Communications Channels

Respondents were largely in support of more social media-based advertising (53%) and more stories in the local newspaper (44%) as a means for improving awareness.

Other recommendations included:

- Create reader boards or post notices at community centres, Richmond Public Library or art venues;
- Direct outreach to community groups;
- Advertise in public places such as Canada Line stations or malls;
- Advertise widely in both Chinese and English; and
- Develop a regularly updated centralized website for programming and events info.

#### HowArtWorks.ca

The HowArtWorks.ca website offers information about how the arts benefits communities and individuals. The site also lists the key arts and culture venues and programs offered by the City and includes links to the impacts of the arts in social and economic well-being.

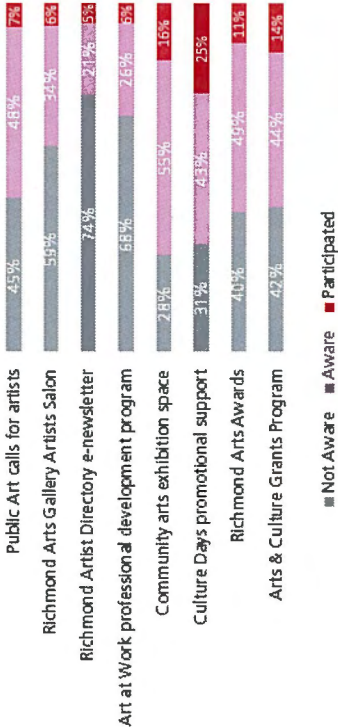
79% of respondents indicated they would use it (or continue to use it) as a tool to access information to promote the importance of the arts in the community. Further community feedback noted that HowArtWorks.ca could be leveraged as a central portal or online hub for all-things-arts in Richmond.

**"It would be great if the Arts Centre info [at HowArtWorks.ca] had more detail and links to group websites and encouraged the groups to add the site to their pages."**

– Community Engagement Survey Respondent

Programs for Artists

While funding was noted as a key focus area by arts stakeholders, survey results and broader community feedback suggest this may be more of an awareness issue than lack of available funding. The survey revealed that a large number of artists and cultural group representatives were previously unaware of key support offerings by the City.



The Arts Centre is Richmond's arts education and creation hub for courses, events, organizations and artists. It's aim is to make the arts accessible and it is also home to a number of local Resident Art Groups, including the Textile Arts Guild of Richmond.

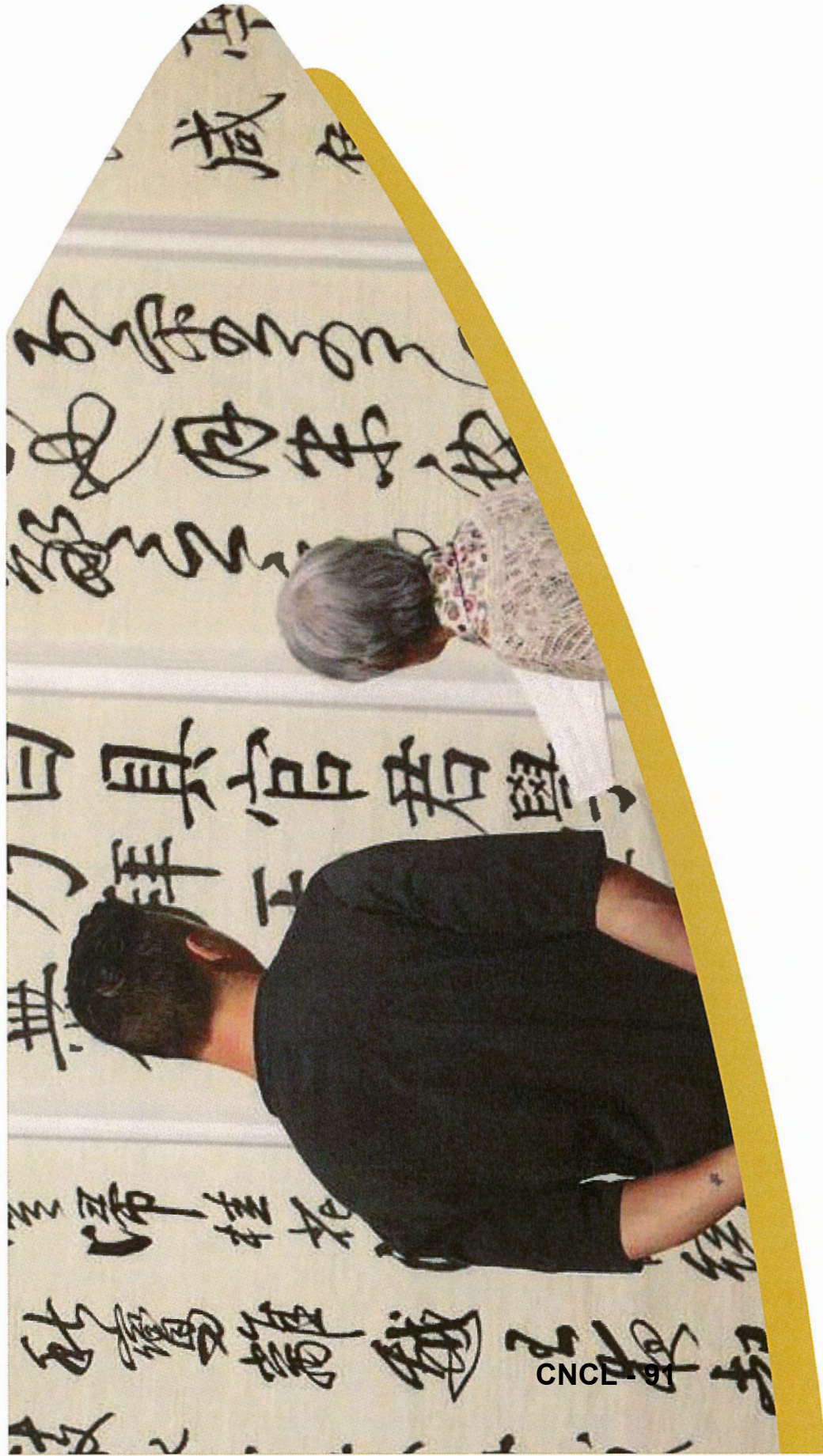


Did you know?

More than 450 artists and cultural organizations receive e-newsletters from the City's Cultural Development office to learn about Artist Calls, funding deadlines, promotional opportunities, professional development workshops and more.







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# RICHMOND ARTS STRATEGY

VISION | GUIDING PRINCIPLES

STRATEGIC DIRECTIONS | OBJECTIVES

KEY ACTIONS

The Richmond Art Gallery seeks to enhance everyone's understanding and enjoyment of contemporary art through exhibitions, programming and education.



## THE VISION

Richmond's thriving arts scene:

- Animates our city everyday;
- Offers rich arts education and experiences, festivals and events;
- Fosters social connections and wellness;
- Builds arts and culture leadership; and
- Provides creative spaces.

## GUIDING PRINCIPLES

Working with the 25-member Richmond Arts Strategy Task Group, community feedback played a vital role in the development of the Strategy's Guiding Principles which were officially endorsed by City Council on July 23, 2018.

These Principles will guide the strategic directions, actions and decisions of the City of Richmond in arts development over the next five years:

- Striving for **excellence** among all who participate in and contribute to the artistic life of Richmond from City services to community organizations to individuals of all ages and skill levels.
- **Sustainability** to 'future-proof' the arts through funding, education, infrastructure, mentorship and the integration of the arts into the everyday fabric of our city.
- Expressing **creativity** through experimentation and fostering collaboration among diverse voices.
- Providing broad **accessibility** to arts experiences and advancing **inclusivity** to connect people through the arts.
- **Community-building** through creative engagement and dialogue, and honouring the spirit of Reconciliation.
- **Celebration** to showcase and inspire Richmond's artistic vibrancy.



# STRATEGIC DIRECTION 1

## ENSURE AFFORDABLE AND ACCESSIBLE ARTS FOR ALL



### Objective 1.1

Continue to support a diverse range of free and affordable arts programming.

#### SUPPORTING ACTIONS:

1. Review the City's offerings of free and low-cost arts programming and events, and assess required City resources to keep cost barriers low.
2. Develop or expand opportunities to directly support individual artists, cultural organizations and venues that provide low and no cost public program delivery.
3. Promote the Recreation Fee Subsidy Program (RFSP) for arts programs.

### Objective 1.2

Support access to creative tools and resources, especially for youth.

#### SUPPORTING ACTIONS:

1. Develop and/or increase the use of creative tool libraries, musical instrument libraries and/or other creative resource lending programs.
2. Continue to work across Community Services and community partners to connect youth to creative opportunities and resources.
3. Continue to work with the School District 38 to link arts education resources to teachers.
4. Continue to offer free access to media arts training, professional mentorship opportunities and equipment through the Richmond Youth Media Program.

### Did you know?

The City of Richmond offers a Recreation Fee Subsidy Program that includes cultural programs for residents of all ages who are experiencing financial hardship. Details at [richmond.ca/subsidy](http://richmond.ca/subsidy).



## Objective 1.3

Engage the imaginations of all generations through creative education and outreach.

### SUPPORTING ACTIONS:

1. Support the retention and development of high-calibre arts experiences and education in community centres, city-operated facilities and public spaces.
2. Support and promote programs across Community Services and other community partners that support wellness (including social, physical and emotional well-being) through the arts.
3. Increase the scope of arts education programs and services available to all age ranges and levels from entry to pre-professional.
4. Increase the use and extend programming of the Richmond Arts Centre Art Truck.

## Objective 1.4

Identify and address accessibility barriers to creative participation.

### SUPPORTING ACTIONS:

1. Encourage and promote arts and culture opportunities at locations close to transit, and identify opportunities to reduce transportation barriers.
2. Offer and encourage arts engagement opportunities in spaces beyond the walls of traditional venues including unconventional spaces.
3. Incorporate creative wayfinding elements to improve navigability and visibility to cultural events and venues.
4. Identify and address physical accessibility challenges to attending festivals, visiting cultural venues and exploring public art.
5. Identify ways to ensure cultural venues and other spaces providing arts experiences are appealing and welcoming to newcomers, people living with disabilities, LGBTQ2S\* residents and other typically under-represented groups.

\*LGTBQ2S are acronyms to refer to Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirit.



# STRATEGIC DIRECTION 2

## PROMOTE INCLUSIVITY AND DIVERSITY IN THE ARTS



### Objective 2.1

Celebrate Richmond's diversity, history, growth and change as a community.

#### SUPPORTING ACTIONS:

1. Highlight Richmond's cultural diversity in arts and culture marketing and communication.
2. Acknowledge First Nations territory at cultural events.
3. Ensure that programming that involves work by Musqueam and other Indigenous artists.
4. Review current programming to ensure that under-represented cultural and LGBTQ2S activities are part of festival and arts event programming.
5. Connect with the diverse cultural communities of Richmond (including faith-based communities) to encourage sharing of art, food and music.
6. Continue to grow and deepen the programming of the Richmond World Festival as a showcase of Richmond's cultural and ethnic diversity.
7. Encourage collaborations among under-represented community groups, such as youth, Chinese-speaking, Indigenous and LGBTQ2S people.
8. Invite diverse groups, including those typically under-represented, to participate in the telling of their story in the Richmond context, through creative engagement and art.

## Art brings us together

Cultural engagement improves understanding and empathy towards others

— Arts Council England, 2017



### Objective 2.2

Cultivate a sense of belonging through creative engagement.

#### SUPPORTING ACTIONS:

1. Facilitate intercultural communication with creative environments and arts-based programs.
2. Provide a range of participatory programming for all age groups and inter-age groups at the community or neighbourhood scale.
3. Integrate creative and cultural experiences into City services for newcomers and other cross-cultural programs and services.
4. Increase multilingual arts experiences.

### Objective 2.3

Broaden understanding of what artistic expression can be through education and experimentation.

#### SUPPORTING ACTIONS:

1. Build on existing services in the Richmond Public Library, community centres and other spaces that include creative programming to reach new audiences.
2. Expand and increase the *How Art Works* public education campaign that communicates the benefits of creativity and the value of the arts.
3. Support and program art-making demonstrations in the public realm.
4. Invite the public “behind the scenes” and to create things themselves, through programming including events like Doors Open Richmond, Instrument Petting Zoo, Culture Days and Children’s Arts Festival.

## Objective 2.4

Leverage Richmond's diversity to develop representative programming and events that attract audiences from within and beyond the City.

### SUPPORTING ACTIONS:

1. Link the Richmond Arts Strategy 2019–2024 strategic directions to tourism initiatives that bolster Richmond as a cultural destination.
2. Collaborate with Indigenous Peoples and community groups to identify thematic tourism niches through culinary arts, natural and cultural heritage.
3. Promote, encourage and develop initiatives, including festivals that encourage cultural cross-pollination through the arts.

## Objective 2.5

Enable partnerships, connections and collaboration among diverse organizations, venues and creative partners.

### SUPPORTING ACTIONS:

1. Encourage collaboration among and across creative sectors and cultural industries.
2. Encourage collaboration of visual, literary and performing arts with the Richmond Public Library and museums regarding programming and resources.
3. Include non-traditional creative activities and industries (e.g. video game design) in the development of events, creative programming and educational offerings.
4. Continue to foster and create new collaborations and partnerships with other City departments and non-arts organizations.
5. Establish and/or strengthen connections with School District 38 and community organizations to increase arts opportunities and experiences.

## STRATEGIC DIRECTION 3 INVEST IN THE ARTS



### Objective 3.1

Build creative capacity through planning and development.

#### SUPPORTING ACTIONS:

1. Among online tools added to howartworks.ca, include link to online event approvals applications system for community event organizers to obtain approvals from Richmond Event Approval Coordination Team (REACT).
2. Encourage arts incubator spaces for emerging artists and organizations.
3. Continue to position and promote Community Cultural Development staff as a go-to resource for the arts community.
4. Identify priority cultural amenity opportunities through development.
5. Monitor and review the Arts and Culture grant program to ensure it supports and responds to the needs of the arts community, and are in keeping with current working models in the arts and art forms.
6. Continue to support and encourage organizations to leverage City investment to attract additional funding from other levels of government and other sources.
7. Establish a Cultural Leaders Roundtable for ongoing dialogue and engagement.



### Objective 3.2

Connect creative producers to the tools, training and supports that are vital to their work.

#### SUPPORTING ACTIONS:

1. Expand professional development, mentorship and skill-building opportunities for artists and cultural organizations.
2. Continue to invest in and provide mentoring support to cultural organizations through the Arts and Culture grants program.
3. Provide links on [howartworks.ca](http://howartworks.ca) to existing online resources for the creative community (e.g. Spacefinder, Arts BC, artist calls, funding opportunities, gallery collections, etc.)
4. Continue to promote opportunities for artists via online tools and social media including the Richmond Artists Directory e-newsletter.

### Objective 3.3

Broaden the economic potential and contribution of the arts.

#### SUPPORTING ACTIONS:

1. Streamline or demystify the process to encourage creative industries to locate in Richmond.
2. Ensure the arts are considered in Richmond's Economic Development Strategy and that they play a role in the economic sustainability of the city.
3. Continue to create favourable conditions for the filming industry in Richmond.
4. Raise awareness of the ways that the arts and creative industries contribute to the economic health of the community.
5. Nurture relationships between arts organizations and key business organizations.
6. Foster opportunities for business to invest in and partner with the arts (e.g. through sponsorship, provision of space.)

### Objective 3.4

Attract and engage high-profile leaders to advocate and invest in arts and culture.

#### SUPPORTING ACTIONS:

1. Foster relationship building with private donors and encourage legacy-based initiatives and philanthropy.
2. Work with the arts community to develop a foundation to facilitate and direct donations from corporate donors to support arts development.
3. Expand partnerships with local area post-secondary institutions.
4. Advocate at all levels of government for increased funding and support for arts and culture.

### Objective 3.5

Integrate the arts at a strategic level in community, economic, tourism, environmental and wellness planning.

#### SUPPORTING ACTIONS:

1. Link the Arts Strategy to other City planning initiatives and strategies
2. Raise awareness among City Departments of the benefits of arts and culture in building a strong community.
3. Continue to work with other City departments to provide arts opportunities including art in the public realm.
4. Conduct a deeper analysis of the data collected through the community engagement process and connect, where applicable, to relevant data from other sources.

#### Did you know?

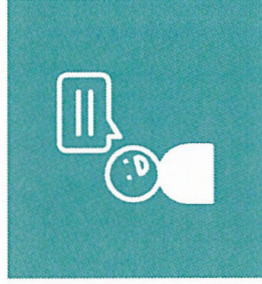
One-half of Canadians 15 years of age or older make or perform art, with the most common arts practices being crafts (18%) and music (15%).

— Hill Strategies, *Canadians' Arts, Culture and Heritage Participation*, 2018



## STRATEGIC DIRECTION 4

### INCREASE AWARENESS AND PARTICIPATION IN THE ARTS



#### Objective 4.1

Cultivate arts and cultural leadership.

#### SUPPORTING ACTIONS:

1. Partner with arts advocates in the community to achieve common outcomes.
2. Raise the profile of the arts at Council.
3. Encourage and continue to offer an array of lecture series, seminars, panels and community dialogues on arts, culture and heritage issues.
4. Continue to encourage the Richmond Arts Coalition to be a vital voice for artists in the community.

#### Objective 4.2

Connect the Richmond community to creative events, news and resources.

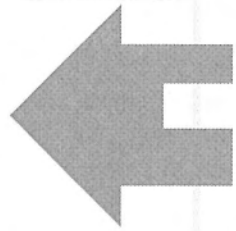
#### SUPPORTING ACTIONS:

1. Promote an expanded howartworks.ca as the main online arts portal to connect the community to all things creative, including an online calendar for cultural events and activities.
2. Develop and execute an Arts Communications Strategy.
3. Dedicate resources for arts-related marketing and communications, with particular attention to expanding social media presence.

## Art cultivates a sense of belonging

People who rate arts, culture and leisure being excellent in their community are 2.8 times more likely to have a strong sense of belonging to their city

– Angus Reid, 2015



### Objective 4.3

Engage the Richmond community with creative experiences and artistic encounters in their daily life.

#### SUPPORTING ACTIONS:

1. Continue to provide and promote events (such as Culture Days and Doors Open Richmond) to showcase Richmond Artists.
2. Encourage neighbourhood-based arts and cultural activity (e.g. creative neighbourhood actions, gardening, walking tours, food tourism, etc.), through community grants and other civic support for arts experiences.
3. Continue to foster a built environment where one has spontaneous encounters with art through the Public Art program.
4. Expand programs such as the Public Art “Engaging Artists in the Community” program and Branscombe House Artist-in-Residence program which support community-engaged arts practices.
5. Increase visual and performing arts opportunities in public spaces to showcase Richmond artists.





# STRATEGIC DIRECTION 5

## ACTIVATE PUBLIC SPACES THROUGH (AND FOR!) THE ARTS



### Objective 5.1

Work towards meeting the demand for creative spaces and cultural facilities.

#### SUPPORTING ACTIONS:

1. Continue to identify and make creative use of the built environment and civic facilities.
2. Pursue changes to existing civic, particularly cultural facilities in response to changing community demand for cultural programming.
3. Encourage the use of existing spaces within public institutions for other creative uses.
4. Conduct Richmond real-estate inventory for under-utilized commercial spaces, for potential creative, cultural and heritage use.
5. Use Public Art and cultural programming to reimagine public spaces with an eye to creative placemaking.
6. Complete a Cultural Facilities Needs Assessment and conduct feasibility studies as may arise from it.
7. Conduct a bylaw review to support the implementation of public performances and space activation (eg, busking).
8. Continue to offer subsidized creation space to Resident Art Groups at the Arts Centre and subsidized performance space at the Gateway Theatre to qualifying non-profit organizations.
9. Ensure that City-operated arts spaces have technological resources and flexibility to accommodate emerging forms of presentation and exhibition.
10. Convert the Minoru Place Activity Centre to address growing demand for arts programs and provide new, informal spaces for performance and exhibition.
11. Plan for future arts facilities to address the demand for Arts Education and Program space.



## Art makes you happy!



Cultural and creative participation is associated with a high sense of life satisfaction and higher rates of good mental health.

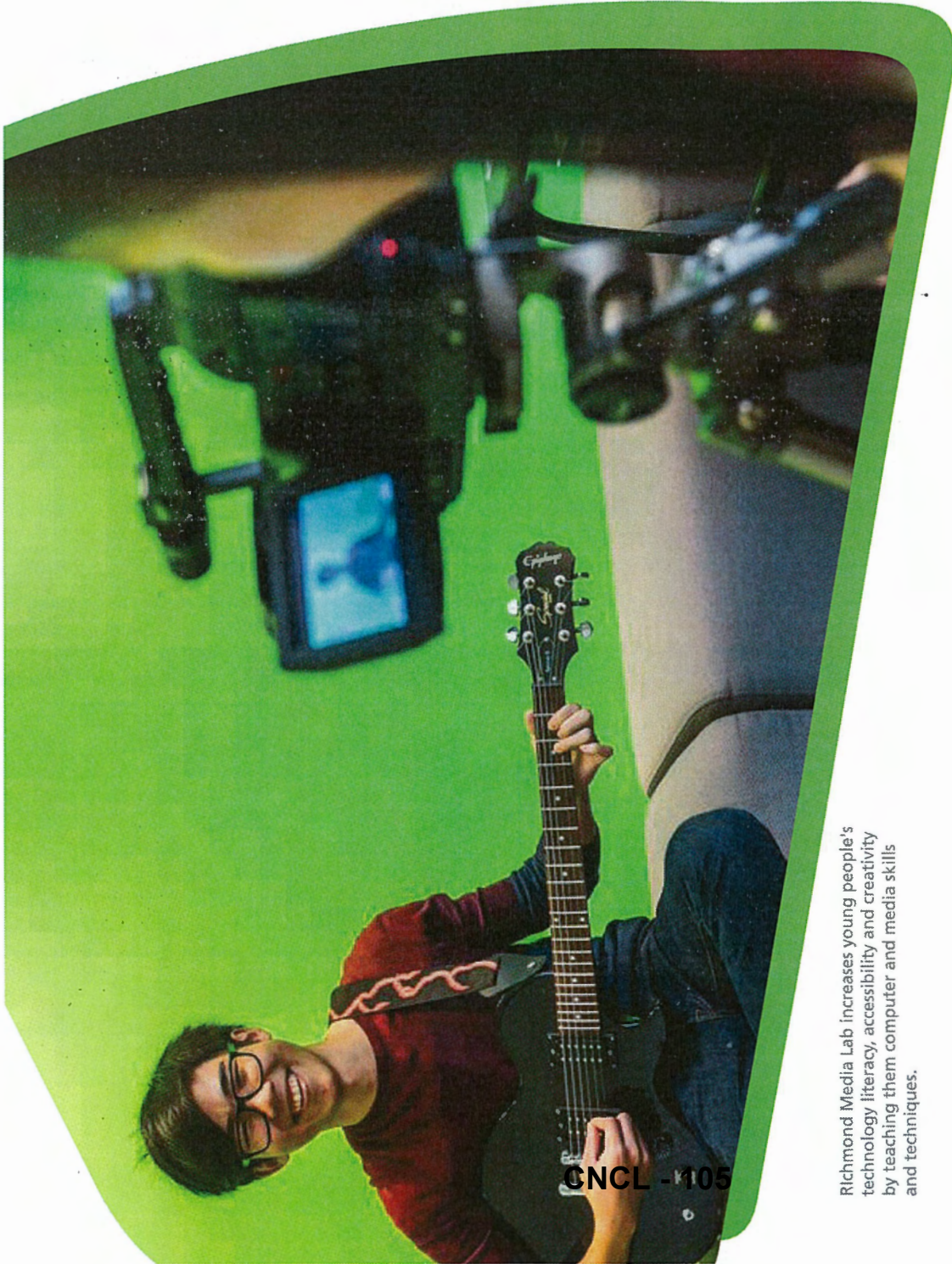
– Hill Strategies on Arts Indicators/Well-Being, 2017

### Objective 5.2

**Acquire creative spaces and cultural amenities in new developments.**

#### **SUPPORTING ACTIONS:**

1. Continue to develop distinct arts districts and cultural hubs as identified in the City Centre Area Plan, with the provision of affordable creation, administrative, live/work and presentation space.
2. Establish parameters and guidelines for cultural amenity opportunities from development.
3. Construct more all-weather public gathering spaces for creative activity, festivals, congregation and networking.
4. Continue to support dedicated affordable artist housing and studios, such as through the ARTS units in Capstan Village and Artist-in-Residence programs.



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Richmond Media Lab increases young people's technology literacy, accessibility and creativity by teaching them computer and media skills and techniques.

# MOVING FORWARD

## IMPLEMENTING, EVALUATING AND COMMUNICATING THE ARTS STRATEGY

The Richmond Arts Strategy 2019–2024 encompasses a broad range of creative and cultural assets and resources that, much like the role of creativity, are integrated into many aspects of everyday life in Richmond including business, tourism, gastronomy, public spaces, well-being and more, all part of a sustainable and healthy creative ecosystem\*.

Identifying leading and supporting partners will contribute to the implementation of the Strategy, while continued community participation will ensure the Strategy may be assessed, adapted and revised in response to changing needs.

This Strategy is a "living document", and will be supported by an updated annual implementation schedule and budget indicating:

- actions categorized into recommended phases;
- lead and partner roles, and opportunities for further collaboration; and
- measurable outcomes as a means to monitor progress.

This Implementation Framework will be developed with the Arts Strategy Task Group to provide a guide for more detailed, tactical actions, and pave the way forward for the City's decision-making in arts activities and investment over the next five years.

Sharing the Strategy is essential to building wider awareness, excitement and momentum. Communications opportunities include, but are not limited to:

- A multilingual communications strategy to local media and the Richmond community, including the use of social media platforms for the City, partner groups and stakeholders;
- A widely advertised launch event(s) with community members, City representatives and partners to raise awareness and excitement around the strategy and its directions;
- Release of Strategy updates through howartworks.ca, City e-newsletter and other distribution networks; and
- Linking the directions of the Strategy with community events throughout the calendar year to carry out engagement activities and active plan linkages.

**\*CREATIVE ECOSYSTEM** The interconnection of cultural resources in a community. Facilities, spaces, festivals, makers, artists, designers, arts organizations, tourism and business are all connected to one another and in turn, support the health and vitality of a vibrant, creative city.



# ACKNOWLEDGEMENTS

The creation of the 2019–2024 Richmond Arts Strategy was a collaborative, community-wide endeavour involving many knowledgeable participants. A sincere thanks to all community members who contributed to the engagement process and the making of this Strategy, including the leadership of City Council and Staff and the Richmond Arts Strategy Task Group.

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**Alexa Loo**, City Councillor  
**Bill McNulty**, City Councillor  
**Carol Day**, City Councillor  
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**Katie Varney**, Manager, Community Cultural Development  
**Camyar Chaichian**, Coordinator, Arts Centre  
**Samir Modhwadia**, Administrator, Arts, Culture and Heritage



## RICHMOND ARTS STRATEGY TASK GROUP

**Glen Andersen**, Multidisciplinary Artist, Environmental Activist  
**Sid Akselrod**, Artist, Photographer, Art Teacher, Steveston-London Secondary  
**Linda Barnes**, Chair of Richmond Arts Coalition, Steveston Historical Society  
 and Steveston 20/20 Group  
**Suzanne Carter-Huffman**, Senior Planner, City of Richmond  
**Ceri Chong**, Industry Development Manager, Tourism Richmond  
**Kirsten Close**, Coordinator, Community Services, Major Projects  
**Sandra Ciccuzzi**, Richmond Potters' Club  
**Gabby Cometa**, Richmond Youth Media Program  
**Jonathan Der**, Violinist, Conductor, Chamber Musician and Church Organist,  
 Richmond Delta Youth Orchestra and St. Anne's Steveston Anglican Church  
**Katie Ferland**, Acting Economic Development Manager, City of Richmond  
**Bob Fillo**, Multidisciplinary Artist, Vancouver Media Services Inc.

**Chris Ho**, VP of Development, Polygon Homes

**Dorothy Jo**, Acting Inclusion Coordinator, City of Richmond

**Donna Lee**, Inclusion Coordinator, City of Richmond

**Neonila Lilova**, Economic Development Manager, City of Richmond

**Sudnya Mulye**, Founder and Artistic Director of Sudnya Dance Academy

**Jay Nunns**, Artistic and Community Engagement Director, CircusWest Performing Arts

**Andrea Paterson**, Photographer, Writer, Fibre Artist

**Terry Point**, Musqueam Knowledge Keeper, Richmond School District 38

**Angelica Poversky**, Artist, Spoken Word Poet, Artistic Programmer

**Carolyn Robertson**, Dean of the Wilson School of Design,  
 Kwantlen Polytechnic University

**Quelemia Sparrow**, Actor, Director, Writer, Musqueam Nation

**Jovanni Sy**, Playwright, Director, Actor, Former Artistic Director of Gateway Theatre

**Minghui Yu**, Richmond Resident, IT Professional

**Thomas Yu**, Board Member, Richmond Chinese Community Society

**Toni Zhang McAfee**, Arts Administrator, Museum Professional, Community Arts Programmer



## INDIGENOUS ADVISOR, MUSQUEAM FIRST NATION

### Special thanks to Terry Point

Terry's guidance is informed by his experience as an Aboriginal Education Teacher in Richmond schools, his work for the Musqueam Indian Band and his role with the University of British Columbia Museum of Anthropology over the past 10 years. He holds a Bachelor of Arts from UBC in First Nations Studies.

**"Richmond: a fusion of Asian art  
with local Indigenous influence  
and a touch of European flair!"**

– Community Engagement Survey Respondent

Photo by Tim Nguyen. Daniel Chen in *Nine Dragons*, 2017.





## COMMUNITY ENGAGEMENT ACTIVITIES

### Facilitated Consultation Events

Detailed and thoughtful feedback was received at three public facilitated conversations, as well as five Task Group meetings.



Event	Location	Date(s)	Attendance
Task Group Meetings	City Hall	January 10, 2018 February 15, 2018 April 10, 2018 May 23, 2018 June 21, 2018 July 16, 2018 September 12, 2018 October 23, 2018 Feb 20, 2019 May 23, 2019	20-30 per meeting
Community Dialogue Session	City Centre Community Centre	March 19, 2018	52
Artists' Cultural Cafe	Richmond Performance Hall	April 18, 2018	12
Public Cultural Cafe	Rocanini's Coffee, Steveston	April 23, 2018	5
Cross-Departmental Staff Workshop	City Hall	July 23, 2018	37
Community Dialogue Session	Kwantlen Polytechnic University	November 19, 2018	71

### Interactive Engagement Pop-Up Kiosks

Throughout the campaign, the ArtWorks team appeared in public spaces to gather feedback and ideas from the community. With them, they brought pop-up kiosks, sounding boards and interactive drawing activities designed to gather data in a fun, engaging and visually-appealing way.

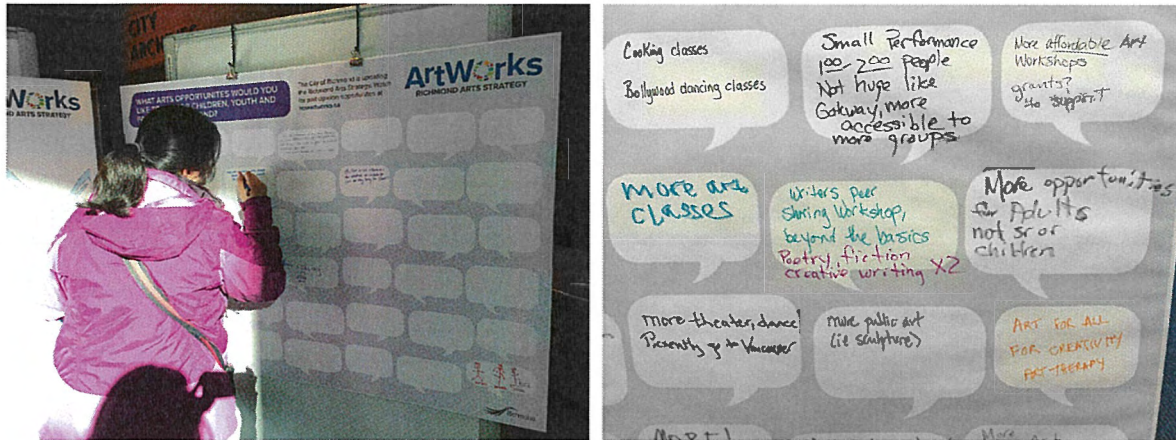


Event	Location	Date(s)
Children's Arts Festival	Richmond Cultural Centre	February 12, 2018
Cherry Blossom Festival	Garry Point Park	April 8, 2018
We Dance International Dance Day Performance	Aberdeen Centre	April 28, 2018
Richmond Arts Awards	City Hall	May 15, 2018
Richmond Chinese Arts and Culture Festival	Lansdowne Centre	May 26, 2018
Pop-Up Kiosks	Cultural Centre Lobby	May 17 May 28 – 30, 2018
Kwantlen Farmer's Market	Minoru Precinct Plaza	May 29, 2018
National Indigenous People's Day	Musqueam Cultural Centre	June 21, 2018
Culture Days	Richmond Cultural Centre Lobby	September 28-30, 2018



## Sounding Boards

Several different Sounding Boards were set up at a variety of community events, facilities and public gathering spaces. The large and playful boards invited people to contribute their ideas. In total, 450+ responses were received from the community using these boards.



Event	Location	Date(s)
Art at Work Workshop	Richmond Art Gallery	Feb 22, 2018
Richmond Youth Dance Company Showcase	Richmond Performance Hall	March 2-3, 2018
Branscombe House Artist-in-Residence Workshops and Doors Open Exhibition	Branscombe House	March 10, 2018 April 14, 2018 May 12, 2018 June 2-3, 2018
Richmond Delta Youth Orchestra Spring Concert Series	Various locations Gilmore Park United Church and Richmond Alliance Church	March 10, 2018 April 21, 2018
Lipont Art Centre	4211 No.3 Road	March 11-June 3, 2018
Theatrical Performances: <i>I Lost My Husband and Nine Dragons</i>	Gateway Theatre	March 15-24, 2018 April 12-21, 2018
Art About Finn Slough Exhibition	Cultural Centre	April 13, 2018
Kwantlen Design Week	Kwantlen Polytechnic University	April 16-20, 2018
Richmond Potters Club Spring Sale	Richmond Performance Hall	April 20-22, 2018
Richmond Gem and Mineral Club	Richmond Performance Hall	April 28-29, 2018
Richmond Arts Awards	City Hall Lobby	May 15, 2018
Richmond Arts Centre Hallway and Media Lab	Richmond Cultural Centre	October 11-21, 2018

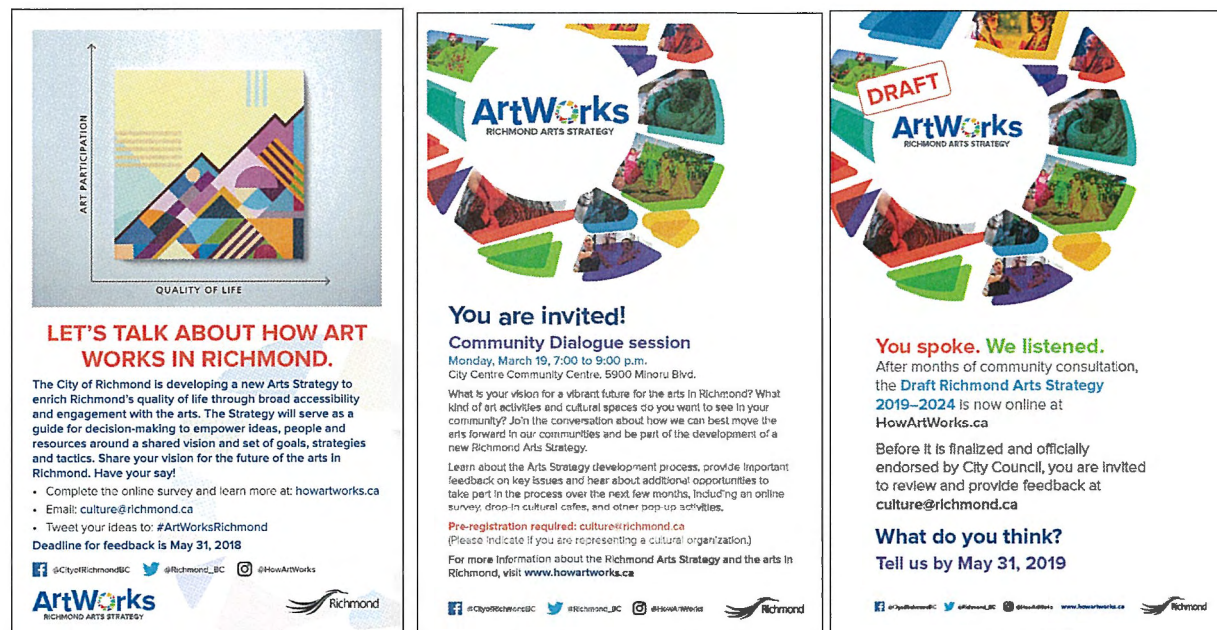
### **Stakeholder Presentations and Feedback**

Information about the ArtWorks campaign was presented to various community stakeholders and groups including:

- Individual artists participating in the Richmond Art Gallery's Artist Salon and Art at Work workshop
- Meetings with City staff and Council members
- Steveston's 20/20 group
- Richmond's Public Art Advisory Committee
- Richmond's Intercultural Advisory Committee
- Musqueam Band via the Protocol Officer
- Richmond Community Centre Area Coordinators meeting
- Resident Art Groups at the Richmond Cultural Centre
- Richmond Art Gallery Youth Collective
- Local artists at the Captstan ARTS Units Social Mixer
- Youth at various community centres via Youth Services Coordinators

## Richmond Arts Strategy Marketing Activities

### Print



### Advertisements and Media coverage

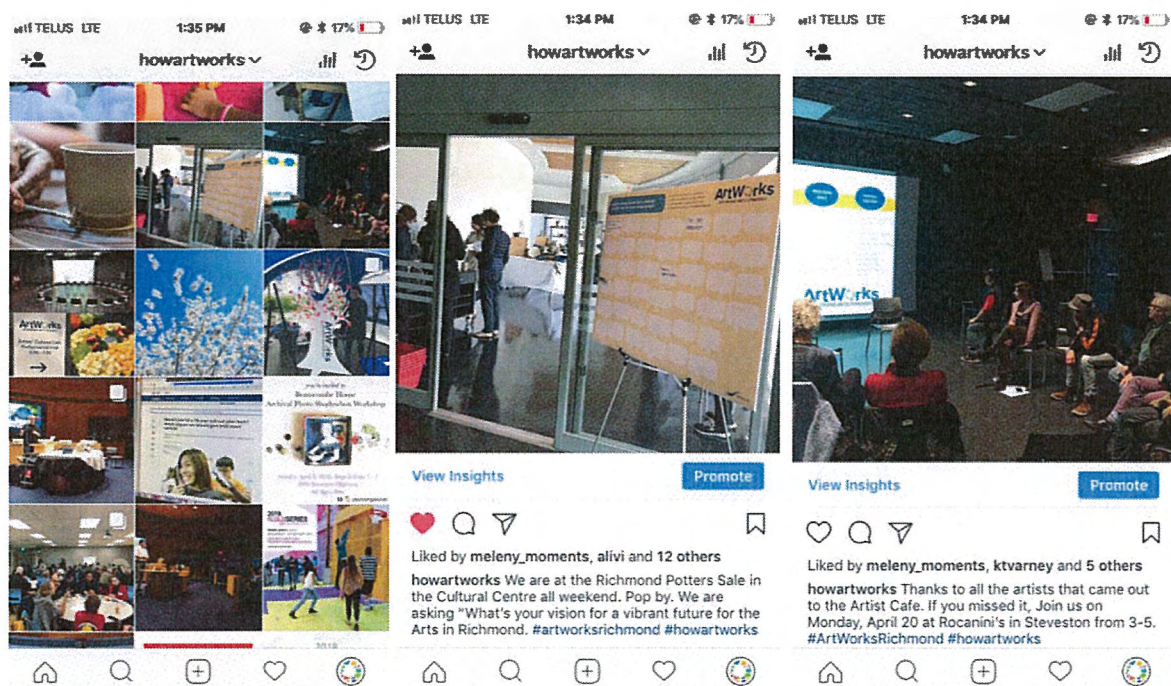
- New Releases: February 27, 2018, April 30, 2018, November 6, 2018 and May 21, 2019
- Ads in Richmond News: May 10 and 30, 2018
- Ad in The Sentinel: May 2018 issue
- Sing Tao: Mentioned in May 1, 2018 publication
- Ads in Gateway Program: March 2018 and April 2018
- Ad in Richmond Youth Dance Company Showcase program: March 2, 2018
- Ad in Richmond Delta Youth Orchestra program: March 10, 2018 and April 21, 2018

### Other

- 350 posters in community centres, libraries, City facilities, public spaces and community sites
- "Take the survey" buttons worn by Cultural Centre staff
- 2,000+ Postcards distributed at community centres as well as meetings, programs and pop-up kiosks at 26 venues including Gateway Theatre, Lipont Art Centre, Cherry Blossom Festival, Branscombe House, River Rock restaurant, Lulu Series, Concord Gardens ARTS units, Arts at Work workshops and Kwantlen Farmers Market.



## Digital



### Howartworks.ca

- 5,246 webpage visits during the campaign

### Social Media Posts

- 35 Instagram posts @howartworks to 501 followers
- 18 Facebook posts on @cityofrichmondca to 6,473 followers
- 18 Twitter posts on @Richmond\_BC to 5,498 followers

### Social Media Shares

- Details of the ArtWorks campaign were shared by the Richmond Museum (Facebook and Twitter), Fun Richmond (Facebook), Richmond Economic Development (Twitter), Cinevolution (Facebook), Richmond Arts Coalition (Instagram and Facebook), Lipont Art Centre (WeChat) and Clarkson Events (Instagram and Facebook)

### Digital Advertisements

- Announcements on digital screens at the Richmond Oval and all community centres
- Google Ads (impressions: 147,053, total clicks: 384)
- Instagram Ads (reach: 3,359 people)

### Emails

- Targeted emails including e-newsletters to Artist Directory and the Arts Strategy mailing lists (515 subscribers), emails to Let's Talk Richmond mailing list (4,305 subscribers) and, via partners, hundreds of emails to community members, staff, local organizations and artists via personal messages and targeted stakeholder lists.



## **Richmond Arts Strategy Task Group**

The Richmond Arts Strategy Task Group is comprised of representatives from local arts and cultural organizations, businesses and independent artists. The multi-generational and multicultural group of community ambassadors and champions have provided support, direction and feedback to the Project team throughout the engagement process. They met regularly to inform and shape the new Strategy and have been essential to ensuring the final document appropriately reflects community input.

### **Community Members**

- Glen Andersen, Multidisciplinary Artist, Environmental Activist
- Sid Akselrod, Artist, Photographer, Art Teacher, Steveston-London Secondary
- Linda Barnes, Chair of Richmond Arts Coalition, Steveston Historical Society, and Steveston 20/20 Group
- Ceri Chong, Industry Development Manager, Tourism Richmond
- Sandra Ciccozzi, Richmond Potters' Club
- Gabby Cometa, Richmond Youth Media Program
- Jonathan Der, Violinist, Conductor, Chamber Musician and Church Organist, Richmond Delta Youth Orchestra and St. Anne's Steveston Anglican Church
- Rob Fillo, Multidisciplinary Artist, Vancouver Media Services Inc.
- Chris Ho, VP of Development, Polygon Homes
- Sudnya Mulye, Founder and Artistic Director of Sudnya Dance Academy
- Jay Nunns, Artistic and Community Engagement Director, CircusWest Performing Arts
- Andrea Paterson, Photographer, Writer, Fibre Artist
- Terry Point, Musqueam Knowledge Keeper, Richmond School District 38
- Angelica Poversky, Artist, Spoken Word Poet, Artistic Programmer
- Carolyn Robertson, Dean of the Wilson School of Design, Kwantlen Polytechnic University
- Quelemia Sparrow, Actor, Director, Writer, Musqueam Nation
- Jovanni Sy, Playwright, Director, Actor, Former Artistic Director of Gateway Theatre
- Minghui Yu, Richmond Resident, IT Professional
- Thomas Yu, Board Member, Richmond Chinese Community Society
- Toni Zhang McAfee, Arts Administrator, Museum Professional, Community Arts Programmer

### **Staff**

- Suzanne Carter-Huffman, Senior Planner, Planning & Development, City of Richmond
- Kirsten Close, Coordinator, Major Projects, Community Services, City of Richmond
- Katie Ferland, Acting Economic Development Manager, City of Richmond
- Neonila Lilova, Manager, Economic Development, Finance and Corporate Services, City of Richmond
- Dorothy Jo, Acting Inclusion Coordinator, Community Services, City of Richmond
- Donna Lee, Inclusion Coordinator, Community Services, City of Richmond

## **Interview Participants**

- Alexa Loo, City Councillor
- Camilla Tibbs, Executive Director, Gateway Theatre
- Carol Day, City Councillor
- Crystal Chan, Richmond Resident
- George Duncan, Chief Administrative Officer, City of Richmond
- Jane Fernyhough, Director, Arts, Culture and Heritage Services
- Linda Barnes, Chair of Richmond Arts Coalition
- Mark Glavina, Founder, Phoenix Art Workshop
- Wayne Craig, Director, Development

## **Cross- Departmental Staff Workshop**

City staff from the following areas participated in a facilitated workshop on July 23, 2018

Arts Services, Communications, Community Social Development, Corporate Business Service Solutions, Corporate Partnerships, Economic Development, Engineering and Public Works, Finance, Heritage Services, Major Events, Parks, Planning and Development, Policy Planning, Project Management, Public Art, Recreation and Sport, Richmond Public Library, Seniors and Sustainability



# Richmond Arts Strategy

## 2019–2024

### Guiding Principles:

Excellence | Sustainability | Creativity | Accessibility | Inclusivity | Community-building | Celebration

### The Vision

Richmond's thriving arts scene

- Animates our city everyday;
- Offers rich arts education and experiences, festivals and events;
- Fosters social connections and wellness;
- Builds arts and culture leadership; and
- Provides creative spaces.

### Strategic Directions

1. Ensure affordable and accessible arts for all
2. Promote inclusivity and diversity in the arts
3. Invest in the arts
4. Increase awareness and participation in the arts
5. Activate public spaces through (and for!) the arts

Full Strategy at [howartworks.ca](http://howartworks.ca)

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## Moving Forward

**Richmond Arts Strategy 2019–2024 Action Plan**

This Action Plan is a living document that outlines the Objectives and Actions under each Strategic Direction that stakeholders and community members (including those represented in the Richmond Arts Strategy Task Group) believe will make a meaningful and measurable difference in advancing the arts in Richmond.

The Lead/Partners/Potential Partners identified in this grid represent *opportunities* for collaboration and for bolstering cultural leadership and participation from grassroots levels through strong local civic commitment.

Priority	Phasing	Relative New Cost
VERY HIGH	IMMEDIATE – within 1 year	HIGH – over \$200K
HIGH	SHORT- 1 to 3 years	MEDIUM- \$50K to \$200K
MEDIUM	MEDIUM – 3 to 5 years	LOW – under \$50K
	ONGOING – occurs regularly over time	N/A – part of everyday work/annual budget

**Strategic Direction 1: Ensure Affordable and Accessible Arts for All****Objective 1.1:**

Continue to support a diverse range of free and affordable arts programming.

Actions	Timeline	Priority	Lead/Partners/ Potential Partners	\$
1. Review the City's offerings of free and low-cost arts programming and events, and assess required City resources to keep cost barriers low.	IMMEDIATE ONGOING	VERY HIGH	City of Richmond (COR) Community Centres/ Associations (CC)	N/A
2. Develop or expand opportunities to directly support individual artists, cultural organizations and venues that provide low and no cost public program delivery.	ONGOING	MEDIUM HIGH	COR Richmond Arts Coalition (RAC)	LOW
3. Promote the Recreation Fee Subsidy Program (RFSP) for arts programs.	IMMEDIATE	MEDIUM HIGH	COR	N/A

**Objective 1.2:**

Support access to creative tools and resources, especially for youth.

Actions	Timeline	Priority	Lead/Partners/ Potential Partners	\$
1. Develop and/or increase the use of creative tool libraries, musical instrument libraries and/or other creative resource lending programs.	SHORT	MEDIUM	COR Richmond Public Library (RPL) School District 38 (SD38) RAC CC Richmond Foundation(RF) Richmond Cares, Richmond Gives (RCRG)	N/A to LOW



2. Continue to work across Community Services and community partners to connect youth to creative opportunities and resources.	<b>ONGOING</b>	<b>HIGH</b>	COR CC Youth Workers Connections Community Services (CCS) SD38 RPL	<b>N/A to LOW</b>
3. Continue to work with School District 38 to link arts education resources to teachers.	<b>ONGOING</b>	<b>MEDIUM HIGH</b>	COR SD38 Richmond Art Gallery (RAG)	<b>N/A to LOW</b>
4. Continue to offer free access to media arts training, professional mentorship opportunities and equipment through the Richmond Youth Media Program.	<b>IMMEDIATE ONGOING</b>	<b>MEDIUM</b>	COR Vancouver Coastal Health (VCH) Richmond Addiction Services Society (RASS) RPL SD38 Wilson School of Design at Kwantlen Polytechnic University (KPU)	<b>N/A LOW</b>

### Objective 1.3:

Engage the imaginations of all generations through creative education and outreach.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Support the retention and development of high-calibre arts experiences and education in community centres, city-operated facilities and public spaces.	<b>ONGOING</b>	<b>HIGH</b>	COR CC BC Recreation & Parks Assoc (BCRPA)	<b>LOW</b>
2. Support and promote programs across Community Services and other community partners that support social and emotional well-being through the arts.	<b>SHORT</b>	<b>HIGH</b>	COR VCA SD38 CCA RF CC RPL RASS	<b>N/A</b>
3. Increase the scope of arts education programs and services available to all age ranges and levels from entry to pre-professional.	<b>IMMEDIATE ONGOING</b>	<b>HIGH</b>	COR SD38 Seniors Centre KPU CC RPL	<b>N/A to LOW</b>
4. Increase the use and extend programming of the Richmond Arts Centre Art Truck.	<b>SHORT</b>	<b>HIGH</b>	COR SD38 Arts Organizations Individual Artists	<b>N/A to LOW</b>

**Objective 1.4:****Identify and address accessibility barriers to creative participation**

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Encourage and promote arts and culture opportunities at locations close to transit, and identify opportunities to reduce transportation barriers.	<b>IMMEDIATE ONGOING</b>	<b>MEDIUM</b>	COR CC SD38 TransLink	<b>N/A</b>
2. Offer and encourage arts engagement opportunities in spaces beyond the walls of traditional venues including unconventional spaces.	<b>MEDIUM</b>	<b>MEDIUM HIGH</b>	COR RAC Chamber of Commerce CC Shopping Malls	<b>LOW</b>
3. Incorporate creative wayfinding elements to improve navigability and visibility to cultural events and venues.	<b>IMMEDIATE ONGOING</b>	<b>HIGH</b>	COR	<b>LOW to MEDIUM</b>
4. Identify and address physical accessibility challenges to attending festivals, visiting cultural venues and exploring public art.	<b>IMMEDIATE ONGOING</b>	<b>VERY HIGH</b>	COR Cultural Venues Rick Hansen Foundation CC	<b>N/A to MEDIUM</b>
5. Identify ways to ensure cultural venues and other spaces providing arts experiences are appealing and welcoming to newcomers, people living with disabilities, LGBTQ2S residents and other typically under-represented groups.	<b>MEDIUM</b>	<b>VERY HIGH</b>	COR CC CCS LGBTQ2S groups Multicultural groups Richmond Centre for Disability (RCD)	<b>N/A to MEDIUM</b>

**Strategic Direction 2: Promote Inclusivity and Diversity in the Arts****Objective 2.1:****Celebrate Richmond's diversity, history, growth and change as a community.**

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Highlight Richmond's cultural diversity in arts and culture marketing and communication.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR CC TR local media	<b>N/A</b>
2. Acknowledge First Nations territory at cultural events.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR CC	<b>N/A to LOW</b>

3. Encourage and increase programming that involves work by Musqueam and other Indigenous artists.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR Pathways Musqueam and other Indigenous communities Cultural groups	<b>N/A</b>
4. Ensure that under-represented cultural and LGBTQ2S activities are part of festival and arts and special event programming.	<b>IMMEDIATE</b>	<b>VERY HIGH</b>	COR CC LGBTQ2S groups Richmond Multicultural Community Services (RMCS) Multicultural groups	<b>N/A to LOW</b>
5. Connect with the diverse cultural communities of Richmond (including faith-based communities) to encourage sharing of art, food and music.	<b>SHORT</b>	<b>MEDIUM</b>	COR Highway to Heaven Association Intercultural Committee	<b>N/A to LOW</b>
6. Continue to grow and deepen the programming of the Richmond World Festival as a showcase of Richmond's cultural and ethnic diversity.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR Cultural groups Cinevolution TR	<b>N/A to LOW</b>
7. Encourage collaborations with under-represented community groups, such as youth, Chinese-speaking, Indigenous and LGBTQ2S people.	<b>SHORT</b>	<b>VERY HIGH</b>	COR Youth groups RMCS Indigenous Roundtable CC Pathways SD38	<b>N/A</b>
8. Invite diverse groups, including those typically under-represented, to participate in the telling of their story in the Richmond context, through creative engagement and art.	<b>ONGOING</b>	<b>HIGH</b>	COR CC Cultural Groups Musqueam and other Indigenous communities RPL Richmond Chinese Community Society (RCCS)	<b>N/A</b>

### Objective 2.2:

**Cultivate a sense of belonging through creative engagement.**

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Facilitate intercultural communication with creative environments and arts-based programs.	<b>ONGOING</b>	<b>HIGH</b>	COR Inter-Cultural Advisory Committee CC Cultural Groups Musqueam and other Indigenous communities Library RCCS	<b>N/A to LOW</b>



2. Provide a range of participatory programming for all age groups and inter-age groups at the community or neighbourhood scale.	<b>SHORT</b>	<b>MEDIUM HIGH</b>	COR CC	<b>N/A to MEDIUM</b>
3. Integrate creative and cultural experiences into City services for newcomers and other cross-cultural programs and services.	<b>SHORT ONGOING</b>	<b>MEDIUM HIGH</b>	COR Immigrant Services Soc. of BC	<b>N/A to LOW</b>
4. Increase multilingual arts experiences.	<b>SHORT</b>	<b>VERY HIGH</b>	COR RMCS Lipont Place Tourism Richmond (TR) Chinese Arts Groups RCCS	<b>N/A to LOW</b>

### Objective 2.3:

**Broaden understandings of what artistic expression can be through education and experimentation.**

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Build on existing services in libraries, community centres and other spaces that include creative programming to reach new audiences.	<b>MEDIUM</b>	<b>HIGH</b>	COR RPL CC KPU Shopping Centres	<b>N/A to LOW</b>
2. Expand and increase the How Art Works public education campaign that communicates the benefits of creativity and the value of the arts.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR CC Cultural groups	<b>N/A</b>
3. Support and program art-making demonstrations in the public realm.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR CC Shopping Malls Arts groups RPL Farmers Market Individual artists TR	<b>N/A to LOW</b>
4. Invite the public “behind the scenes” and to create things themselves, through programming including events like Doors Open Richmond, Instrument Petting Zoo, Culture Days and Children’s Arts Festival.	<b>ONGOING</b>	<b>HIGH</b>	COR CC RPL	<b>N/A to LOW</b>



**Objective 2.4:**

Leverage Richmond's diversity to develop representative programming and events that attract diverse audiences from within and beyond the City.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Link the Richmond Arts Strategy 2019–2024 strategic directions to tourism initiatives that bolster Richmond as a cultural destination.	<b>SHORT</b>	<b>VERY HIGH</b>	TR COR Museums and Heritage sites YVR Chamber of Commerce Richmond Olympic Oval Hotel Association Wineries and farms Restaurants	<b>N/A</b>
2. Collaborate with Indigenous Peoples and community groups to identify thematic tourism niches through culinary arts, natural and cultural heritage.	<b>SHORT</b>	<b>VERY HIGH</b>	TR Musqueam and other Indigenous communities Lelem Museums and Heritage sites (M&H)	<b>LOW</b> to <b>MEDIUM</b>
3. Promote, encourage and develop initiatives including festivals that encourage cultural cross-pollination through the arts.	<b>MEDIUM</b>	<b>VERY HIGH</b>	COR RCCS RMCS TR	<b>N/A</b> to <b>MEDIUM</b>

**Objective 2.5:**

Enable partnerships, connections, and collaboration among diverse organizations, venues and creative partners.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Encourage collaboration among and across creative sectors and cultural industries.	<b>SHORT</b>	<b>MEDIUM</b>	COR Creative BC Private Arts Organizations TR KPU	<b>N/A</b>
2. Encourage collaboration of visual, literary and performing arts with libraries and museums regarding programming and resources.	<b>SHORT</b>	<b>VERY HIGH</b>	COR RAC M&H Friends of the Archives	<b>N/A</b>
3. Include non-traditional creative activities and industries (e.g. video game design) in the development of events, creative programming and educational offerings.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR KPU Chamber of Commerce SD38	<b>N/A</b> to <b>LOW</b>

4. Continue to foster and create new collaborations and partnerships with other City departments and non-arts organizations.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR VCH RASS KPU CC Sport Council	<b>N/A to LOW</b>
5. Establish and/or strengthen connections with School District 38 and community organizations to increase arts opportunities and experiences.	<b>SHORT ONGOING</b>	<b>HIGH</b>	SD38 Shopping centres CC Cultural groups	<b>N/A to LOW</b>

### Strategic Direction 3: Invest in the Arts

#### Objective 3.1:

**Build creative capacity through planning and development.**

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Among online tools added to howartworks.ca, include link to online event approvals applications system for community event organizers to obtain approvals from Richmond Event Approval Coordination Team (REACT).	<b>IMMEDIATE</b>	<b>VERY HIGH</b>	COR	<b>N/A to LOW</b>
2. Encourage arts incubator spaces for emerging artists and organizations.	<b>MEDIUM</b>	<b>MEDIUM</b>	COR RAC Arts Organizations Individual Artists Developers	<b>N/A to LOW</b>
3. Continue to position and promote Community Cultural Development staff as a go-to resource for the arts community.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR RAC	<b>N/A</b>
4. Identify priority cultural amenity opportunities through development.	<b>SHORT</b>	<b>HIGH</b>	COR Developers	<b>N/A</b>
5. Monitor and review the Arts and Culture grant program to ensure it supports and responds to the needs of the arts community, and are in keeping with current working models in the arts and art forms.	<b>SHORT</b>	<b>MEDIUM</b>	COR Grant recipients Arts Organizations Individual Artists	<b>N/A to LOW</b>
6. Continue to support and encourage organizations to leverage City investment to attract additional funding from other levels of government and other sources.	<b>ONGOING</b>	<b>HIGH</b>	COR Grant recipients RAC	<b>N/A</b>
7. Establish a Cultural Leaders Roundtable for ongoing dialogue and engagement.	<b>SHORT</b>	<b>VERY HIGH</b>	COR RAC Arts Organizations Individual Artists SD38 Task Group members Other Non-Profits	<b>N/A to LOW</b>

**Objective 3.2:**

Connect creative producers to the tools, training and supports that are vital to their work.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Expand professional development, mentorship and skill-building opportunities for artists and cultural organizations	ONGOING	VERY HIGH	COR Arts Organizations Individual artists KPU SD38	N/A to LOW
2. Continue to invest in and provide mentoring support to cultural organizations through the Arts and Culture grants program.	ONGOING	VERY HIGH	COR	N/A
3. Provide links on howartworks.ca to existing online resources for the creative community (e.g. Spacefinder, Arts BC, artist calls, funding opportunities, gallery collections, etc.)	IMMEDIATE	VERY HIGH	COR	N/A
4. Continue to promote opportunities for artists via online tools and social media including the Richmond Artists Directory e-newsletter.	ONGOING	VERY HIGH	COR	N/A

**Objective 3.3:**

Broaden the economic potential and contribution of the arts.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Streamline or demystify the process to encourage creative industries to locate in Richmond.	SHORT	MEDIUM	COR Chamber of Commerce KPU YVR TR	N/A
2. Ensure the arts are considered in Richmond's Economic Development Strategy and that they play a role in the economic sustainability of the city.	ONGOING	MEDIUM to HIGH	COR TR Chamber of Commerce	N/A
3. Continue to create favourable conditions for the film industry in Richmond.	ONGOING	VERY HIGH	COR Creative BC TR Film Industry	N/A
4. Raise awareness of the ways that the arts and creative industries contribute to the economic health of the community.	ONGOING	MEDIUM	COR TR	N/A



5. Nurture relationships between arts organizations and key business organizations	<b>SHORT ONGOING</b>	<b>MEDIUM</b>	COR TR Chamber of Commerce Steveston 20/20	<b>N/A</b>
6. Foster opportunities for business to invest in and partner with the arts (e.g. through sponsorship, provision of space.)	<b>SHORT ONGOING</b>	<b>HIGH</b>	COR RAC Chamber of Commerce Developers	<b>N/A to LOW</b>

### Objective 3.4:

Attract and engage high-profile leaders to advocate and invest in arts and culture.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Foster relationship building with private donors and encourage legacy-based initiatives and philanthropy.	<b>MEDIUM ONGOING</b>	<b>HIGH</b>	RAC COR RF	<b>N/A</b>
2. Work with the arts community to develop a Foundation to facilitate and direct donations from corporate donors to support arts development.	<b>ONGOING</b>	<b>MEDIUM</b>	RAC RF	<b>N/A</b>
3. Expand partnerships with local area post-secondary institutions.	<b>SHORT ONGOING</b>	<b>MEDIUM</b>	KPU Trinity Western CDI College	<b>N/A to LOW</b>
4. Advocate at all levels of government for increased funding and support for arts and culture.	<b>SHORT ONGOING</b>	<b>HIGH</b>	RAC Cultural Organizations	<b>N/A</b>

### Objective 3.5:

Integrate the arts at a strategic level in community, economic, tourism, environmental and wellness planning.

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Link the Arts Strategy to other City planning initiatives and strategies.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR	<b>N/A</b>
2. Raise awareness among City Departments of the benefits of arts and culture in building a strong community.	<b>SHORT ONGOING</b>	<b>VERY HIGH</b>	COR SD38 CC	<b>N/A</b>
3. Continue to work with other City departments to provide new opportunities for a variety of participants, including art in the public realm.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR	<b>N/A</b>
4. Conduct a deeper analysis of the data collected through the community engagement process and connect, where applicable, to relevant data from other sources.	<b>SHORT</b>	<b>HIGH</b>	COR	<b>LOW</b>



## Strategic Direction 4: Increase Awareness and Participation in the Arts

### Objective 4.1:

Cultivate arts and cultural leadership.

Actions	Timeline	Priority	Lead/Partners/ Potential Partners	\$
1. Partner with arts advocates in the community to achieve common outcomes.	ONGOING	VERY HIGH	COR RAC Community Organizations	N/A
2. Raise the profile of the arts at Council.	ONGOING	VERY HIGH	COR RAC Local media	N/A
3. Encourage and continue to offer an array of lecture series, seminars, panels and community dialogues on arts, culture and heritage issues.	ONGOING	VERY HIGH	COR KPU RPL CC M&H	N/A
4. Continue to encourage the Richmond Arts Coalition to be a vital voice for artists in the community.	ONGOING	VERY HIGH	COR RAC	N/A

### Objective 4.2:

Connect the Richmond community to creative events, news and resources.

Actions	Timeline	Priority	Lead/Partners/ Potential Partners	\$
1. Promote an expanded howartworks.ca as the main online portal to all things creative, including online calendar for cultural events and activities.	IMMEDIATE ONGOING	VERY HIGH	COR Various online cultural resources (such as bc.spacefinder.org)	LOW
2. Develop and execute an Arts Communications Strategy.	SHORT ONGOING	VERY HIGH	COR	LOW
3. Dedicate resources for arts-related marketing and communications, with particular attention to expanding social media presence.	SHORT ONGOING	VERY HIGH	COR Local media	LOW to MEDIUM

**Objective 4.3:**

Engage the Richmond community with creative experiences and artistic encounters in their daily life.

Actions	Timeline	Priority	Lead/Partners/ Potential Partners	\$
1. Continue to provide and promote events (such as Culture Days and Doors Open Richmond) to showcase Richmond Artists.	ONGOING	VERY HIGH	COR TR SD38	N/A
2. Encourage neighbourhood-based arts and cultural activity (e.g. creative neighbourhood actions, gardening, walking tours, food tourism, etc.), through community grants and other civic support for arts experiences.	SHORT ONGOING	VERY HIGH	COR CC RAC Culture Days RCRG	N/A
3. Continue to foster a built environment where one has spontaneous encounters with art through the Public Art program.	ONGOING	VERY HIGH	COR TR Developers	N/A
4. Expand programs such as the Public Art “Engaging Artists in the Community” program and Branscombe House Artist-in- Residence program which support community-engaged arts practices.	ONGOING	VERY HIGH	COR CC	LOW
5. Increase visual and performing arts opportunities in public spaces to showcase Richmond artists.	ONGOING	VERY HIGH	COR RAC Shopping centres CC Translink Individual artists Cultural groups	N/A to LOW

## Strategic Direction 5: Activate Public Spaces through (and for) the Arts

**Objective 5.1:**

Work towards meeting the demand for creative spaces and cultural facilities.

Actions	Timeline	Priority	Lead/Partners/ Potential Partners	\$
1. Continue to identify and make creative use of the built environment and civic facilities.	ONGOING	HIGH	COR Shopping Centres CC Places of worship Developers	N/A to LOW
2. Pursue changes to existing civic, particularly cultural, facilities in response to changing community demand for cultural programming.	MEDIUM ONGOING	HIGH	COR CC	LOW to HIGH

3. Encourage the use of existing spaces within public institutions (such as schools and libraries) for other creative uses.	<b>SHORT ONGOING</b>	<b>HIGH</b>	RAC COR CC SD38 RPL M&H KPU	<b>N/A</b>
4. Conduct Richmond real-estate inventory for under-utilized commercial spaces, for potential creative, cultural and heritage use.	<b>SHORT</b>	<b>HIGH</b>	COR Chamber of Commerce	<b>N/A</b>
5. Use Public Art and cultural programming to reimagine public spaces with an eye to creative placemaking.	<b>ONGOING</b>	<b>MEDIUM HIGH</b>	COR Developers	<b>N/A to LOW</b>
6. Complete a Cultural Facilities Needs Assessment and conduct feasibility studies as may arise from it.	<b>IMMEDIATE SHORT</b>	<b>VERY HIGH</b>	COR	<b>MEDIUM</b>
7. Review bylaws that interfere with public performance and space activation (eg. busking).	<b>SHORT</b>	<b>HIGH</b>	COR	<b>N/A</b>
8. Continue to offer subsidized creation space to Resident Art Groups at the Arts Centre and subsidized performance space at the Gateway Theatre to qualifying non-profit organizations.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR Gateway Theatre	<b>N/A</b>
9. Ensure that City-operated arts spaces have technological resources and flexibility to accommodate emerging forms of presentation and exhibition.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR	<b>N/A to MEDIUM</b>
10. Convert the Minoru Place Activity Centre to address growing demand for arts programs and provide new, informal spaces for performance and exhibition.	<b>IMMEDIATE</b>	<b>VERY HIGH</b>	COR Stakeholder Arts Groups Lelem	<b>HIGH</b>
11. Plan for future arts facilities to address the demand for Arts Education and Program space.	<b>SHORT</b>	<b>HIGH</b>	COR	<b>N/A to MEDIUM</b>

### Objective 5.2:

**Generate creative spaces and cultural amenities in new developments.**

<b>Actions</b>	<b>Timeline</b>	<b>Priority</b>	<b>Lead/Partners/ Potential Partners</b>	<b>\$</b>
1. Continue to develop distinct arts districts and cultural hubs as identified in the City Centre Area Plan, with the provision of affordable creation, administrative, live/work and presentation space.	<b>ONGOING</b>	<b>VERY HIGH</b>	COR Developers	<b>N/A to HIGH</b>
2. Establish parameters and guidelines for cultural amenity opportunities from development.	<b>SHORT</b>	<b>VERY HIGH</b>	COR Developers	<b>N/A</b>

3. Construct more all-weather public gathering spaces for creative activity, festivals, congregation and networking.	<b>MEDIUM</b>	<b>HIGH</b>	COR Developers	<b>MEDIUM</b> to <b>HIGH</b>
4. Continue to support dedicated affordable artist housing and studios, such as through the ARTS units in Capstan Village and Artist-in-Residence programs.	<b>ONGOING</b>	<b>MEDIUM</b>	COR	<b>N/A</b>





# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**From:** Marie Fenwick  
Senior Manager, Arts, Culture and Heritage  
Services

**Date:** May 14, 2019

**File:** 11-7000-09-20-268/Vol  
01

**Re:** Richmond Cultural Centre Proposed Community Mural Public Art Project

### Staff Recommendation

That the concept proposal for the Richmond Cultural Centre Community Mural Public Art Project by the artist team Richard Tetrault and Jerry Whitehead, as presented in the staff report titled "Richmond Cultural Centre Proposed Community Mural Public Art Project," dated May 14, 2019, from the Senior Manager of Arts, Culture and Heritage Services, be endorsed.

Marie Fenwick  
Senior Manager, Arts, Culture and Heritage Services  
(604-276-4288)

Att. 2

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

## **Staff Report**

### **Origin**

On February 13, 2018, Council endorsed the Public Art Community Mural Program. The focus of the Community Mural Program is to install murals in highly visible locations in pedestrian oriented areas throughout Richmond. The Program provides opportunities to build community, animate highly visible public spaces, foster community dialogue and cross-cultural exchange and engage diverse and multigenerational communities.

This report brings forward for consideration a proposal for a mural to be installed at the Richmond Cultural Centre.

### **Analysis**

#### **Background**

Opened in 1993, the Richmond Cultural Centre houses a range of cultural facilities, including the City of Richmond Archives, Richmond Arts Centre, Richmond Media Lab, Richmond Art Gallery, Richmond Public Library and Richmond Museum. The Cultural Centre is also home to exhibition, performance and meeting spaces for several community arts groups.

For the mural opportunity at the Richmond Cultural Centre, artists will engage community members to develop and inform the mural design, which will be applied to the continuous exterior fascia surfaces and columns of the building. Artwork themes will reflect Richmond's cultural heritage and represent the plethora of arts and cultural activities offered at the Cultural Centre.

#### **Artist Selection Process**

A two-stage selection process was implemented for the artist opportunity in accordance with the terms of the Public Art Program Policy Administrative Procedures. All artist proposals were evaluated on the basis of artistic merit, appropriateness to the goals of the Community Mural Program and the Public Art Program, artist qualifications and project feasibility. The artist call was posted in April 2019 (Attachment 1) and staff received 19 artist submissions.

The artist selection panel included the following five members:

- Yun-Jou Chang – Vice-President, Cinevolution Media Arts Society
- Paige Gratland – Branscombe House Artist-In-Residence
- Megan Lane – Artist and Community Representative
- Danielle Lemon – Richmond Public Library Board Member
- Pat Thorson – Richmond Artist Guild

The artist proposal was presented to the Richmond Public Art Advisory Committee (RPAAC) on May 22, 2019. RPAAC supported the proposed project.

### Recommended Artist

The artist team, Richard Tetrault and Jerry Whitehead, have extensive experience in executing large-scale mural projects and numerous artist-initiated community engagement processes in the Lower Mainland. They have worked extensively as Artists-In-Residence with the Vancouver School Board, ArtStarts in schools and other organizations. As the lead artist, Mr. Tetrault has produced a number of high profile murals in the Metro Vancouver region, particularly in East Vancouver.

Using murals to explore cultural identity and origins and as an expression of personal dignity and strength, artist Richard Tetrault's public art projects typically involve youth mentorship, community activism, extensive planning and outreach. Richard is a recipient of the City of Vancouver Mayor's Arts Award. He is also a founding member of Creative Cultural Collaborations Society, Arts in Action and the Eastside Culture Crawl. With the Canada-wide group La Raza Artists, he has initiated projects in various parts of Canada, Mexico, Argentina and Cuba. As well as working as a muralist, he is a painter and printmaker who has shown his work locally and internationally in more than 50 exhibitions.

### Recommended Public Art Concept Proposal

As outlined in Attachment 2, as part of the project's scope of work, the artists will lead five hands-on art-activity public engagement events with the Cultural Centre's resident groups and users to solicit stories, iconography, drawings and feedback on the artist's approach, rationale and intentions.

The hands-on public community engagement workshops will engage the Richmond Arts Centre and Media Lab, Richmond Art Gallery and Richmond Public Library. The community engagement sessions will be free and accessible as drop-in sessions at the Cultural Centre.

The artists will develop a maquette and scaled drawing of the entire length of the exterior fascia wall to act as a mobile visualization tool and allow people to see the impact of their design contributions as the design evolves. Hands-on stencil patterns developed through the public engagement sessions will reference the community's diverse cultural backgrounds and reflect the Cultural Centre's resident groups and activities.

The columns will be painted in solid colors to compliment the colour palette of the main fascia mural artwork.

The artist describes the mural opportunity as follows:

*"The Richmond Cultural centre is a rich resource facility that will provide us with both a venue for the community engagement sessions as well as some of the visual materials that will be incorporated. We hope to engage children, youth, adults and seniors in research and hands-on design. By setting ourselves up in this highly visible spot to work on sections of the fascia design, we hope to start a dialogue and encourage community participation. By demonstrating the process of cutting stencils on site, multiple generations of all backgrounds and user groups of the Cultural Centre will be encouraged to be involved. The hands-on creating of stencils is a compelling process and one that is accessible to all."*

### Next Steps

Following Council endorsement of the concept proposal presented in this report, Staff will work with the artists to coordinate the community engagement sessions. At the conclusion of the sessions, the artists will finalize the mural design for presentation and feedback by project stakeholders. The project will proceed to on-site installation and completion by early fall 2019.

Transportation Services will be consulted to ensure a safe Traffic Management Plan is implemented during on-site installation of the mural. City staff will assist artists in minimizing barriers and prioritizing safety as part of a risk-management review process in consultation with Facilities and Parks Services.

Any surface paint preparation, maintenance and repairs required for the artwork will be the responsibility of the Public Art Program as part of the annual operating budget.

### **Financial Impact**

None.

### **Conclusion**

The Richmond Cultural Centre Community Mural Public Art Project creates an opportunity for building community and encouraging community cultural exchanges through free and accessible hands-on art activities. The mural design will transform the building's continuous exterior fascia surfaces and columns into a unique and compelling artwork for the Minoru Civic Precinct cultural hub, reflecting a vibrant and culturally diverse community for years to come.



Biliana Velkova  
Public Art Planner  
(604-247-4612)

- Att. 1: Call to Artists - Richmond Cultural Centre Mural  
2: Community Mural Proposal by Richard Tetrault and Jerry Whitehead



# call to artists

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Figure 1. Richmond Cultural Centre, 7700 Minoru Gate.

## Richmond Cultural Centre Mural

### Request for Qualifications (RFQ)

January 2019

#### OPPORTUNITY

The Richmond Public Art Program seeks an artist or artist team to create a mural for the exterior fascia and structural columns of the Richmond Cultural Centre, located at 7700 Minoru Gate. Artists with demonstrated experience and skill sets working with multiple project stakeholders and executing outdoor murals are encouraged to apply.

A two-stage artist selection process will be implemented for this commission. Shortlisted artists will be invited to outline a public engagement process to develop a design concept working with community members, Cultural Centre user groups and project stakeholders. All details on how to apply are contained herein.

<b>Budget:</b>	\$30,000
<b>Eligibility:</b>	Artists residing in British Columbia
<b>Deadline:</b>	March 15, 2019
<b>Completion:</b>	Summer, 2019

# call to artists

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## BACKGROUND

In February 2018, the Richmond Public Art Mural Program was approved by City Council. The Program provides opportunities to build community, animate highly visible public spaces, foster community dialogue and cross-cultural exchange, and engage diverse and multigenerational communities.

Many blank building facades exist throughout the City in highly visible public locations, adjacent to sidewalks in urban areas, or in natural settings beside trails and in parks. By incorporating art onto these buildings, we can transform ordinary surfaces into unique representations of community identity and pride.

The mural will reflect the culturally diverse community, user groups and vibrant cultural programming, facilities and agencies within the Richmond Cultural Centre, including:

- City of Richmond Archives
- Richmond Arts Centre / Richmond Media Lab
- Richmond Art Gallery
- Richmond Public Library
- Richmond Museum
- Rooftop Garden
- Performance Hall

Artists are encouraged to visit the facility and familiarize themselves with the site, context of the building and programs offered in the facility. Shortlisted artists will be invited to attend an artist orientation session with City staff and stakeholder representatives to ask questions before developing their mural concepts.

## ARTIST SCOPE OF WORK

The commissioned artist will engage multiple community stakeholder groups in a series of dialogue sessions and/or hands-on art-making activities to develop and inform the mural design.

The artist will lead five (5) community engagement sessions with interested groups at the Richmond Cultural Centre. The intent of the engagement process is to allow the artist and City staff to listen and learn from user groups and community members about what makes this community unique, and why and what people value by engaging in arts and culture as part of their everyday lives.

The format of these sessions will be developed by the artist in consultation with City staff. The expectation is for the artist to interpret feedback, observations, stories and themes to be represented in the mural design. Following the public consultation work, the artist will develop concept mural designs to be reviewed by City staff and project stakeholders.

# call to artists

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Artists will be required to work on site and obtain all the necessary permitting to use lift equipment or scaffolding. An approved work plan will need to be developed in consultation with City staff.

## LOCATION

The Richmond Cultural Centre is located at 7700 Minoru Gate, within the Minoru Park precinct. The exterior building fascia band, approximately 5 ft. high and 1,063 linear feet across is a continuous feature around the perimeter of the building. The building's 33 structural columns will also be included in the artist's concept.

## BUDGET

The total budget established for this project is \$30,000 CAD. This budget includes (but is not limited to) artist fees, leading community engagement sessions, materials, supplies, paint, permitting as needed, labour, photography, insurance, travel, accommodation and all taxes, excluding GST.

## ARTIST ELIGIBILITY

Artists residing in British Columbia are eligible to apply. Artists who are currently contracted by the City of Richmond Public Art Program are not eligible to apply. City employees and volunteers serving on City of Richmond Advisory Committees are not eligible to apply.

## SELECTION PROCESS

A selection panel consisting of a combination of artists, art professionals, and community representatives will engage in a two-stage artist selection process to review all artist submissions. Up to three (3) shortlisted artists will be awarded a \$150 honorarium to prepare a presentation and attend an interview with the Selection Panel. Artists who are travelling outside of Greater Vancouver will be reimbursed for travel expenses up to \$500.

At the conclusion of the process, the panel will recommend one artist or artist team. The selected artist will enter into an initial design contract with the City of Richmond and work to finalize a conceptual approach to be submitted for review by the Richmond Public Art Advisory Committee (RPAAC) and City staff. Council approval of the selected artist will be required prior to the implementation phase. Please be advised that the City is not obliged to accept the artist concept. The City reserves the right to reissue the Artist Call as required.

# call to artists

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## STAGE ONE - ARTIST SELECTION CRITERIA

Submissions to the Call will be reviewed and decisions made based on:

- Artistic merit of artist statement of intent in response to the project goals;
- Artist capacity to engage community stakeholders and work with other City contractors and staff professionals.
- Artist's demonstrated experience in producing artwork that responds to the existing character of the site by taking into account scale, colour, material, texture, as well as the physical characteristics of the building and location.
- Appropriateness of the proposal to the Public Art Program goals:  
[www.richmond.ca/culture/publicart/plans/policy](http://www.richmond.ca/culture/publicart/plans/policy)

## STAGE TWO - ARTIST SELECTION CRITERIA

Shortlisted artist proposals will be reviewed and decisions made based on:

- Artist's response to follow up questions/comments from the Selection Panel.
- Feasibility of Artist's preliminary project budget breakdown.
- Artist's approach to the community engagement sessions, including methodology to ensure the final mural design is representative of the engagement process and community identity.
- Artist's work plan and outline of community engagement sessions with identified objectives.
- Appropriateness of the proposal to the Public Art Program goals:  
[www.richmond.ca/culture/publicart/plans/policy](http://www.richmond.ca/culture/publicart/plans/policy)

## SUBMISSION REQUIREMENTS

E-mail all documentation as one (1) PDF document, not to exceed a file size of 5 MB to: [publicart@richmond.ca](mailto:publicart@richmond.ca)

- INFORMATION FORM – Please complete the information form attached to this document.
- STATEMENT OF INTENT – 300 words or less, highlighting past experience and skillsets, conceptual approach to the work, why the artist is interested in this opportunity and how the project responds to the selection criteria.
- ARTIST CV – (1 page maximum). Teams should include one page for each member.
- WORK SAMPLES – Ten (10) supporting image examples of previous work. One image per page. Please include artist name(s), title, year, location and medium information to be on each image page.

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# call to artists

PUBLIC ART  
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- REFERENCES – Submit the names, titles and contact information of three (3) individuals who can speak to your accomplishments and relevant experience.

## PROJECT TIMELINE

<b>Submission Deadline:</b>	March 15, 2019, 5:00 p.m.
<b>Shortlisted Artists Notification:</b>	March 26, 2019, 5:00 p.m.
<b>Stage 2 Artists Orientation meeting:</b>	April 2, 2019, 5:00 p.m.
<b>Stage 2 Finalist Interviews:</b>	May 9, 2019, 5:00 p.m.
<b>Completion:</b>	Summer, 2019

## SOURCES FOR ADDITIONAL INFORMATION

- City Centre Public Art Plan, [www.richmond.ca/culture/publicart/plans/plans](http://www.richmond.ca/culture/publicart/plans/plans)
- Richmond Public Art Program, [www.richmond.ca/culture/publicart](http://www.richmond.ca/culture/publicart)
- Richmond Public Art Registry, [www.richmond.ca/culture/publicart/collection/catalog.aspx](http://www.richmond.ca/culture/publicart/collection/catalog.aspx)
- Richmond Archives, [www.richmond.ca/cityhall/archives/search-archives](http://www.richmond.ca/cityhall/archives/search-archives)
- Richmond Cultural Centre, [www.richmond.ca/culture/cultural-centre/about.htm](http://www.richmond.ca/culture/cultural-centre/about.htm)
- Richmond Public Library, [rpl.yourlibrary.ca](http://rpl.yourlibrary.ca)
- Richmond Art Gallery, [www.richmondartgallery.org](http://www.richmondartgallery.org)
- Richmond Museum, [www.richmondmuseum.ca](http://www.richmondmuseum.ca)
- Richmond Arts Centre, [www.richmond.ca/culture/centre/about](http://www.richmond.ca/culture/centre/about)

## SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to these guidelines and submission requirements (above) or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Portfolio images and concept sketches would be best formatted to landscape format.
3. Submission files must be 5 MB or smaller.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by e-mail to: [publicart@richmond.ca](mailto:publicart@richmond.ca)

# call to artists

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## ADDITIONAL INFORMATION

1. The selected artist will be required to show proof of WCB coverage and \$5,000,000 general liability insurance.
2. Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
3. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

## QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8696

E-mail: [publicart@richmond.ca](mailto:publicart@richmond.ca)



# call to artists

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Figure 1 – Exterior fascia banding and columns, highlighted in red at Minoru Gate entrance.



Figure 2 – Exterior fascia banding and columns, highlighted in red at Cultural Centre Plaza entrance.



Figure 3 – Exterior fascia banding and columns, highlighted in red at north parking lot and east access lane.

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# call to artists

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Attach one (1) copy of this form as the first page of the submission.

Name: \_\_\_\_\_

Team Name: (if applicable) \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Secondary Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ Website: \_\_\_\_\_  
(One website or blog only)

**Incomplete submissions will not be accepted. E-mailed submissions over 5 MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.**

List Team Member Names: (Team Lead complete above portion)

\_\_\_\_\_  
\_\_\_\_\_

Please let us know how you found out about this opportunity:

\_\_\_\_\_  
\_\_\_\_\_

Would you like to receive direct e-mails from the Richmond Public Art Program? ☐ Yes ☐ No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit applications by e-mail to: [publicart@richmond.ca](mailto:publicart@richmond.ca)

## Additional Information

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.



## Stage 2-Richmond Cultural Centre Community Mural Proposal Submitted by: Richard Tetrault (lead artist) and Jerry Whitehead

### **Statement of intent and implementation plan:**

After reviewing the site for the mural and discussions at the Artist Orientation meeting April 2<sup>nd</sup>, 2019, we have formed an approach on how we will implement our process.

- Process of community engagement leading to a final design
- Technical challenges of project
- Implementation
- Budget
- Response to questions from selection panel

### **Where?**

The Richmond Cultural centre is a rich resource facility that will provide us with both a venue for the community engagement sessions as well as some of the visual materials that will be incorporated. The library Flex space is particularly useful for its open plan layout, digital equipment and immediate access to books and other sources. We hope to use this space for several of the sessions, engaging youth, teens, adults and seniors in research and hands-on design. By setting ourselves up in this highly visible spot, working on sections of the frieze design, our presence will be a start in encouraging participation. At the same time, we will make efforts to approach people with a flyer that will outline our vision and reason for engagement. By demonstrating the process of cutting stencils on site, youth, adults and seniors of all backgrounds and user groups of the Cultural Centre will be encouraged to be involved. The hands-on creating of stencils is a compelling process and one that is accessible to all.

Two of the workshops will take place in the rotunda of the Cultural Centre, allowing for others using the centre to take part and see it evolve.

### **How to attract participation?**

A maquette, or scaled drawing of the entire length of the wall (5 ft X 1065 lineal feet) will be a part of a mobile “visualization” plan.

This will allow people to see the impact of their design contribution as it evolves, giving the piece a feeling of a true community-based collage. Stencil patterns developed from these sessions, whether sourced from people’s cultural backgrounds (historic, ethnically diverse) as well as unique, directly designed pieces will be brought together over the course of the 5 sessions in the final long design.

Hands on demonstrations of stencil printing will encourage engagement from the patrons of the centre.

The columns will be painted in solid colors supporting/referencing the sequences of colors above. This will allow for easier touch ups should these lower areas be damaged over time.

## **Artist Backgrounds:**

Jerry and I have initiated numerous community engagement processes in the Lower Mainland, leading to murals, mosaics and a broad range of unique public pieces.

We have both worked extensively as artist in residence with the Vancouver School Board, ArtStarts in Schools and other organizations. I have coordinated over 20 community processes in the east Vancouver community and elsewhere.

Stencils have become a vital tool for several reasons:

Often, murals are literally 'out of reach' for many. Participation is highly restricted beyond ground level. But with stencils, component parts can be designed, prepped and cut in a workshop setting, with the artists applying them from boom lifts, scissor lifts or other means. River of Crows (2012), for example, is a two block long mural on concrete that made use of stencils of Crows as a key tool. Multiple applications are possible, varying colors and positioning for greatest effect.

Radius (Firehall Arts Centre 2013) a mural expressing the conjunction of the Chinese, Japanese and Aboriginal communities in east Vancouver, and Atira's Gift (2018) are two other examples in which we used stencils to great effect.

Russian Hall (2009) is another large project that incorporated freely painted elements with stenciled patterning derived from Russian textiles.

Jerry will bring some traditional textile patterns from his Cree background into the piece. He will also incorporate some of the motifs of his recent explorations in mosaic and painted murals.

## **Technical:**

The proposed surface, surrounding over 1000 lineal feet of the Richmond Cultural Centre, is an excellent venue for a community project. Although the wall is in good condition, fairly recently painted with compatible water-based paints and well maintained, access to the wall in places presents challenges. Jerry and I have completed many large projects involving working at heights, and with boom lifts, scissor lifts, scaffolding and swing stages, and are familiar with all of the equipment necessary.

Our slide show reflects these.

We plan to work closely with the Building Maintenance Coordinator and Public Works painting dept., as well as with public outreach from the Richmond Public Library, and the Cultural Centre facilities coordinator and others. We are confident that we are able to work closely with Cultural Centre staff as required, engage community in designing an exciting mural, and safely complete this project within a month of good painting weather.



York Mural (Still Here)  
639 Commercial Drive, Vancouver  
Medium: Acrylic latex on stucco  
Size: 42 ft X 55 ft  
Year: 2018  
Lead Artist: Richard Tetrault, with Jerry Whitehead and Sharifah Marsden with Cultch youth group





*Russian Hall*

McLean Drive

Acrylic latex on concrete with stencil application

2 blocks long x 12-14 ft high

Year: 2009

Lead Artist: Richard Tetrault with community members





*Radius*

Firehall Arts Centre Courtyard 280 Gore St. Vancouver

Medium: Acrylic and acrylic latex on concrete

Size: 40 ft X 55 ft

Year: 2013

Lead Artist: Richard Tetrault, with Jerry Whitehead, Gerald Pedros, Eri lishi and mentored youth

June 14, 2019

Mayor and Council  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Dear Mayor and Council:

**Re: Municipal Support for Increased Library Access to Digital Publications**

The Richmond Public Library Board is writing to ask for your support in recognizing the important role that Richmond Public Library (RPL) plays in our community by helping us to advocate for a solution to the barriers that Canadian libraries face in accessing digital publications.

Libraries and the early literacy programs they run are integral to developing proficient readers and ensuring that kids succeed in school. More and more, digital literacy programs run by public libraries also help ensure that citizens can contribute to and participate in our increasingly digital world. Additionally, for many seniors, lower income families, youth and new Canadians, the library provides access to information they may not otherwise be able to obtain.

Members of the Canadian Urban Libraries Council/Conseil des Bibliothèques Urbaines du Canada (CULC/CBUC) spend approximately \$100 million in public funds annually on library acquisitions. In Richmond, the library spends \$1,274,400 every year to ensure that we acquire publications and other resources in demand by Richmond residents. Approximately \$380,000 of this collections budget is dedicated to digital publications annually.

Even with these significant expenditures, RPL struggles to obtain digital publications from multinational publishers, due to cost pressures and the often-strict licensing limitations applied to digital publications. By way of example, Canadian author Louise Penny's book *Kingdom of the Blind* is available to libraries for \$13 as a paperback, \$22 in hard cover and \$60 in digital form. The \$60 cost would allow the book to be checked out electronically 52 times or for two years – whichever happens first. A paper edition would be expected to last three to four years at a substantially reduced cost. This book is not currently available in any e-audio format to Canadian libraries.

These restrictions and costs make it increasingly difficult for libraries to provide access to a wide range of digital publications and in a variety of formats to meet changing community needs. Restrictions on libraries accessing digital publications – including books and newspapers limits RPL's capacity to provide modern, digitized services to our residents.

The lack of access to digital publications is a problem we feel governments need to be aware of. CULC member libraries will be asking their Members of Parliament as well as candidates from all parties in Federal Election 2019, to recognize that libraries serve important demographic groups by providing access to materials that allow them to learn and grow and that the Federal government has a key role to play in ensuring that Canadian libraries can meet the increasing demand for digital publications.

The Richmond Public Library Board would like to request that the City of Richmond formally recognize the important role that libraries play in our communities and call on the Federal Government to prioritize finding a solution for the barriers that Canadian libraries face in accessing digital publications. We respectfully request that the City of Richmond consider:

1. Supporting the draft resolution "Increased Library Access to Digital Publications" provided to the Richmond Public Library by CULC and which is being passed by municipalities across Canada. The draft resolution is included for your reference (attachment 1).
2. Sending letters of support for the adopted resolution to local Members of the Provincial Legislative Assembly, local Federal Election candidates, and the Federal Minister of Canadian Heritage.

We would be pleased to have an opportunity to discuss this further and thank you in advance for your continued support.

Sincerely;



Robin Leung, Board Chair, on behalf of the Richmond Public Library Board of Trustees

Attachment 1: Draft Resolution

cc: Susan Walters, Chief Librarian and Secretary to the Board

## **Attachment 1**

### **DRAFT MUNICIPAL RESOLUTION**

#### **Increased Library Access to Digital Publications**

**Richmond, BC**

WHEREAS, the City of Richmond recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help to ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community - from education to searching for jobs to consuming Canadian cultural materials, and

WHEREAS, libraries in our community recognize that our users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries, and

WHEREAS, libraries must be in a position to offer digital publications to their users as part of their service offering to our community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

THEREFORE, BE IT RESOLVED that the City of Richmond does hereby:

1. Indicate our support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in the City of Richmond and across Canada.
2. Call on the Federal government to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and
3. Further ask the Federal government to develop a solution that increases access to digital publications across Canada and assists libraries in meeting the cost requirements to acquire digital publications.





# City of Richmond

## Report to Committee

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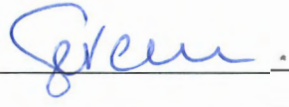


**To:** General Purposes Committee **Date:** May 24, 2019  
**From:** Marie Fenwick **File:** 11-7000-00/Vol 01  
Senior Manager, Arts, Culture and Heritage  
Services  
**Re:** **Council Approval of Private Development Public Art and Developer  
Contributions – New Policy**

---

1. As per Council direction, that a new Public Art Policy, which includes:
  - a. Council approval for all new Public Art plans and projects generated through the Public Art Program on private as well as City-controlled property; and
  - b. Council approval for the allocation of voluntary developer contributions to provide public art, contribute to the Public Art and Arts Facilities Programs Reserve Fund, or a combination of the two,as outlined in the staff report titled “Council Approval of Private Development Public Art and Developer Contributions – New Policy” from the Senior Manager, Arts, Culture and Heritage Services dated May 24, 2019 be adopted.
2. That a new Public Art and Arts Facilities Programs Reserve Fund be established to receive funds under the new policy.
3. That the Public Art Program Administrative Procedures Manual be updated to reflect these policy and procedural changes.
4. That the new Public Art Program Policy applies to Private Development applications submitted to the City after the date of Council approval of the new Policy.

Marie Fenwick  
Senior Manager, Arts, Culture and Heritage Services  
(604-276-4288)

Att. 8

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

## **Staff Report**

### **Origin**

On June 18, 2018, at the General Purposes Committee meeting, discussion took place regarding opportunities to include Council's approval on art projects in private developments.

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

*That the staff report titled, "City of Richmond Private Development Public Art Program Review" dated June 18, 2018, from the Director, Arts, Culture and Heritage Services be referred back to direct staff:*

*to add policy in which Council has the discretion to:*

- *approve or refuse artwork on public or private property; or*
- *recommend allocating equivalent funds for other projects; and*
- *consider restrictions to local artists.*

On March 11, 2019, at the regular Council meeting, the following referral motion was approved:

*That staff create a policy in keeping with Option 2 of the staff report titled "Options for Use of Private Developer Public Art Contribution Funds" dated January 21, 2019 from the Director, Arts, Culture and Heritage Services and report back.*

Option 2 referenced above states Council can replace the current Policy and/or create an additional new policy that directs developer contributions to not only public art and public art programs but also to arts facilities.

### **This report is divided in three sections:**

1. Council Approval Policy: To provide Council with the authority to approve or refuse public artworks on both City and private lands when commissioned through the development applications process;
2. Allocation of Developer Contributions: To replace the Public Art Program Reserve Fund with a Public Art and Arts Facilities Programs Reserve Fund to permit developer contributions to be used for arts facilities and provide Council with the authority to allocate developer contributions for public art or to the Public Art and Arts Facilities Programs Reserve Fund; and
3. Participation of Local Artists: To review access to public art opportunities for local artists.

This report also brings information regarding the implications and administrative procedures associated with the recommended Policy changes in order to address questions and concerns raised by Council.

## **1. COUNCIL APPROVAL POLICY**

### **Background**

The intent of the Public Art Program is to animate the built and natural environment with meaning, contributing to a vibrant city in which to live, work and visit. By placing artwork in our everyday environment, the Public Art Program sparks community participation in the building of our public spaces, celebrates community history, identity, achievements and aspirations, encourages citizens to take pride in community cultural expression, offers public access to ideas generated by contemporary art, and creates a forum to address relevant themes and issues of interest and concern to Richmond's citizens.

In the Richmond Official Community Plan, section 4.0 Vibrant Cities and section 14.0 Development Permit Guidelines, Public Art is identified as having an important role in community building based on a development standard to be applied across the entire city with the aim of achieving high standards of urban design and public amenity. In particular, the purpose of these policies is to "promote and facilitate the integration of public art throughout Richmond that expresses the ideas of artists and the community and create opportunities to participate in the design, look and feel of Richmond."

The goals of the Public Art Program are summarized as follows:

- Spark community participation;
- Provide leadership in public art planning;
- Complement and develop the character of Richmond's diverse neighbourhoods;
- Increase public awareness, understanding and enjoyment of the arts in everyday life;
- Encourage public dialogue about art; and
- Encourage public art projects that work towards achieving a more sustainable community.

The Program Objectives, as updated in 2010, are based on Richmond's experience with the program since the program initiation in 1997, research on other public art programs and best practices in public art implementation. Objectives of the Public Art Program are summarized as follows:

- Increase opportunities for the community and artists to participate;
- Develop original site-specific works of art;
- Select art through an arms-length professional process;
- Ensure that public art is developed through a public and transparent process;
- Enter into partnerships with private and public organizations;
- Ensure that public art and the environs of that art are maintained; and
- Maintain a continuous, consistent and affordable funding mechanism to support the City's commitment to public art.



Moreover, Public Art is appreciated by Richmond residents; in the recent public engagement survey for the development of the Richmond Arts Strategy, respondents cited Public Art, along with cultural diversity, and natural and cultural heritage as key points of pride in the Richmond's cultural scene.

The current Public Art Program Policy encourages developers to integrate public art in their developments and works in tandem with development applications to encourage a more livable, community minded and connected city and provide for a sustainable, non-taxpayer funding source. This City/developer partnership is unique to Public Art and differentiates it from other Arts and Culture programs and activities delivered by the City through Arts Services.

## **Analysis**

### Public Art Selection and Approval Process

Whether the artwork is for a City-owned site or private property, the Public Art Program depends on a rigorous selection process. This process is based on best professional practices to maintain an open and transparent process with arms-length advisory committees and selection panels composed of artists, art professionals and community representatives. The evaluation process considers both the artistic merit of the artwork and its technical considerations including safety, structural integrity, budget and maintenance. The work must also be relevant to the project-specific goals set in its terms of reference and appropriate to its location.

For a typical large-scale physical artwork, using a two-stage selection process, the selection takes approximately four months from the creation of the Artist Call/Terms of Reference to the selection of the artist and art concept and typically costs between \$5,000 and \$15,000 (these costs are included in each artwork's budget). By the time the selected concept is presented to Council for final approval, the work has been vetted through a multi-phase selection process, involving a wide range of staff/technical advisors, community stakeholders, the Richmond Public Art Advisory Committee (RPAAC), art professionals and artists.

To reduce the perception of conflict of interest, the Public Art Program Policy states that an artist selection panel shall not include any person from RPAAC, City of Richmond staff, City Council, or their respective partners, employees or families. This arms-length approach to the selection of public art, which is supported by City guidelines, a Council-appointed advisory committee and professional and public consultation processes, is intended to ensure that the process is both conscientious and community-involved in order that Council members can be confident that artworks are selected on the basis of merit, not individual taste or favouritism.

Attachment 1 illustrates the current selection and approval process for civic and private projects, as well as a revised, proposed process for private projects as per the Policy revision directed by Council.

### Proposed Replacement of Public Art Program Policy

The Public Art Program Policy, as updated in 2010, (Attachment 2) has one reference to Council approvals:

- 4.1 Council approval is required for all public art plans and projects on City controlled property.*

For artwork commissioned for private property, Council approval is currently not sought. As directed by the Council referral of June 18, 2018, the proposed Policy revision (Attachment 3) would be as follows:

- 4.1 Council approval is required for all public art plans and projects on City controlled property and private property when generated through the Public Art Program.*

### Proposed Policy Change Implications

Council will approve the recommendation of the selection panel for artwork on private property. This can be achieved by considering the opinions and recommendations of the selection panel, staff review and public comments through RPAAC or otherwise; for example, Council may review a summary of the selection panel's comments.

This Policy change will have the following implications:

- Community members may be reluctant to serve on selection panels and advisory committees if there is a perception that their recommendations, reached after lengthy and thoughtful deliberations, will be overturned by Council;
- Additional staff resources may be required to prepare and present additional reports to Council with proposed Private Development Public Art Plans and selected artist concept proposals;
- If Council rejects a proposed artwork, there will be delays and increased costs related to a repeated selection process resulting in less money available for the final artwork;
- The development community may be unwilling to assume the risk (both financial and scheduling) that public art plans and/or artwork will be rejected and, therefore, choose not to integrate public art in their developments through the Public Art Program; and
- Council may be subject to public criticism for the selection of public art. The merit and evaluation of public art is highly subjective and changes over time. As such, the process of using an arm's length selection panel is widely considered to be best practice in the field of public art to ensure public art that is diverse, appeals to multiple audiences and reflects changing art practices.

### Proposed Procedural Revisions

This Policy change will have implications on timing for approvals, costs for the selection process, artist participation and participation of the development community. To address these implications, and to ensure Council has sufficient information and background to support a successful approval, it is recommended that Council be engaged at additional steps throughout the selection process, including:

- Invitation to attend Public Art Advisory Committee meeting to hear project- specific presentation by the public art consultant and developer proponent on the proposed project intention;
- Minutes and agenda packages of the Public Art Advisory Committee to be forwarded to Council for information;
- Private Development Public Art Plan to be presented to Committee/Council by the public art consultant; and
- Invitation to sit as non-voting observers at the public art selection meetings, with an opportunity to address the panel on Council's public art vision and priorities.

### Additional Considerations

- The City is legislatively bound to comply with the approvals policy set out in the current Public Art Program Policy for any projects already underway. Developers have made contributions and entered into agreements with the City based on a Policy that does not require Council approval for public art plans and artwork on private property. Only those Private Development Art Plans and selected artworks emerging through agreements entered into after the change in Policy would be subject to Council approval.
- Neither the current policy nor the proposed changed policy will apply to artwork on private property that is commissioned outside of the Public Art Program. This change to the Policy is in opposition to the views of the Richmond Public Art Advisory Committee, and the arts community as represented by the Richmond Arts Coalition, as reported to the General Purposes Committee in the report "Review of Council Approval Process for Public Art Projects on Private Land" on June 12, 2018. "The consensus appears to be that Council's responsibility is to create policy and process and then stand behind it, supporting staff and their advisory bodies who administer it. The concept of Council approving individual art works at the final stage is not supported." as stated in a letter from the Richmond Arts Coalition dated December 18, 2017.
- This change to the Policy is in opposition to the views of the Urban Development Institute (UDI) as stated in the letters from UDI dated November, 2019 and April 5, 2019, in Attachment 4.

## **2. ALLOCATION OF DEVELOPER CONTRIBUTIONS**

### **Background**

With the exception of artworks commissioned specifically for select civic capital projects (1 per cent of construction costs), it is voluntary Developer Contributions (0.5 per cent of private development project construction costs) that finance all regular Public Art Program artworks and activities. These developer contributions are allocated to one or both of the following funding streams:

1. Commissioning of public art on, or near, the Private Development Site consistent with (where applicable) area-specific Council-approved Civic Public Art Plans (i.e., City Centre, Richmond Olympic Oval Precinct, Capstan Village, Minoru Civic Precinct and Alexandra Neighbourhood); or
2. Deposited to the Public Art Program Reserve Fund, to finance the Civic Public Art Program (that is not tied to Capital Projects) as well as Educational and Community Public Art Programs and Activities.

Unlike other community amenities (e.g., child care or affordable housing), development incentives are not offered in exchange for Public Art contributions. The making of public art for private development is a highly collaborative process involving City staff across many departments including Planning, Parks, Public Art, Engineering and Public Works, as well as community stakeholders. The Private Development Public Program has resulted in dozens of high-profile, acclaimed works created by a diverse range of artists. To date there are 62 private developer initiated artworks in the Richmond Public Art collection (Attachment 5).

Through the Public Art Program Reserve Fund, developer contributions also pay for Civic and Community Public Art programs that may or may not involve physical artworks. These include community engaged public art programs, professional development workshops for local artists and partnerships with diverse groups. The following community and educational programs are currently made possible with the private developer public art contributions:

- Engaging Artists in the Community Program. Recent examples include: *Minoru Stories* at the Minoru Seniors Centre, *Stepping Stones* at City Centre Community Centre and *Musqueam Workshops* at the Richmond Public Library;
- Functional public art projects on public land including shelters and benches. (e.g., Tait Park Pavilion);
- The recently endorsed Richmond Mural Program;
- Sanitary and Storm Sewer Access Cover Program and utility box vinyl wraps;
- Collaborations with community partners such as the Richmond Public Library, Richmond Art Gallery, Capture Photography Festival and others;
- Children's Arts Festival workshops with professional artists;
- Public art exhibition opportunities for local 2D artists including No. 3 Road Art Columns;



- Public Art Bus Tours such as the Indigenous Public Art Tours;
- Permanent artworks for parks and other public spaces including the recently approved *Wind Flowers* on Gilbert Road and *Pergola Garden* in West Cambie Park; and
- Professional Development Programs and Workshops for local artists interested in entering the public art field.

## Analysis

Council currently approves voluntary developer contributions at the Rezoning or Development Permit Stage.

As described in the February 8, 2019, report to the Parks, Recreation and Cultural Services Committee, contributions to the Public Art Program Reserve Fund must be used for Public Art Program activities. The City is legislatively bound to comply with the reserve fund use limitations. It is therefore precluded from using the funds for building or maintaining facilities, or other general operating costs of the City.

Community and educational programs are already funded through the Public Art Program Reserve Fund.

Arts facilities can be financed through existing developer-funded mechanisms. In the City Centre, the City Centre Area Plan (CCAP) provides a policy framework to secure City facilities (e.g., community centres, child care facilities and other community amenity spaces including arts facilities) through private development located on properties designated as Village Centre Bonus (VCB) sites. In situations where the City does not wish to secure physical space within a VCB-designated development, Council may direct that the developer provides a cash-in-lieu contribution to the City Centre Facility Development Fund (sub-fund of the Leisure Facilities Reserve [Bylaw 7812]) to facilitate community amenity construction on an alternative site, as determined to the satisfaction of the City. For example, the recently approved repurposing of the Minoru Place Activity Centre is being financed by developer contributions to the Leisure Facilities Reserve Fund.

Contributions to the Hamilton Area Plan Community Amenity Capital Reserve Fund, applicable to projects in the Hamilton Area, can be used for community recreation and cultural facilities (Bylaw 9276). Contributions to this reserve are made in cash unless the City chooses to accept a community amenity in lieu of cash.

## Proposed Replacement of Public Art Program Policy

The current Public Art Program Policy, as updated in 2010, (Attachment 2) identifies three programs:

1. Civic Public Art Program
2. Private Development Public Art Program
3. Community Public Art Program

As per the referral motion of March 11, 2019, Council has directed staff to add new policy that will permit developer contributions that are deposited in the Public Art Program Reserve Fund to be directed to a range of uses that includes arts facilities. The current Public Art Program Policy would remain in place to complete any projects approved under the current Policy. A new Public Art Program Policy (Attachment 3) would be established and would have the following four programs:

1. Civic Public Art Program
2. Private Development Public Art Program
3. Community Public Art Program
4. Arts Facilities Program

The Arts Facilities Program would support the development of new civic arts facilities, augment other civic arts facility capital project budgets and fund capital improvements to existing civic arts facilities. New civic arts facilities could include spaces for creation, display, performance, arts education, multimedia presentation and other arts-based activities. The spaces' primary focus must be arts related and can be either temporary or permanent and may include: community art galleries, temporary and pop-up art spaces, maker spaces, performance spaces, new media labs, screening spaces, art education spaces, art creation spaces and other speciality studio spaces, such as glass blowing, sculpture, metal work or pottery.

The current Public Art Program Reserve Fund would remain in place until all the funds have been spent in accordance with the current policy. An additional Public Art and Arts Facilities Programs Reserve Fund would be created for funds allocated after Council's endorsement of a new Policy, and would replace the current Public Art Program Reserve Fund once the latter is depleted.

Regarding the approval of how voluntary developer contributions are allocated (either to the provision of public art or deposited to the Reserve Fund), the current Public Art Program Policy, as updated in 2010, indicates that the developer determines how their contribution is to be allocated (Attachment 2):

*6.3.5 For public art contributions over \$40,000, the developer may choose one of the following three options:*

- a) A monetary contribution to the City's Public Art Program Reserve Fund; or*
- b) The developer may provide public artwork of a value equal to the public art contribution for the project, in accordance with this Public Art Program Policy and the Public Art Program Administrative Procedures Manual; or*
- c) The developer may negotiate a split of its contribution between both i) a monetary contribution to the Public Art Program Reserve Fund; and ii) provision of artwork, provided the combined value of the monetary contribution and the artwork is equal to or greater than the project's public art contribution.*

As per the Council referral of June 18, 2018, directing staff to add policy in which Council has the discretion to recommend how voluntary developer contributions are allocated, the proposed Policy revision (Attachment 3) would be as follows:

6.3.5 *For contributions over \$40,000, the developer may choose to make a voluntary contribution to the City's Public Art and Arts Facilities Programs Reserve Fund.*

*Council approval is required should the developer wish to provide:*

- a) *Public artwork of a value equal to the public art contribution for the project, provided the artwork complies with this Public Art Program Policy and the Public Art Program Administrative Procedures Manual; or*
- b) *A negotiated split of its contribution between both i) a monetary contribution to the Public Art and Arts Facilities Programs Reserve Fund; and ii) provision of artwork, provided the combined value of the monetary contribution and the artwork is equal to or greater than the project's public art contribution.*

#### Proposed Policy Change Implications

The change in Policy to give Council the discretion to determine how voluntary developer contributions are allocated (to provide public art, contribute to the Public Art and Arts Facilities Programs Reserve Fund, or a combination of the two) has the following implication:

- If Council rejects a developer's preferred choice to invest their voluntary contribution into public art on their private property, the developer may choose to opt out of participating in the program. The implication would contradict Policy 6.1 "to encourage the private sector to support the integration of public artworks."
- To establish an additional Public Art and Arts Facilities Programs Reserve Fund will necessitate a new reserve fund bylaw.

#### Proposed Procedural Revisions

The revised process which gives Council the discretion to determine how voluntary developer contributions are allocated will have implications on the timing for approvals and staff administration. It will necessitate an extra step in the process prior to Rezoning or Development Permit stage:

- In cases where the developer prefers to direct the voluntary contributions to art on their site, there would now be a Staff report from the Public Art Planner seeking Council's approval prior to a staff report on the proposed development being forwarded to Planning Committee or the Development Permit Panel.
- The approved allocation would then be included in the Rezoning or Development Application Report to Council.

Attachments 6 and 7 show the Existing and Proposed Process for Allocating Private Developer Public Art Contributions.

### Administration of Proposed Policy

The new Public Art Program Policy will apply to private development applications submitted to the City after the date of Council's adoption of the Policy. Any applications already granted first reading by Council or endorsed by the Development Permit Panel would proceed in accordance with the existing Policy. Any applications already submitted to the City received prior to adoption of the new Policy will be processed under the existing Policy. Any applications received after Policy adoption will be considered under the new Policy.

There would be a period of several years when two Policies would be in effect simultaneously: one for projects begun prior to the adoption of the new Policy and another for those received after the new Policy is adopted. Upon completion of all projects under the current Policy, the new Policy would be the only one remaining in effect.

### Additional Considerations

- Increased resources for administration of the program may be required for additional reports to Committee/Council to seek Council approval for allocation of voluntary developer contributions.
- Should Council direct funds to development of arts facilities, some of the community public art programs listed on page 8 and 9 may be jeopardized for lack of available funding.
- Council could consider increasing the Administrative Fee allocation from 15 per cent to 20 per cent to provide additional funding for the administrative expenses by the public art consultant and staff in presenting Public Art Plans and Concept Proposals to Council. If so, the Policy would be updated accordingly.
- In comparison to existing developer funded mechanisms for securing City facilities, based on 0.5 per cent of construction costs, the contributions to the Public Art and Arts Facilities Reserve would be very slow to accumulate enough funds for substantial facility projects. For example, the voluntary developer contributions made through the Public Art Program during the exceptionally busy 10-year period of 2009 to 2019 totalled \$6.5 million (most of which was allocated to artworks). For comparison, as indicated in the November 20, 2017 Report to Council titled "Minoru Place Activity Centre Reuse Options", the estimated cost in 2017 to build a new facility equivalent to the Minoru Place Activity Centre was \$12.2 million, indicating that, even in the unlikely event that development continued at the same pace, and 100 per cent of the funds were set aside for a facility (with none going to public art or community programs), it would be decades before enough funds were collected to pay for even a small to medium-sized building.



### **3. PARTICIPATION OF LOCAL ARTISTS**

#### **Background**

Council has directed staff to add policy in which Council has the discretion to consider restrictions to local artists for commissions of public art projects.

Under the current Policy, Council has the discretion to restrict participation to local artists when approving each project's Terms of Reference.

While not an exclusive policy, for civic public art projects, artist calls have been issued from time to time with restricted qualifications for local artists only. However, restrictions to local artists have been the exception. Overall, the Public Art Program strives to adhere to the City's Procurement Policy 3104, whose purpose is:

*"to ensure that through open, transparent, fair and accountable purchasing practices best value is obtained by the City when acquiring all goods and services."*

To this end, public art calls are generally open to all qualified artists regardless of residency. Public art projects are increasingly a team effort. For this reason, many artist teams led by non-resident artists include members with specialized local knowledge and expertise.

Around the world, the most livable, animated and well-connected urban centres display work by local, regional, national and international artists and of varying scales and types. A robust and eclectic public art collection reflects a city's status as a cosmopolitan centre that boasts unique, site-specific work by locals alongside tailor-made public art by world-renown artists to reflect a diverse and international community of residents and visitors. Thanks to the City's partnerships with private developers, Richmond's public realm is home to works by homegrown artists alongside national and international art stars.

Richmond-based artists are always encouraged to apply for open public art opportunities. However, the creation of large-scale sculptural works that are often part of development sites is a highly specialized practice. Only a small number of Richmond artists have this expertise and to staff's knowledge, there are few artists in Richmond with specific public art experience with large-scale public artworks who are actively applying for public art commissions in North America. Only one of them that maintains a Richmond residency, has a practice that consistently involves large-scale sculptural works and is involved in the Richmond Public Art Program. Many of the artists commissioned for the Community Public Art Program are Richmond based artists.

In addition, if other cities were to adopt a practice of limiting artist opportunities to local residents, it could have a damaging effect on Richmond artists who may wish to apply for art projects outside of Richmond.

## Analysis

Since 1997, there have been 70 artists from Richmond commissioned for 61 various public art projects, including large-scale and community engaged projects. See Attachment 8 for a list of public art projects to date by Richmond artists.

Given large-scale public art is a rare specialization, the Public Art Program regularly offers public art opportunities that fit the expertise of a larger number of Richmond-based visual artists. Recent examples include:

- Engaging Artists in the Community Program
- No. 3 Road Art Columns
- City Centre Community Centre: Community Art Project and Legacy Artwork
- Richmond Arts Centre: Children's Arts Festival Workshop and Mural
- Capture Photography Festival
- Art Wrap Program Artist Roster
- Canada 150 Access Covers

The Public Art Program also offers professional development and artist mentoring opportunities to support Richmond artists who wish to gain expertise in making public art. By partnering with others in Arts Services, Public Art is a presenter of the Art at Work Symposium and workshop series which routinely offers classes in how to apply for public art calls. Many Richmond emerging and established artists such as Keely O'Brien and Anita Lee who have taken the Art at Work workshops have gone on to receive public art commissions in Richmond and elsewhere. As well, the No. 3 Road Art Columns program has offered mentorship opportunities to emerging Richmond artists to create works for the public realm.

Moreover, support for Richmond's visual artists extends well beyond the Public Art program. Some current City programs that support Richmond artists include:

- Richmond Art Gallery Salon Series
- Arts and Culture Grant Program
- Professional Arts Education at the Richmond Art Centre
- Exhibition spaces including City Hall, Upper Rotunda and Hallway Galleries at Richmond Cultural Centre, Gateway Theatre, Seniors Centre at Minoru Centre for Active Living and community centres
- Subsidised studio space for Resident Richmond Arts Groups at Richmond Arts Centre
- ARTS units, affordable live-work spaces secured through private developments
- Richmond Maritime Festival Poster Competition
- Richmond Street Banner Competition
- Weekly Art Café at City Centre Community Centre

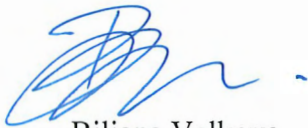
Staff recommend maintaining the current Policy of not limiting access to public art opportunities to Richmond artists and ensuring broad awareness of all public art calls and opportunities for participation in the Program.

### **Financial Implications**

At this time, staff are unable to quantify the financial impact with respect to the new Public Art Program Policy. However, the changes are expected to require additional resources for overall program administration, including oversight, communications and reports to Council. Once the policy is in place, staff will determine and quantify any additional levels of service required and if required, an additional level of service request will be brought forward during the budget process.

### **Conclusion**

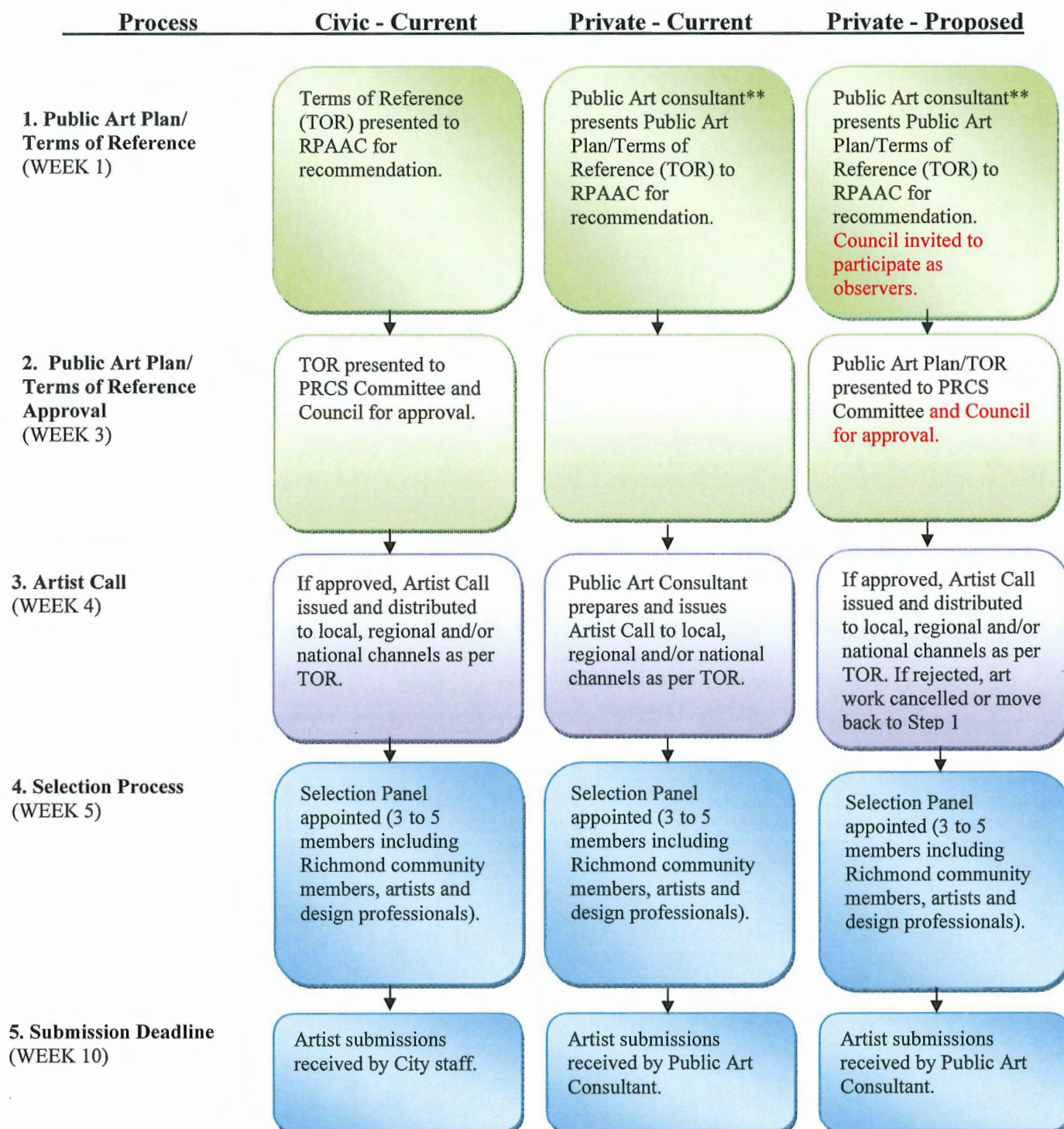
The process for selecting art for private development public art projects has been guided by the Public Art Program Policy for more than 20 years. Richmond City Council, staff and community members have important roles in the administration of the process. Additional measures proposed to improve the flow of information to Council will aid Council in formulating broad policy goals in realizing the vision for Richmond to be the most appealing, livable and well-managed community in Canada.



Biliana Velkova  
Public Art Planner  
(604-247-4612)

- Att. 1: Public Art Selection and Approvals Process
- 2: Policy 8703 - Public Art Program
  - 3: Draft Public Art Program Policy - Proposed Replacement
  - 4: Correspondence from Urban Development Institute (UDI)
  - 5: Private Development Public Art Projects 1997–2018
  - 6: Existing Process - Allocation of Private Developer Public Art Contributions
  - 7: Proposed Process - Allocation of Private Developer Public Art Contributions
  - 8: Public Art Commissioned Richmond Artists 1997–2019

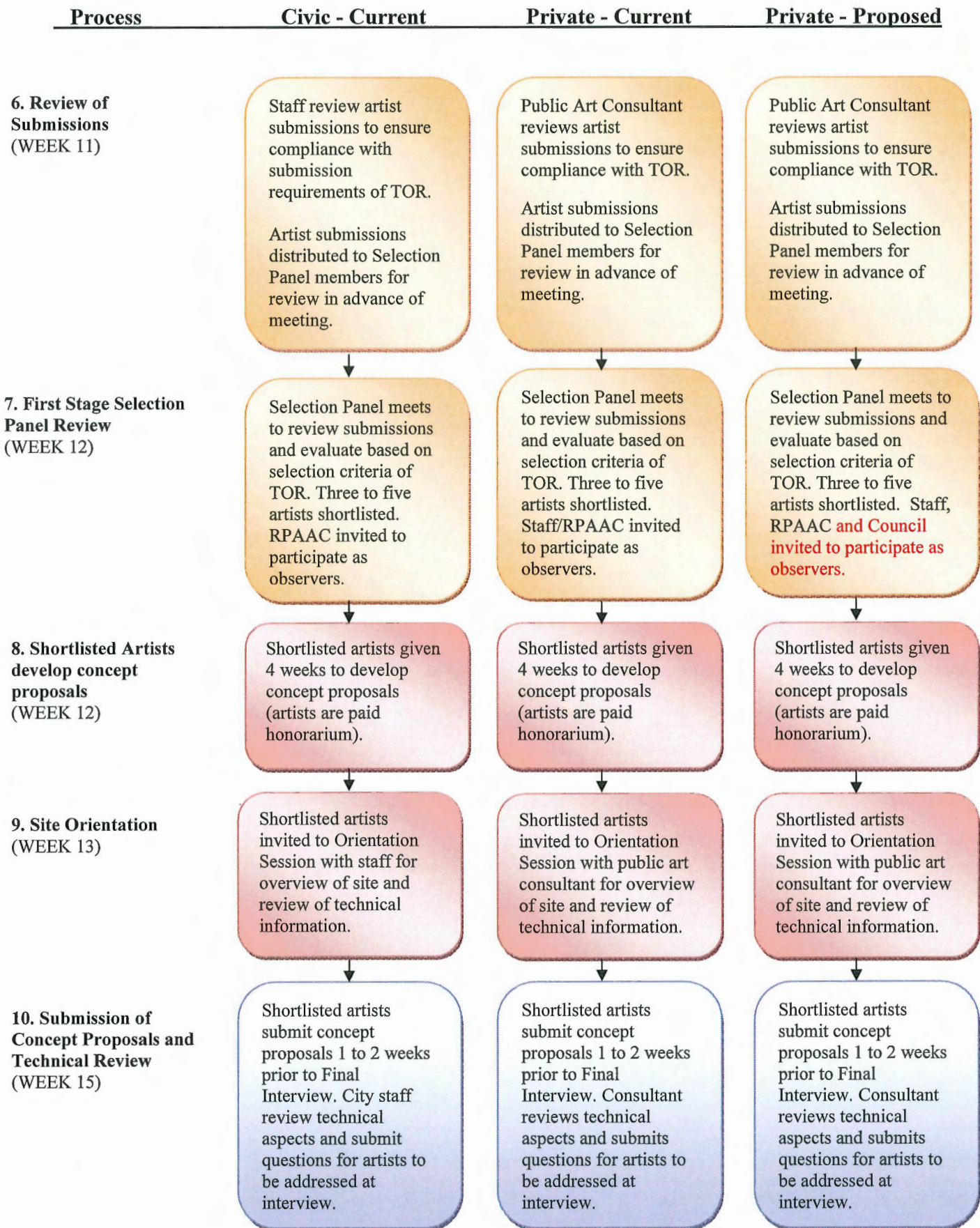
## Public Art Selection and Approvals Process\*



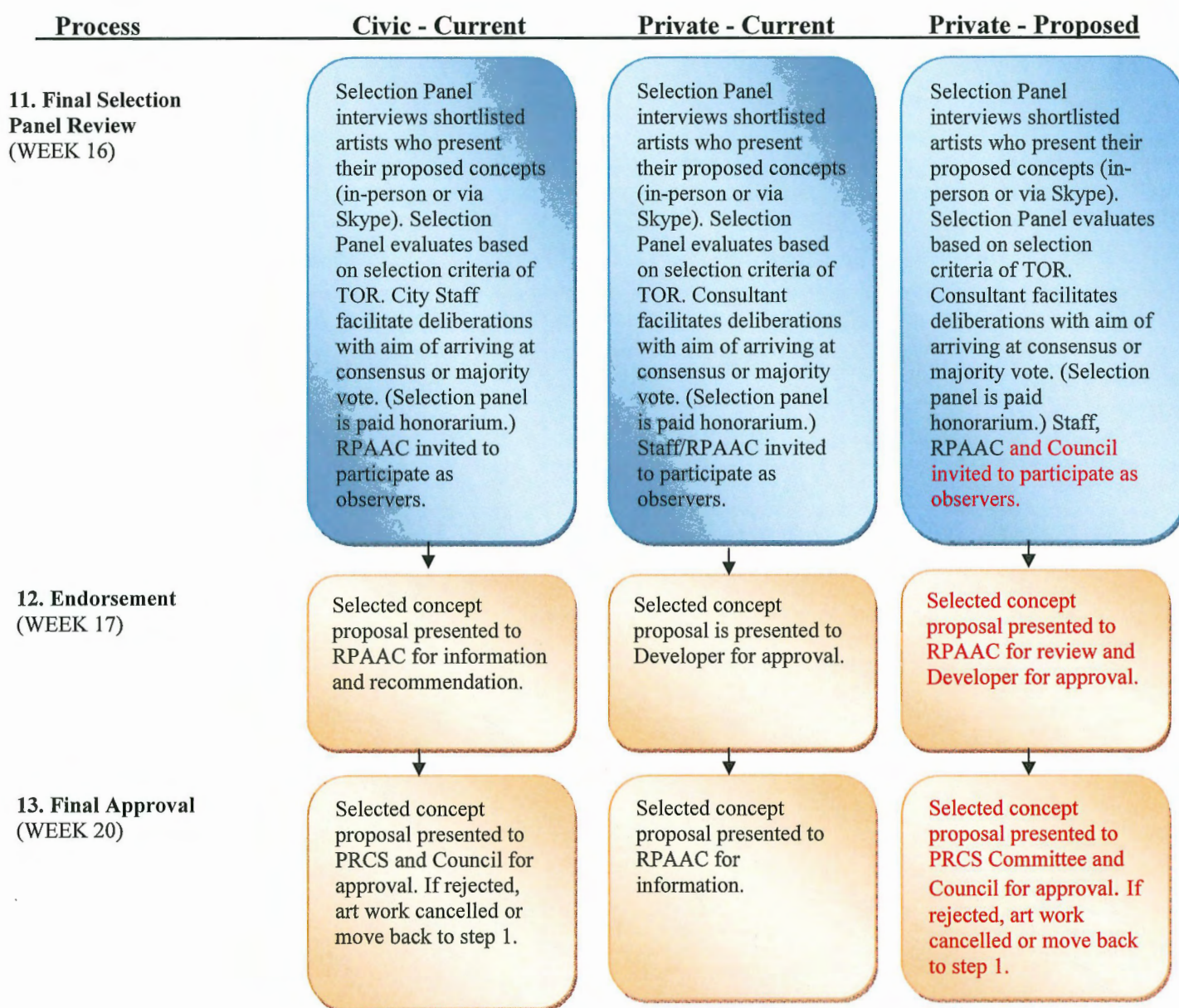
\*Based on the Two-Stage Selection, as the most common process for selecting large-scale public art work, which is typically sought for civic projects and private developments.

\*\*In some cases, City Staff may administer the selection process on behalf of the developer.











City of Richmond

## Policy Manual

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Adopted by Council: July 27, 2010

Policy 8703

File Ref: 7000-00

Public Art Program

**Policy 8703:**

It is Council policy that:

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## RICHMOND PUBLIC ART PROGRAM

### 1. APPLICATION AND INTENT

- 1.1 Public art** is defined as artwork in the public realm, which is accessible physically or visually to the public and possesses aesthetic qualities. Public Realm includes the places and spaces, such as building facades, parks, public open spaces and streets, which provide physical or visual access to the general public.
- 1.2 Public Art Program:** Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. By placing artwork in our everyday environment, the Public Art Program sparks community participation in the building of our public spaces, offers public access to ideas generated by contemporary art, celebrates community history, identity, achievements and aspirations, encourages citizens to take pride in community cultural expression and creates a forum to address relevant themes and issues of interest and concern to Richmond's citizens.

### 2. PROGRAM GOALS

- 2.1** The Public Art Program strives to:
- a) Spark community participation** in the building of our public spaces, encouraging citizens to take pride in public cultural expression;
  - b) Provide leadership in public art planning** through civic, private developer, community and other public interest initiatives to develop the City's cultural uniqueness, profile and support of the arts;
  - c) Complement and/or develop the character of Richmond's diverse neighbourhoods** to create distinctive public spaces, which enhance the sense of community, place and civic pride;
  - d) Increase public awareness**, understanding, and enjoyment of the arts in everyday life, and provide equitable and accessible opportunities for Richmond's diverse community to experience public art;
  - e) Encourage public dialogue** about art and issues of interest and concern to Richmond residents; and
  - f) Encourage public art projects that work towards achieving a more sustainable community**, environmentally, economically, socially and culturally.

### 3. PROGRAM OBJECTIVES

- 3.1** The objectives of the Public Art Program are:
- a) Increase opportunities for the community and artists** to participate in the design of the public realm;
  - b) Develop original site-specific works of art** in order to contribute to cultural vibrancy;
  - c) Select art through an arms'-length process** incorporating professional advice and community input that ensures the quality of art and its relevance to the community and site;





- d) **Ensure that a public and transparent** process is maintained to develop and accept public art;
- e) **Enter into partnerships** with private and public organizations to further public art in the City; and,
- f) **Ensure that public art, and the environs of that art, are maintained** in a manner that will allow for continued public access to, and enjoyment of, these artworks in appropriate settings.

- 3.2 The Public Art Program will maintain a continuous, consistent and affordable funding mechanism to support the City's commitment to public art.

#### 4. ADMINISTRATIVE PROCEDURES

- 4.1 Council approval is required for all public art plans and projects on City controlled property.
- 4.2 The City will develop administrative procedures relating to the management of projects, including: selection processes, developer contributions, donation and de-accession guidelines, site considerations, documentation and maintenance (the "Public Art Program Administrative Procedures Manual").
- 4.3 The City will maintain a Public Art Program Reserve to hold public art allocations from both public and private sources for capital expenses.
- 4.4 The City will maintain a Public Art Program Operating Provision to hold public art allocations from private sources for operating expenses relating to the administration of the Public Art Program.

#### 5. CIVIC PUBLIC ART PROGRAM

##### 5.1 General

- 5.1.1 The City's policy is to provide leadership in public art by incorporating public art, at the planning stages, into the development or renovation of civic infrastructure, buildings, parks and bridges, and to encourage collaboration between the Public Art Advisory Committee, City staff, artists, engineers, design professionals and the community to enrich such projects.
- 5.1.2 The priority for civic public art projects will be to fully integrate the artwork into the planning, design and construction of civic works and to select and commission an artist to work as a member of the project consultant design team, in order to maximize opportunities for artistic expression and minimize material and construction costs.

##### 5.2 Project Identification

- 5.2.1 The City will identify and prioritise specific areas within the City and types of capital projects appropriate for the inclusion of public art. Applicable projects include:
- a) New building construction;
  - b) Major additions or renovations to existing buildings;
  - c) Park development projects;
  - d) Environmental programs; and
  - e) New engineering structures.



**5.2.2** Projects appropriate for consideration should:

- a) Have a high degree of prominence, public use and/or public realm impact;
- b) Achieve or enhance project objectives or other City objectives (e.g. beautification, liveability, multiculturalism, sustainability, cultural or environmental interpretations);
- c) Promote opportunities for meaningful community participation; and/or
- d) Complement existing public artworks or public amenities in the local area, and/or fulfil a need identified in that community.

**5.2.3** The City will undertake artist-initiated public art projects from time to time. Artists will be invited to submit proposals for concepts and locations of their own choosing, and may be asked to respond to a specific topic of community interest or importance.

**5.3 Funding**

**5.3.1** Each year, the City will commit an amount of funds equivalent to a minimum of 1% of each Capital Project Budget, to the planning, design, fabrication and installation of public art, provided that:

- a) Capital projects for equipment and land acquisition are exempt;
- b) Infrastructure utilities projects - water supply and sewerage - which are funded solely from restricted sources, are exempt; and
- c) For eligible projects, allocations are based on the construction costs of capital projects, and exclude soft costs (i.e., administration, professional and legal fees, furnishings, and permit fees).

**5.4 Donations and/or Gifts of Artwork(s)**

**5.4.1** Private donations or gifts of artworks may be accepted into the City's public art collection, provided that:

- a) The artworks are assessed on their artistic, environmental, cultural, historical and social merits before being accepted into the City's public art inventory;
- b) A suitable site can be identified; and
- c) Funds are made available for the ongoing maintenance and conservation of the artwork.

**5.5 Purchase Pre-Existing Artwork**

**5.5.1** The City may add to its public art inventory by purchasing pre-existing works of art from time to time.

**5.6 De-accession**

**5.6.1** De-accession is defined as any actions or set of procedures that result in the cessation by the City of its ownership and possession of works of art installed in public places, through sale, exchange, gift or any other means.

**5.6.2** Provided that the de-accession of the artwork is not contrary to the terms on which it was received by the City, the City may de-accession artworks from the City's inventory when necessary:

- a) Through a considered public review and assessment process;
- b) If the de-accession of the artwork is evaluated on a case by case basis; and



- c) If the de-accession of the artwork is endorsed by Council.

## **6. PRIVATE DEVELOPMENT PUBLIC ART PROGRAM**

### **6.1 General**

The City's policy is to encourage the private sector to support the integration of public artworks in the community during the rezoning and development permit processes, and the collaboration of artists, design professionals and the community in the design of that art.

### **6.2 Project Identification**

#### **6.2.1** Applicable projects include new building construction, major additions or renovations to existing buildings, as follows:

- a) For residential uses containing 10 or more units; and
- b) For non-residential uses with a total floor area of 2,000 m<sup>2</sup> (21,530 ft<sup>2</sup>) or greater.

#### **6.2.2** The following uses or occupancies of all or part of a development or building are exempt from contributing to the Public Art Program:

- a) Community Amenity Space, Community Care Facility, Congregate Housing, Child Care, Health Services, Education and related uses as defined under the Richmond Zoning Bylaw, as amended from time to time;
- b) Purpose-built non-market rental and subsidized social housing projects and/or units secured through the City's Affordable Housing Strategy; and

#### **6.2.3** Public art should be sited in locations that meet the following criteria:

- a) Visibility and accessibility (as appropriate to the art work) for pedestrians and/or motorists;
- b) Proximity to high pedestrian activity areas, e.g. active retail areas, transit stops (especially those serving high ridership routes), places of public gathering, public open spaces and recognized pedestrian routes;
- c) Opportunities to expand on existing or future public artworks as part of an existing or proposed multi-artwork public art plan; and/or
- d) Places of special heritage or community significance.

### **6.3 Funding**

#### **6.3.1** The public art contribution rate for private sector public art projects is an amount equivalent to a minimum value of 0.5% of the estimated total project construction cost:

- a) Contributions are based on construction costs and exclude soft costs (i.e., administration, professional and legal fees, furnishings, development cost charges, and permit fees);
- b) For the purpose of calculating public art contributions for private development, only floor areas that make up the calculation of density as set out under the Richmond Zoning Bylaw, as amended from time to time, are included;
- c) Floor areas for uses set-out under 6.2.2, above, are excluded; and
- d) This contribution funds the planning, design, fabrication and installation of public art.



- 6.3.2** The City will issue guidelines for calculating the public art contribution based on building types and annual Consumer Price Index adjustments.
- 6.3.3** The public art contribution rate will be reviewed periodically by Council.
- 6.3.4** For public art project contributions that are less than \$40,000, a cash contribution is to be made to the City's Public Art Reserve, for city-wide public art programs.
- 6.3.5** For public art contributions over \$40,000, the developer may choose one of the following three options:
- a)** A monetary contribution to the City's Public Art Program Reserve; or
  - b)** The developer may provide public artwork of a value equal to the public art contribution for the project, provided the artwork complies with this Public Art Program Policy and the Public Art Program Administrative Procedures Manual; or
  - c)** The developer may negotiate a split of its contribution between both i) a monetary contribution to the Public Art Program Reserve; and ii) provision of artwork, provided the combined value of the monetary contribution and the artwork is equal to or greater than the project's public art contribution.
- 6.3.6** Where the developer chooses to provide artwork, either on their development site or on a City controlled property:
- a)** A minimum of 85% of the public art contribution will be allocated to the creation of the artwork;
  - b)** Where the City manages the public art selection process, 15% of the developer's public art contribution will be dedicated to the City's Public Art Program Operating Provision to support and sustain the management, administration and promotion of the Public Art Program;
  - c)** Where the developer engages an independent Public Art Consultant to manage the public art selection process, 5% of the developer's public art contribution will be dedicated to the City's Public Art Program operating budget and Operating Provision to support and sustain the management, administration and promotion of the Public Art Program and a maximum of 10% of the public art budget may be directed towards the consultant fees;
  - d)** Where located on City controlled land, the artwork will become the property of the City;
  - e)** Where located on private land, the artwork must remain accessible at no cost to the public and be maintained in good repair for the life of the development, and not be removed or relocated except with the prior written consent of the City; and
  - f)** In the event the artwork is damaged beyond repair, or becomes ineffective for reasons other than the owner's failure to maintain it, or in the event the work becomes an unreasonable burden to maintain, application to allow its removal or relocation may be made to the City.
- 6.3.8** The following are ineligible expense items for the private sector public art contributions:
- a)** Maintenance costs for artwork(s);
  - b)** Artwork not provided in accordance with the City's Public Art Program; and
  - c)** Costs not directly related to selecting, designing, fabricating or installing the artwork(s).





## **7. COMMUNITY PUBLIC ART PROGRAM**

### **7.1 General**

**7.1.1** The Richmond Community Public Art Program supports art projects between community groups and artists of all disciplines. Artists and communities working collaboratively can explore issues, ideas and concerns, voice community identity, express historical and cultural spirit and create dialogue through art.

**7.1.2** The end product need not be a permanent work of art but should leave a legacy for the general public. The project could include:

- a)** A public event such as an exhibition, performance, play, concert, reading or dance; or
- b)** Documentary artworks such as books and videos; or
- c)** Electronic media.

### **7.2 Project Identification**

**7.2.1** Projects proposed must be publicly accessible and located or performed on public property such as City-owned or controlled parks, boulevards, and buildings. Sites owned or controlled by the Federal or Provincial governments will also be considered.

**7.2.2** Projects should demonstrate the support of the local community and document significant community involvement of a sizable number of people.

**7.2.3** Projects should demonstrate the capacity to be undertaken and completed within an approved time frame.

### **7.3 Funding**

**7.3.1** Community public art projects will be funded in part or in whole from the Public Art Program Reserve.

**7.3.2** Community partners should investigate or provide matching funds where possible, or contribute an equivalent amount through time/participation, labour, materials or contributions in-kind.

**7.3.3** The final artwork, if any, will become the property of the City, unless the City agrees otherwise

## **8. PUBLIC ART ADVISORY COMMITTEE**

### **8.1 Mandate**

**8.1.2** The "Richmond Public Art Advisory Committee" is a Council-appointed volunteer advisory committee that provides input on public art policy, planning, education and promotion.

### **8.2 Role**

**8.2.1** The Committee provides informed comment to City Council through staff on the implementation of the Public Art Program through civic, private development and community public art initiatives.

**8.2.2** The Committee acts as a resource on public art to City Council, staff, residents and developers of land and projects within the City of Richmond.

**8.2.3** The Committee's terms of reference are outlined in the *Richmond Public Art Advisory Committee Terms of Reference*.



City of Richmond

## Policy Manual

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Adopted by Council: XXXX

Policy XXXX

File Ref: 7000-00

Public Art Program

**Policy XXXX:**

It is Council policy that:

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## RICHMOND PUBLIC ART PROGRAM

### 1. APPLICATION AND INTENT

- 1.1 Public art** is defined as artwork in the public realm, which is accessible physically or visually to the public and possesses aesthetic qualities. Public Realm includes the places and spaces, such as building facades, parks, public open spaces and streets, which provide physical or visual access to the general public.
- 1.2 Public Art Program:** Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. By placing artwork in our everyday environment, the Public Art Program sparks community participation in the building of our public spaces, offers public access to ideas generated by contemporary art, celebrates community history, identity, achievements and aspirations, encourages citizens to take pride in community cultural expression and creates a forum to address relevant themes and issues of interest and concern to Richmond's citizens.

### 2. PROGRAM GOALS

- 2.1** The Public Art Program strives to:
- a) Spark community participation** in the building of our public spaces, encouraging citizens to take pride in public cultural expression;
  - b) Provide leadership in public art planning** through civic, private developer, community and other public interest initiatives to develop the City's cultural uniqueness, profile and support of the arts;
  - c) Complement and/or develop the character of Richmond's diverse neighbourhoods** to create distinctive public spaces, which enhance the sense of community, place and civic pride;
  - d) Increase public awareness**, understanding, and enjoyment of the arts in everyday life, and provide equitable and accessible opportunities for Richmond's diverse community to experience public art;
  - e) Encourage public dialogue** about art and issues of interest and concern to Richmond residents; and
  - f) Encourage public art projects that work towards achieving a more sustainable community**, environmentally, economically, socially and culturally.

### 3. PROGRAM OBJECTIVES

- 3.1** The objectives of the Public Art Program are to:
- a) Increase opportunities for the community and artists** to participate in the design of the public realm;
  - b) Develop original site-specific works of art** in order to contribute to cultural vibrancy;
  - c) Select art through an arms'-length process** incorporating professional advice and community input that ensures the quality of art and its relevance to the community and site;



- d) **Ensure that a public and transparent** process is maintained to develop and accept public art;
- e) **Enter into partnerships** with private and public organizations to further public art in the City; and,
- f) **Ensure that public art, and the environs of that art, are maintained** in a manner that will allow for continued public access to, and enjoyment of, these artworks in appropriate settings.

- 3.2 The Public Art Program will maintain a continuous, consistent and affordable funding mechanism to support the City's commitment to public art.

#### 4. ADMINISTRATIVE PROCEDURES

- 4.1 Council approval is required for all public art plans and projects on City controlled property and private property when generated through the Public Art Program.

- 4.2 The City will develop administrative procedures relating to the management of projects, including: selection processes, developer contributions, donation and de-accession guidelines, site considerations, documentation and maintenance (the "Public Art Program Administrative Procedures Manual").

- 4.3 The City will maintain a **Public Art and Arts Facilities Programs Reserve Fund** to hold public art allocations from both public and private sources for capital expenses.

- 4.4 The City will maintain a **Public Art Program Operating Provision** to hold public art allocations from private sources for operating expenses relating to the administration of the Public Art Program.

#### 5. CIVIC PUBLIC ART PROGRAM

##### 5.1 General

- 5.1.1 The City's policy is to provide leadership in public art by incorporating public art, at the planning stages, into the development or renovation of civic infrastructure, buildings, parks and bridges, and to encourage collaboration between the Public Art Advisory Committee, City staff, artists, engineers, design professionals and the community to enrich such projects.

- 5.1.2 The priority for civic public art projects will be to fully integrate the artwork into the planning, design and construction of civic works and to select and commission an artist to work as a member of the project consultant design team, in order to maximize opportunities for artistic expression and minimize material and construction costs.

##### 5.2 Project Identification

- 5.2.1 The City will identify and prioritize specific areas within the City and types of capital projects appropriate for the inclusion of public art. Applicable projects include:

- a) New building construction;
- b) Major additions or renovations to existing buildings;
- c) Park development projects;
- d) Environmental programs; and





- e) New engineering structures.

**5.2.2** Projects appropriate for consideration should:

- a) Have a high degree of prominence, public use and/or public realm impact;
- b) Achieve or enhance project objectives or other City objectives (e.g. beautification, liveability, multiculturalism, sustainability, cultural or environmental interpretations);
- c) Promote opportunities for meaningful community participation; and/or
- d) Complement existing public artworks or public amenities in the local area, and/or fulfil a need identified in that community.

**5.2.3** The City will undertake artist-initiated public art projects from time to time. Artists will be invited to submit proposals for concepts and locations of their own choosing, and may be asked to respond to a specific topic of community interest or importance.

**5.3 Funding**

**5.3.1** Each year, the City will commit an amount of funds equivalent to a minimum of 1% of each Capital Project Budget, to the planning, design, fabrication and installation of public art, provided that:

- a) Capital projects for equipment and land acquisition are exempt;
- b) Infrastructure utilities projects - water supply and sewerage - which are funded solely from restricted sources, are exempt; and
- c) For eligible projects, allocations are based on the construction costs of capital projects, and exclude soft costs (i.e., administration, professional and legal fees, furnishings, and permit fees).

**5.4 Donations and/or Gifts of Artwork(s)**

**5.4.1** Private donations or gifts of artworks may be accepted into the City's public art collection, provided that:

- a) The artworks are assessed on their artistic, environmental, cultural, historical and social merits before being accepted into the City's public art inventory;
- b) A suitable site can be identified; and
- c) Funds are made available for the ongoing maintenance and conservation of the artwork.

**5.5 Purchase Pre-Existing Artwork**

**5.5.1** The City may add to its public art inventory by purchasing pre-existing works of art from time to time.

**5.6 De-accession**

**5.6.1** De-accession is defined as any actions or set of procedures that result in the cessation by the City of its ownership and possession of works of art installed in public places, through sale, exchange, gift or any other means.

**5.6.2** Provided that the de-accession of the artwork is not contrary to the terms on which it was received by the City, the City may de-accession artworks from the City's inventory when necessary:

- a) Through a considered public review and assessment process;



- b) If the de-accession of the artwork is evaluated on a case by case basis; and
- c) If the de-accession of the artwork is endorsed by Council.

## 6. PRIVATE DEVELOPMENT PUBLIC PROGRAM

### 6.1 General

The City's policy is to encourage the private sector to support the integration of public artworks in the community during the rezoning and development permit processes, and the collaboration of artists, design professionals and the community in the design of that art.

### 6.2 Project Identification

#### 6.2.1 Applicable projects include new building construction, major additions or renovations to existing buildings, as follows:

- a) For residential uses containing 10 or more units; and
- b) For non-residential uses with a total floor area of 2,000 m<sup>2</sup> (21,530 ft<sup>2</sup>) or greater.

#### 6.2.2 The following uses or occupancies of all or part of a development or building are exempt from contributing to the Public Art Program:

- a) Community Amenity Space, Community Care Facility, Congregate Housing, Child Care, Health Services, Education and related uses as defined under the Richmond Zoning Bylaw, as amended from time to time and;
- b) Purpose-built non-market rental and subsidized social housing projects and/or units secured through the City's Affordable Housing Strategy.

#### 6.2.3 Public art should be sited in locations that meet the following criteria:

- a) Visibility and accessibility (as appropriate to the art work) for pedestrians and/or motorists;
- b) Proximity to high pedestrian activity areas, e.g. active retail areas, transit stops (especially those serving high ridership routes), places of public gathering, public open spaces and recognized pedestrian routes;
- c) Opportunities to expand on existing or future public artworks as part of an existing or proposed multi-artwork public art plan; and/or,
- d) Places of special heritage or community significance.

### 6.3 Funding

#### 6.3.1 The public art contribution rate for private sector public art projects is an amount equivalent to a minimum value of 0.5% of the estimated total project construction cost:

- a) Contributions are based on construction costs and exclude soft costs (i.e., administration, professional and legal fees, furnishings, development cost charges, and permit fees);
- b) For the purpose of calculating public art contributions for private development, only floor areas that make up the calculation of density as set out under the Richmond Zoning Bylaw, as amended from time to time, are included;
- c) Floor areas for uses set-out under 6.2.2, above, are excluded; and
- d) This contribution funds the planning, design, fabrication and installation of public art.



- 6.3.2** The City will issue guidelines for calculating the public art contribution based on building types and annual Consumer Price Index adjustments.
- 6.3.3** The public art contribution rate will be reviewed periodically by Council.
- 6.3.4** For public art project contributions that are less than \$40,000, a cash contribution is to be made to the City's **Public Art and Arts Facilities Programs Reserve**, for city-wide public art programs and arts facilities.
- 6.3.5** For contributions over \$40,000, the developer may choose to make a voluntary contribution to the City's Public Art and Arts Facilities Programs Reserve.

Council approval is required should the developer wish to provide:

- a) Public artwork of a value equal to the public art contribution for the project, provided the artwork complies with this Public Art Policy and the Public Art Program Administrative Procedures Manual; or
  - b) A negotiated split of its contribution between both i) a monetary contribution to the Public Art and Arts Facilities Programs Reserve; and ii) provision of artwork, provided the combined value of the monetary contribution and the artwork is equal to or greater than the project's public art contribution.
- 6.3.6 Where the developer chooses to provide artwork, either on their development site or on a City controlled property:**
- a) A minimum of 85% of the public art contribution will be allocated to the creation of the artwork;
  - b) Where the City manages the public art selection process, 15% of the developer's public art contribution will be dedicated to the City's Public Art Program Operating Provision to support and sustain the management, administration and promotion of the Public Art Program;
  - c) Where the developer engages an independent Public Art Consultant to manage the public art selection process, 5% of the developer's public art contribution will be dedicated to the City's Public Art Program operating budget and Operating Provision to support and sustain the management, administration and promotion of the Public Art Program and a maximum of 10% of the public art budget may be directed towards the consultant fees;
  - d) Where located on City controlled land, the artwork will become the property of the City;
  - e) Where located on private land, the artwork must remain accessible at no cost to the public and be maintained in good repair for the life of the development, and not be removed or relocated except with the prior written consent of the City; and
  - f) In the event the artwork is damaged beyond repair, or becomes ineffective for reasons other than the owner's failure to maintain it, or in the event the work becomes an unreasonable burden to maintain, application to allow its removal or relocation may be made to the City.
- 6.3.7** The following are ineligible expense items for the private sector public art contributions:
- a) Maintenance costs for artwork(s);
  - b) Artwork not provided in accordance with the City's Public Art Program; and





- c) Costs not directly related to selecting, designing, fabricating or installing the artwork(s).

## 7. COMMUNITY PUBLIC ART PROGRAM

### 7.1 General

7.1.1 The Richmond Community Public Art Program supports art projects between community groups and artists of all disciplines. Artists and communities working collaboratively can explore issues, ideas and concerns, voice community identity, express historical and cultural spirit and create dialogue through art.

7.1.2 The end product need not be a permanent work of art but should leave a legacy for the general public. The project could include:

- a) A public event such as an exhibition, performance, play, concert, reading or dance; or
- b) Documentary artworks such as books and videos; or
- c) Electronic media.

### 7.2 Project Identification

7.2.1 Projects proposed must be publicly accessible and located or performed on public property such as City-owned or controlled parks, boulevards, and buildings. Sites owned or controlled by the Federal or Provincial governments will also be considered.

7.2.2 Projects should demonstrate the support of the local community and document significant community involvement of a sizable number of people.

7.2.3 Projects should demonstrate the capacity to be undertaken and completed within an approved time-frame.

### 7.3 Funding

7.3.1 Community public art projects will be funded in part or in whole from the **Public Art and Arts Facilities Programs Reserve**.

7.3.2 Community partners should investigate or provide matching funds where possible, or contribute an equivalent amount through time/participation, labour, materials or contributions in-kind.

7.3.3 The final artwork, if any, will become the property of the City, unless the City agrees otherwise.

## 8. ARTS FACILITIES PROGRAM

### 8.1 General

8.1.1 The Richmond Arts Facilities Program supports the development of new civic arts facilities, augments other civic arts facility capital project budgets and funds capital improvements to existing civic arts facilities.

8.1.2 Arts facilities could include spaces for creation, display, performance, arts education, multimedia presentation and other arts-based activities. The spaces' primary focus must be arts-related and can be either temporary or permanent and may include: community art galleries, temporary and pop-up art spaces, maker spaces, arts education programming spaces, art creation spaces and other priority studio spaces.

### 8.2 Project Identification





**8.2.1** Arts facilities projects must be publicly accessible and located on public property such as City-owned or controlled parks, boulevards, and buildings. Sites owned or controlled by the Federal or Provincial governments will also be considered.

**8.2.2** Arts facilities projects must have arts activities as their primary use.

**8.3 Funding**

**8.3.1** Arts Facilities projects may be funded in part or in whole from the Public Art and Arts Facilities Programs Reserve Fund.

**8.3.2** The following are ineligible expense items for the Arts Facilities Program:

- a) Building maintenance costs;
- b) Building operating costs; and
- c) Programming costs such as staff and supplies.

**9 PUBLIC ART ADVISORY COMMITTEE**

**9.1 Mandate**

**9.1.1** The "Richmond Public Art Advisory Committee" is a Council-appointed volunteer advisory committee that provides input on public art policy, planning, education and promotion.

**9.2 Role**

**9.2.1** The Committee provides informed comment to City Council through staff on the implementation of the Public Art Program through civic, private development and community public art initiatives.

**9.2.2** The Committee acts as a resource on public art to City Council, staff, residents and developers of land and projects within the City of Richmond.

**9.2.3** The Committee's terms of reference are outlined in the *Richmond Public Art Advisory Committee Terms of Reference*.

**URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION**

#1100 – 1050 West Pender Street  
 Vancouver, British Columbia V6E 3S7 Canada  
 T. 604.669.9585 F. 604.689.8691  
[www.udl.bc.ca](http://www.udl.bc.ca)

April 5, 2019

Biliana Velkova  
 Public Art Planner  
 City of Richmond  
 6911 No. 3 Rd.  
 Richmond, BC V6Y 2C1

Dear Ms. Velkova:

**Re: Proposed Changes to the Richmond's Public Art Policy**

I would like to thank you for providing an update on the proposed changes to the City's Public Art Program to the Richmond Liaison Committee on March 27, 2019. On behalf of the Urban Development Institute (UDI) and our members, we respectfully provide the following comments regarding the City's proposals.

UDI is supportive of the flexibility being added to the program in terms of the how money from the Public Art Fund is allocated. Funds would still be directed to public art projects in the City, however, the Council could also allocate funds for expenditures on facilities such as art galleries which can be accessed and enjoyed by the public.

Regarding the eligibility of artists under the program potentially being limited to those in the local area, this would be an unnecessary restriction. We fear that it would limit the diversity of public art created, and could potentially result in higher costs because the pool of talent available to developers would be reduced.

You also noted that Council continues to want to approve public art installations in the City – including those funded by developers on their own development sites. UDI has several concerns about this proposal. We appreciate that Council has limited time resources and many pressing issues to address, and are concerned that the increased involvement in, and approval of public art pieces will become very time consuming.

UDI is also concerned that projects may be delayed because reviews of art pieces are being duplicated. The City's Selection Panel and Public Art Committee must approve art pieces already, and now another approval will be needed - this time from City Council.

If Council proceeds with this policy, we recommend that decisions regarding public art on sites be separated from Council approvals of Rezoning and Development Permits. Otherwise, there is the potential for significant delays in project approvals because of an art installation, which is a small component of a development project.

We also recommend that if Council is involved in the approval of public art, the timing of the approval be early in the process. Our members would like to avoid making substantive investments in a piece of public art – only to find that Council does not approve it.

Finally, we are concerned that this decision may be a precedent for other issues. As an example, currently, architectural reviews have been left to the Urban Design Panel, however future Councils may choose to become involved in this process if they are already making design decisions related to public art.

Thank you again for providing an update to the Richmond Liaison Committee on the potential changes to City's Public Art Program. It is critical to our members that the Public Art program remain flexible, and any changes do not delay what is already a lengthy review process for their projects.

Yours sincerely,

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

Anne McMullin  
President & CEO



## Private Development Public Art Projects 1997–2018

Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
1998	Harmony	RFC Holdings Ltd.	City Centre	Alberto Replanski, Richmond	Private	\$40,000	
1999	Rising Tide	Cosmo Plaza	City Centre	Connie Glover, Surrey	Private	\$30,000	
2000	A Group of Seven	Hazelbridge Development Corp.	City Centre	Bill Jeffries and January Wolodarsky, Vancouver	Private	\$85,000	
2001	Ford Grove	Suncor Development Corp.	Shellmont	Douglas Taylor, Vancouver	Private	\$34,000	
2001	Look Up, Look Down	KBK No. 61 Ventures Ltd.	Shellmont	Nancy Chew, Jacqueline Metz and Douglas Taylor, Vancouver	Private	\$72,000	
2002	Celebration: Seasons of Life in a Global Village	Polygon Development Ltd.	City Centre	David Fushtey, Vancouver	Private	\$80,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2002	Octopus' Garden	Westbank Projects Corp.	Thompson	Connie Glover, Surrey	Private	\$1,800	
2003	Pixel	The Fairchild Group	City Centre	Stephanie Forsythe and Bing Thom, Vancouver	Private	\$80,000	
2003	House of Roots	Perla Development Partnership	City Centre	Jeanette G. Lee, Vancouver	Civic	\$25,000	
2003	The Garden Gate	Polygon Development Ltd.	City Centre	Kirsty Robbins and Philip Robbins, Vancouver	Private	\$15,000	
2004	Katsura Gate	Cressey Development Corp.	City Centre	Bill Baker and Claudia Cuesta, Sechelt	Civic	\$80,000	
2004	The Bug Gate	Polygon Development Ltd.	City Centre	Kirsty Robbins and Philip Robbins, Vancouver	Private	\$15,000	
2004	The Lions	Polygon Development Ltd.	City Centre	Arthur Shu Ren Cheng, Surrey	Private	\$54,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2005	Turning Earth	Polygon Development Ltd.	City Centre	David Robinson, Vancouver	Civic	\$35,000	
2006	Breaking Ground	Polygon Development Ltd.	City Centre	David Robinson, Vancouver	Civic	\$40,000	
2006	Light Ring	Westbank Projects Corp.	Thompson	David MacWilliam and Marko Simcic, Vancouver	Civic	\$35,000	
2007	Habitat	Maclean Homes	City Centre	Monique Genton, Victoria	Civic	\$26,500	
2008	Flow	Century Group	City Centre	Cheryl Hamilton and Mike Vandermeer, Vancouver	Private	\$119,000	
2008	Human Nature	Chandler Development Group	City Centre	Paul Slipper, Vancouver	Private	\$90,000	
2008	miora vases	Am-Pri Construction Ltd.	City Centre	Tini Meyer, Abu Dhabi	Private	\$16,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2008	Sky River	Onni Construction Ltd.	City Centre	Jill Anholt, Vancouver	Private	\$169,000	
2009	Fields	Rize Alliance Properties Ltd.	City Centre	Bill Baker and Claudia Cuesta, Sechelt	Private	\$60,000	
2009	Stillwater – a Wellspring of Life	Cressey Development Corp.	City Centre	Gwen Boyle, Vancouver	Private	\$175,000	
2009	Tsunami in Steel	Am-Pri Construction Ltd.	City Centre	James Kelsey, Port Orchard, WA	Private	\$30,000	
2009	Versante	Toyu Landsdowne Developments Ltd.	City Centre	Krzysztof Zukowski, Toronto	Private	\$109,500	
2010	High Forest	Wall Financial Corp.	City Centre	Charlotte Wall, Vancouver	Private	\$20,000	
2010	Water #10	Parc Riviera Developments	City Centre	Ren Jun, Xi'an, China	Civic	\$400,000	




Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2012	All Things Separate Yet Intertwined	First Capital Realty	Broadmoor	Blake Williams, Vancouver	Private	\$47,169	
2012	Perpetual Sunset	Minglian Holdings Ltd.	City Centre	Jinhan Ko and Kelly Lyan, Vancouver	Private	\$154,773	
2012	Ribbon	Centro Development Ltd.	City Centre	Toby Colquhoun, Vancouver and Khalil Jamal, Richmond	Private	\$13,627	
2012	Saffron (S,M,L)	Ledingham McCallister Properties Ltd.	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$158,780	
2012	The Bee	Mini Richmond	East Cambie	Pete Sargent, Richmond	Private	\$8,500	
2013	Made in China	Appia Group of Companies	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$85,000	
2013	Rookery and Roost	Oris Development Corp.	West Cambie	Erick James, Richmond and Vancouver	Private	\$85,000	










Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2013	Stillness & motion	ASPAC	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$125,000	
2013	Tugboat	Legacy Park Lands Ltd.	Fraser Lands	Sara Graham, Port Moody	Private	\$36,000	
2014	Fish Trap Way	ASPAC	City Centre	Thomas Cannell and Susan A. Point, Vancouver	Private	\$157,000	
2014	Float	Centro Properties Group	Thompson	Mark Ashby, Nanaimo and Kim Cooper, Vancouver	Civic	\$25,755	
2014	Glass Garden	Townline Homes	Shellmont	Joel Berman, Richmond and Vancouver	Private	\$57,357	
2014	Orbit	Concord Pacific Developments Inc.	West Cambie	Ruth Beer and Charlotte Wall, Vancouver	Private	\$100,473	
2014	Rock, Water, Reeds	ATI Investments Ltd.	City Centre	Illarion Gallant, Victoria	Private	\$40,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2015	ebb & flow	Canada Sunrise Development Group	City Centre	Nancy Chew and Jacqueline Metz, Vancouver	Private	\$75,000	
2015	Sequence	Townline Ventures Granville Avenue	City Centre	Eliza Au, Richmond, and Nick Santillan, Vancouver	Private	\$67,937	
2015	tango	Polygon Development 275 Ltd.	City Centre	Javier Campos and Elspeth Pratt, Vancouver	Private	\$241,000	
2016	closer than	Fairborne Homes	City Centre	Bill Pechet, Vancouver	Private	\$161,500	
2016	Dream of the River	Oris Development Corp.	Steveston	Glen Andersen, Richmond	Civic	\$50,000	
2016	Layers	Am-Pri Developments Ltd.	West Cambie	Christian Huizenga, Vancouver	Civic	\$72,927	
2016	Poet's Promenade	Am-Pri Developments Ltd.	Steveston	Jeanette G. Lee, Vancouver	Civic	\$3,751	 The moon moves swiftly but the tree tops still hold the rain.



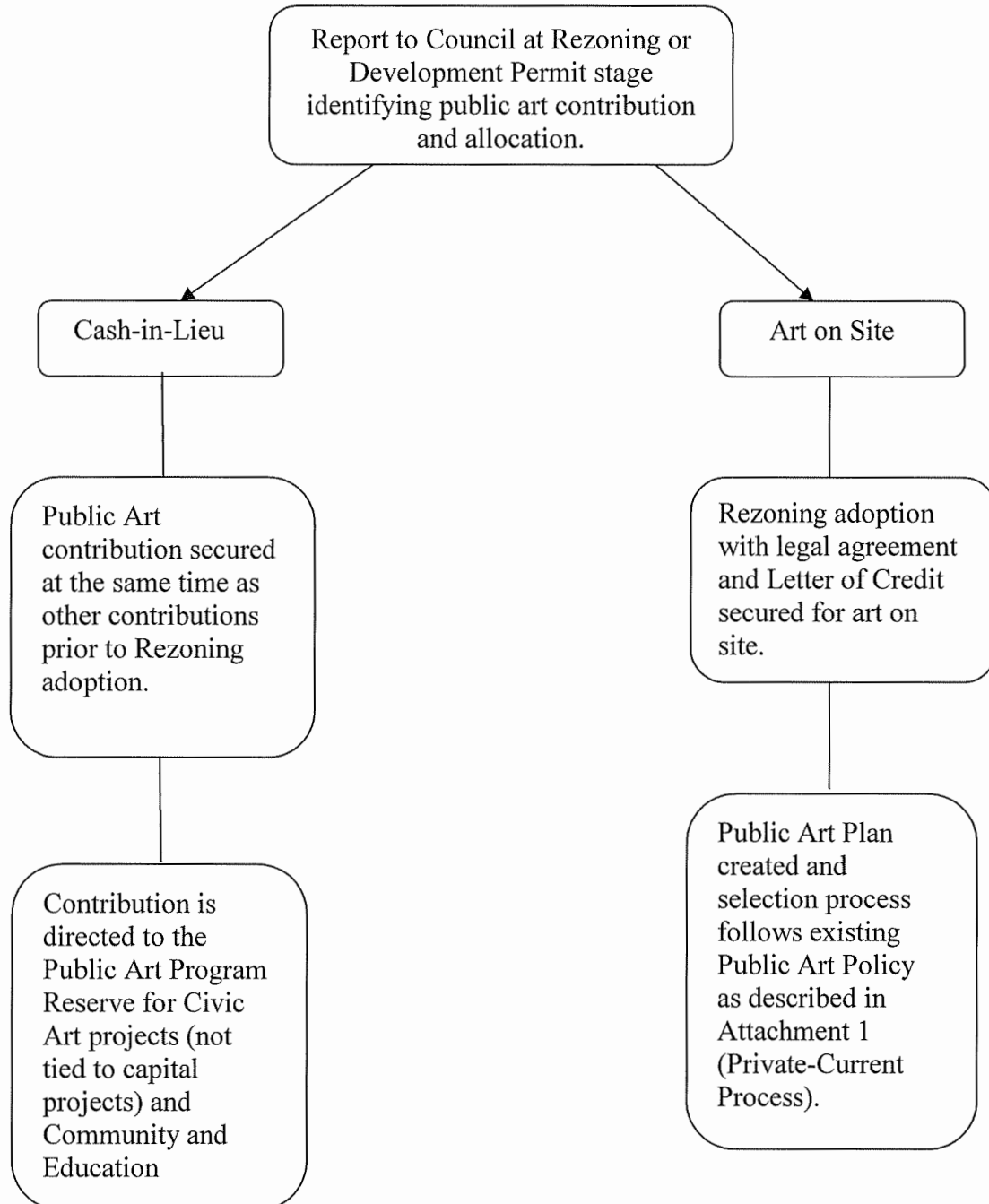
Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2016	Relief	Steveston Flats Development Corp.	Steveston	Leonhard Epp, Richmond and Nelson, BC	Private	\$15,448	
2016	Rookery and Roost Part 2	Elegant Development Inc.	West Cambie	Erick James, Richmond and Vancouver	Private	\$85,000	
2016	Signal, Noise	Alexandra Road Limited Partnership	West Cambie	Mark Ashby, Nanaimo	Private	\$35,000	
2016	Snow/Migration	SmartREIT	West Cambie	Mark Ashby, Nanaimo	Private	\$140,000	
2016	Spirit of Steveston	Polygon Development 273 Ltd.	Blundell	Cheryl Hamilton and Mike Vandermeer, Vancouver	Private	\$165,738	
2016	Untitled [Nest for Owls]	Polygon Development 296 Ltd.	City Centre	Alyssa Schwann, Winnipeg and Michael Seymour, Vancouver	Private	\$60,000	
2016	Upriver	Onni	City Centre	Rebecca Belmore, Montreal	Private	\$250,000	



Year	Title of Artwork	Sponsor	Location	Artist/City	Owner	Budget	Image
2016	Three Ginseng Roots	Intracorp - Hollybridge Limited Partnership	City Centre	Evan Lee	Private	\$195,900	
2016	Site Unseen	Pinnacle International	City Centre	Mia Weinberg	Civic	\$80,000	
2017	Sail Wall	Cressey Development	City Centre	Derek Root	Private	\$155,700	
2017	A Distance Transformed	Concord Pacific Developments Inc.	City Centre	Raymond Boisjoly	Private	\$117,800	
2018	Alder Canopy	Townline Gardens Inc.	Ironwood	Joel Berman	Private	\$118,000	
2018	We Three	Pinnacle International	City Centre	Dan Bergeron	Civic	\$100,000	
2018	The Shape of Things	Beedie Living	City Centre	Kelly Lyan	Private	\$78,000	

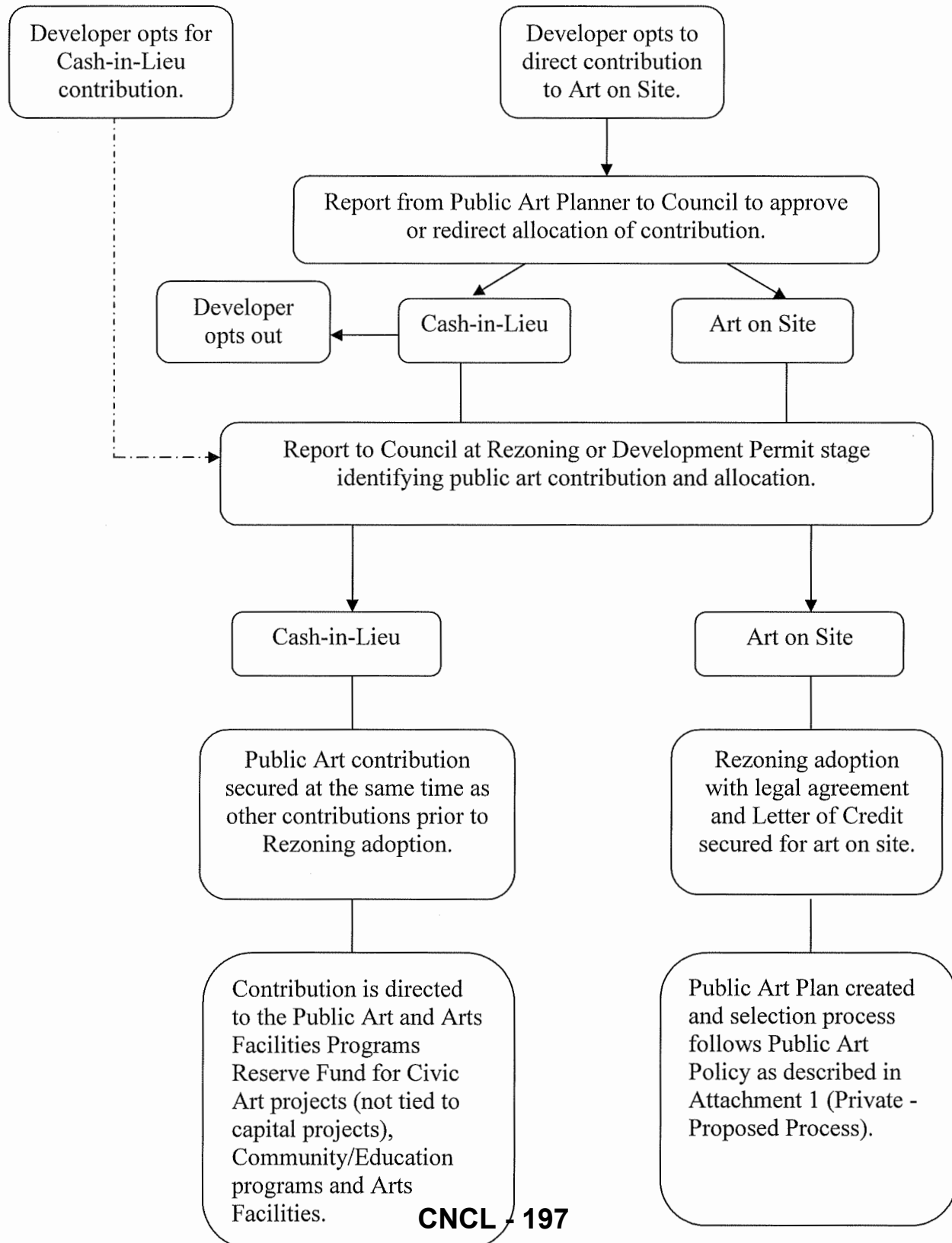


## EXISTING PROCESS

**Allocation of Private Developer Public Art Contributions**

## PROPOSED PROCESS

## Allocation of Private Developer Public Art Contributions



Physical Artworks							
Year	Title of Artwork	Sponsor	Location	Artist	Owner	Budget	Image
1998	Harmony	RFC Holdings Ltd.	City Centre	Alberto Replanski	Private	\$40,000	
2002	Japanese Canadian Fisherman's Memorial	Public Art Reserve, Community and Corporate Donations	Steveston	Junichiro Iwase	Civic	\$105,000	
2009	Minoru Horse	The Maureen and Milan Ilich Foundation	City Centre	Sergei Traschenko	Civic	\$150,000	
2009	Steveston Legacy	Steveston High School Alumni Association	Steveston	Norm Williams	Civic	\$250,000	
2012	Child of the Fraser	Capital Civic Project	Ironwood	Glen Anderson	Civic	\$91,500	
2012	Ribbon	Centro Development Ltd.	City Centre	Jamal Khalil	Private	\$14,000	

## Public Art Commissioned Richmond Artists 1997–2019

2014	Glass Garden	Townline Gardens Inc.	Ironwood	Joel Berman	Private	\$57,000	
2016	Dream of the River	Oris Development	Steveston	Glen Anderson	Civic	\$50,000	
2018	Alder Canopy	Townline Gardens Inc.	Ironwood	Joel Berman	Private	\$118,000	
2019	Steveston Nikkei Memorial (pending)	Civic	Steveston	Hapa Collaborative, Joseph Fry	Civic	\$320,000	
1999	About Face	Public Art Reserve Caring Place	City Centre	Kinichi Shigeno	Civic	\$6,500	
2000	Spawning	Public Art Reserve	Oval	Pat Talmey	Civic	\$5,000	
2011	Terra Nova Bench Project	Parks Public Art Reserve	Terra Nova	Jamal Khalil	Civic	\$7,500	



## Public Art Commissioned Richmond Artists 1997–2019

2012	The Bee	Mini Richmond	Bridgeport	Pete Sargent	Private	\$8,500	
2014	City as Site: Public Art Exhibition, Richmond Art Gallery	Public Art Reserve	City Centre	Glen Anderson	Civic	\$6,500	
2014	Art House – Artist's Book	Public Art Reserve	City Centre	J. Keith Donnelly	Civic	\$5,000	
2015	Water Words	Capital Civic Project	Thompson	Joanne Arnott	Civic	\$12,000	
2015	Sequence	Townline Ventures Inc.	City Centre	Eliza Au	Private	\$80,000	
2015	Rainbow Caihong Niji	Public Art Reserve	Aberdeen	Ted Yadeta	Civic	\$10,000	
2017	Apiary Almanac	Public Art Reserve	City Centre	Hapa Collaborative, Joseph Fry	Civic	\$60,000	

## Public Art Commissioned Richmond Artists 1997–2019


2019	Richmond Arts Centre Mural (pending)	Public Art Reserve	City Centre	Keely O'Brien	Civic	\$5,000	PUBLIC ART RICHMOND
Engaging Artists in the Community							
Year	Title of Artwork	Sponsor	Location	Artist	Owner	Budget	Image
2000	Ecovision	Public Art Reserve South Arm Community Association	South Arm	Barbara Ziegler	Civic	\$4,600	
2003	Portals of the Future	Public Art Reserve	Oval	Mark Gallant, Yoli Garcia, Michael Hilde, Kathy Hill, Vedran Jelincic, Reto Marti, Noemi Pullers, A. Replanski, S. C. Sinclair And Erik Stainsby	Civic	\$127,000	
2004	Seeking Harmony, Respecting Diversity	Public Art Reserve T. Homma Parent Advisory Committee	Steveston	Mark Glavina	Private	\$5,000	PUBLIC ART RICHMOND
2005	Community Kaleidoscope	Public Art Reserve West Richmond Community Association	Seafair	Mark Glavina	Civic	\$5,000	







## Public Art Commissioned Richmond Artists 1997–2019

2010	shOP ART	Public Art Reserve	Lansdowne	Keith Lau, Jeanette Jarville	Civic	\$5,000	
2010	Home	VANOC Venues Aboriginal Art Program	City Centre	J. Chen, Koko Chou, Adrian Dobres, Tessa Ettinger, Debra Head, Kayla Palmer	Civic	\$55,000	
2011	shOP ART	Public Art Reserve	Lansdowne	Teresa Ho, Liane McLaren-Varnam, Tony Chu, Marina Szijarto, mentor	Civic	\$5,000	
2012	Artist Initiated Projects 2012 - Art in Unexpected Places	Public Art Reserve	City Centre	Jovanni Sy Kitty Leung	Civic	\$10,900	
2015	Harvest Full Moon Project	Public Art Reserve	City Centre	Marina Szijarto	Civic	\$12,000	
2016		City Centre Community Association					
2017							
2018							
2017	The Gathering	Donation from Artist, Branscombe House Artist in Resident	Steveston	Rhonda Weppler	Civic	Donation	

## Public Art Commissioned Richmond Artists 1997–2019

2018	Tide Water Tales	Public Art Reserve	Steveston	Lori Sherritt-Fleming	Civic	\$5,000	
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No. 3 Road Art Columns							
Year	Title of Artwork	Sponsor	Location	Artist	Owner	Budget	Image
2010	Metro Dykes - North, South and Middle Arms of the Fraser River	Appia Group of Companies	Art Columns City Centre	Barbara Zeigler	Civic	\$1,500	
2011	The Cultural Aquarium, Richmond	Appia Group of Companies Public Art Reserve	Art Columns City Centre	Danny Chen	Civic	\$1,500	
2011	Richmond Landscapes	Appia Group of Companies Public Art Reserve	Art Columns City Centre	Jeanette Jarville	Civic	\$1,500	
2011	Riverside Wonders	Appia Group of Companies Public Art Reserve	Art Columns City Centre	Riverside Artist Group	Civic	\$1,500	
2011	The Good Life	Public Art Reserve	Art Columns City Centre	Wilfredo Limvalencia	Civic	\$1,500	



# Public Art Commissioned Richmond Artists 1997–2019

2012	Gems of Night	Public Art Reserve Appia Group of Companies	Art Columns City Centre	Terry Wong	Civic	\$1,500	
2015	Where Do You Think Food Comes From?	Public Art Reserve	Art Columns City Centre	Dawn Lo	Civic	\$1,500	
2016	How Art Works	Public Art Reserve	Art Columns City Centre	K. Limvalencia, Grant Withers, Irene Yu, Danny Chen, M. Cameron	Civic	\$5,000	
2018	the power was running through her glorious hair	Public Art Reserve	Art Columns City Centre	Rusna Kaur	Civic	\$1,500	
2018	Ma Fan Café (Trouble Café)	Public Art Reserve	Art Columns City Centre	Chad Wong	Civic	\$1,500	
2018	The Journey	Public Art Reserve	Art Columns City Centre	Chrystal Ho	Civic	\$1,500	
2018	Uprooted	Public Art Reserve	Art Columns City Centre	Patrick Wong	Civic	\$1,500	

## Public Art Commissioned Richmond Artists 1997–2019

2019	Art for Wildlife	Public Art Reserve	Art Columns City Centre	Ming Yeung	Civic	\$1,500	
2019	The Faces of Richmond	Public Art Reserve	Art Columns City Centre	Nadia Mahamoor	Civic	\$1,500	

Pianos on the Street							
Year	Title of Artwork	Sponsor	Location	Artist	Owner	Budget	Image
2015 2016	Pianos on the Street	Public Art Reserve	Nature Park Britannia	Sid Axelrod Steveston London High School Students	Civic	\$500	
2016 2017 2018	Pianos on the Street	Public Art Reserve	Terra Nova	Sharing Farm Society	Civic	\$500	
2017	Pianos on the Street	Public Art Reserve	Cambie	Terry Foster Cambie Secondary Art Club Students	Civic	\$500	
2017	Pianos on the Street	Public Art Reserve	Steveston	Sid Axelrod Steveston/ London High School Students	Civic	\$500	




## Public Art Commissioned Richmond Artists 1997–2019

2017	Pianos on the Street	Public Art Reserve	City Centre	Mr. Tony (Richmond Arts Centre instructor)	Civic	\$500	
2018	Pianos on the Street	Public Art Reserve	Steveston	Richmond Society for Community Living	Civic	\$500	
2018	Pianos on the Street	Public Art Reserve	Cambie	Cambie Youth Volunteer	Civic	\$500	
2018	Pianos on the Street, Piano Palooza	Public Art Reserve	Nature Park	Catherine Adamson	Civic	\$500	
Art Wrap Program							
Year	Title of Artwork	Sponsor	Location	Artist	Owner	Budget	Image
2010	Untitled	Public Art Reserve	Various	Jeanette Jarville	Civic	\$1,500	
2016	Colouring My Life	Public Art Reserve	Ironwood	Hilda Yuet Yi Fung	Civic	\$1,500	

## Public Art Commissioned Richmond Artists 1997–2019

2016	Sockeye Returning Home	Public Art Reserve	Ironwood	Danny Chen	Civic	\$1,500	
2016	Sunset at Steveston	Public Art Reserve	Steveston	Danny Chen	Civic	\$1,500	
2018	Art Truck	Public Art Reserve	City Centre	Emily Sheppard (Richmond Arts Centre instructor)	Civic	\$1,200	
2018	The Fraser Connection	Environmental Programs Public Art Reserve	Steveston	Tasli Shaw	Civic	\$1,500	

### Canada 150 Access Covers

Year	Title of Artwork	Sponsor	Location	Artist	Owner	Budget	Image
2018	Seven Generations	Public Art Reserve	Various	James Harry	Civic	\$1,200	





# City of Richmond


## Report to Committee

**To:** General Purposes Committee  
**From:** Lloyd Bie, P.Eng.  
Director, Transportation  
**Date:** June 13, 2019  
**File:** 06-2052-25-  
SCCR1/Vol 01  
**Re:** **Potential Transit Exchange as part of Steveston Community Centre and  
Branch Library Replacement Project**

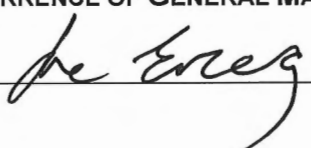

### Staff Recommendation

That with respect to TransLink's planned upgrade of the Steveston Transit Exchange as identified in Phase Three of the Mayors' Council 10-Year Investment Plan:

- (a) TransLink be advised that the City does not support a location within Steveston Community Park as part of the Steveston Community Centre and Branch Library Replacement Project; and
- (b) in the absence of an alternative option at this time, TransLink be requested to pursue investigation of a location on Chatham Street west of No. 1 Road with a focus on minimizing bus circulation on Fourth Avenue.

  
Lloyd Bie, P.Eng.  
Director, Transportation  
(604-276-4131)

Att. 6

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Parks Services	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Project Development	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  CJ	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the November 19, 2018 General Purposes Committee meeting, the following referral was carried:

*That the staff report titled "Steveston Community Centre and Branch Library Program Update" dated November 16, 2018 be referred back to staff to work with the Steveston Community Centre Concept Design Building Committee to examine:*

- (1) options for meeting rooms;*
- (2) options for childcare space;*
- (3) potential use of the air space parcel;*
- (4) a bus exchange;*
- (5) multipurpose room space;*
- (6) changerooms and washrooms for the Park; and*
- (7) potential impacts on the Community Police Station.*

This report is in response to referral item (4) and provides the findings of staff's investigation of a potential transit exchange located within Steveston Community Park as part of the Steveston Community Centre and Branch Library Replacement Project.

### Analysis

#### Steveston Community Centre and Branch Library Replacement Project

The scope of the Steveston Community Centre and Branch Library Replacement Project (the Project) is to develop the concept design for the replacement of the community centre and library. The potential integration of the transit exchange with the Project will have significant impact on the site area of the facility due to the expansive spatial requirements to accommodate buses. Direction on the transit exchange is therefore required to inform the subsequent staff report on the proposed program and site area of the Project.

The remaining referrals from the November 19, 2018 General Purposes Committee meeting: (1), (2), (5) (6) and (7) will also be addressed in the subsequent report to Council on the proposed program and site area of the Project, anticipated for third quarter 2019.

#### Existing Steveston Transit Exchange

The current Steveston transit exchange is an on-street facility with nearly all bus functions (drop-off/layover/pick-up) occurring on Chatham Street. There are five bus routes that service Steveston (Attachment 1). These routes predominantly layover at on-street stops along Chatham Street near Second Avenue and First Avenue (total of eight spaces, five of which also operate as layover). There is also one layover space on Moncton Street adjacent to the Steveston Community Centre (Attachment 1).

The challenges with the existing transit exchange layout include:

- Inefficient and costly circulation of buses on Fourth Avenue for repositioning purposes, which also impacts local residents (e.g., increased traffic, noise and emissions).
- On-street stops and layover spaces along Chatham Street pose some safety concerns, primarily with respect to pedestrian access/crossings and sightlines.
- Customer experience at the on-street stops does not meet current TransLink objectives (e.g., weather protection, amenities, wayfinding, etc).
- TransLink is currently leasing property to provide an operator washroom facility.
- The Southwest Area Transport Plan (SWATP), endorsed by Council in April 2018, proposes changes to and increases in transit services for Steveston, which may lead to bus operations and capacity issues as services are expanded.

An upgraded transit exchange is needed to address the above issues as well as the continued growth of the Steveston area and its popularity as a regional destination.

#### Future Upgraded Steveston Transit Exchange

An upgraded Steveston transit exchange is identified in Phase Three of the Mayors' Council's 10-Year (2017-2026) Investment Plan. TransLink has not yet identified a budget for this project. The Phase Three Plan is currently unfunded and anticipated to be developed in 2020 with implementation anticipated from 2022 to 2027.

As the Steveston Community Centre and Branch Library Replacement Project is an approved Major Facilities Phase 2 project, TransLink's budget and implementation approval process for an upgraded Steveston transit exchange may not align with the Project schedule. Further, if the City is successful with its federal government infrastructure grant application, construction needs to be completed by December 2027, which further compresses the schedule.

Staff have met with TransLink staff several times to discuss the future functional needs of the transit exchange (i.e., bus capacity requirements), location options and potential synergies with the Project (e.g., improved transit access for park, community centre and library users). Concurrently, TransLink is also investigating the possibility of land acquisition in Steveston Village for an off-street facility separate from the Steveston Community Park site.

#### Potential Integration of Upgraded Transit Exchange within Steveston Community Park

The Steveston Community Park site is zoned as School & Institutional Use (SI), which provides for a range of educational, recreational, park and community oriented uses. The Steveston Area Land Use Map within the *Steveston Area Plan* identifies the site as Public Open Space (Attachment 2).

In consideration of the City's conceptual planning work underway for a new Steveston Community Centre and Branch Library, TransLink staff reviewed this site from a transit service perspective to determine the feasibility and impacts of relocating some or all of the existing Chatham Street transit functions to the Steveston Community Park site. In addition to the status quo, TransLink's review developed three further options as discussed below. All options include accommodation of a future new bus route (named "New B") per the SWATP.

As the site for the Project has not yet been determined, Options 2a, 2b and 3 described below are illustrative of the space required for each potential transit exchange concept (i.e., the layouts are visual examples only). In addition, any integration of a transit exchange within the Park site would require extensive public engagement.

#### *Option 1: Status Quo*

Nearly all bus functions (drop-off/layover/pick-up) are on Chatham Street and all bus routes continue circulating on Fourth Avenue. Eight on-street spaces (five of which also operate as layover) are on Chatham Street and one space on Moncton Street (Attachment 3).

#### *Option 2a: Relocate Two Layover Spaces to Steveston Community Park Site*

In order to minimize the footprint to the site for bus operations, this concept relocates two routes (406 and 407) from Chatham Street to the Steveston Community Park site for layover only. Most bus functions remain on Chatham Street and all bus routes, except for the 406, continue circulating on Fourth Avenue. Eight spaces (three of which also operate as layover) remain on-street on Chatham Street with the potential for some spaces to be a sawtooth design, which allows for independent movement of the buses. The approximate area required on site to accommodate this concept is 1,500 m<sup>2</sup> (Attachment 4).

This concept will require a washroom facility for operators, which TransLink advises will need to be dedicated for this use only but can be located either as a stand-alone building or incorporated within the community centre.

#### *Option 2b: Relocate Four Layover Spaces to Steveston Community Park Site*

This concept has four routes (401, 406, 407, and New B) transferred from Chatham Street to the Steveston Community Park site for layover purposes. All existing drop-off and pick-up at active bus stops continue on Chatham Street with a reduction from six to three routes requiring use of Fourth Avenue for circulation purposes. Chatham Street has five on-street spaces (two of which also operate as layover) with two spaces moved to No. 1 Road.

Similar to Concept 2a, a washroom facility for operators is required at the site. The site area required for this concept is 1,900 m<sup>2</sup> (Attachment 5).

This concept will significantly increase bus trips along No. 1 Road between Chatham Street and Moncton Street, through the pedestrian priority intersection at No. 1 Road-Moncton Street and along Moncton Street between No. 1 Road and Railway Avenue.

#### *Option 3: Full Transit Exchange at Steveston Community Park Site*

This concept relocates all transit functions to the Steveston Community Park site with five layover spaces on site and five active bus stop spaces on Moncton Street. Only the 407 would remain circulating on Fourth Avenue. Compared to Concepts 2a and 2b, this concept:

- has fewer buses traversing through the No. 1 Road-Moncton Street intersection as some routes would use Railway Avenue instead of No. 1 Road; and



- increases transit service to the site as there are active bus stops on Moncton Street rather than just layover spaces on site where buses arrive and depart empty.

This option has three alternative layouts with the site area required ranging from 2,800 m<sup>2</sup> to 3,500 m<sup>2</sup> (Attachment 6).

### Options Comparison

Figure 1 provides a comparison, developed by TransLink, which assesses the transit operations and public impacts of the alternative options.

Options	Bus Operations Considerations			Community Considerations						SCC Impacts
	Bus Circulation	Independent Bus Spaces	Operator Facility	Walking Distance to Harbour	# of on-street bus spaces	# of on-street layover spaces	Bus Traffic on 4 <sup>th</sup> Avenue	Bus Traffic at No. 1 and Moncton Intersection	On-Street Parking Impacts	Space Needs for bus functions
<b>Option 1 – Status Quo</b>	All buses turnaround via 4 <sup>th</sup> Avenue	*	Temporary facility	Approx 250m	9	5	6 routes (29 trips/hr)	3 routes (20 trips/hr)	N/A	N/A
<b>Option 2A – Hybrid (2 routes layover at SCC)</b>	Improved for two routes	Yes	Temporary facility	Same	8	3	5 routes (23 trips/hr)	6 routes (40 trips/hr)	* Potential loss of 4 spaces (TBD)	Approx. 1500m <sup>2</sup> or less
<b>Option 2B – Hybrid (4 routes layover at SCC)</b>	Improved for 4 routes	Yes	Temporary facility	Slightly longer	7	2	3 routes (12 trips/hr)	6 routes (58 trips/hr)	* Potential loss of 4 spaces (TBD)	Approx. 1900m <sup>2</sup> or less
<b>Option 3 – Full Exchange at SCC</b>	Improved for all routes	Yes	Permanent facility	Approx 500m	5	0	1 route (4 trips/hr)	3 routes (38 trips/hr)	* Potential loss of 4 spaces (TBD)	Approx. 2800m <sup>2</sup> or less

Worse than Status Quo  Better than Status Quo

Figure 1: Option Comparison

### Recommendation and Next Steps

The decision to include a transit exchange on the Steveston Community Park site is fundamental to proceeding with the Project concept design. Specifically, it is not practical to proceed beyond program development until a decision is reached on whether or not a transit exchange is part of the Steveston Community Centre and Branch Library Replacement project.

On balance, the options reviewed by TransLink for the partial or full integration of a Steveston transit exchange within the Steveston Community Park site will have the following disproportionately negative impacts:

- Displacement of existing park facilities and/or green park space (from 1,500 m<sup>2</sup> up to 3,500 m<sup>2</sup>), which may impact the programming of the redeveloped Steveston Community Centre and Branch Library site.
- Introduction of noise and exhaust generated by buses, which would have an impact on:
  - existing adjacent park uses and users; and
  - residents of Moncton Street where residential units are located at the ground level on the south side of the street compared to Chatham Street where the land use is predominantly commercial/retail on the ground level.
- Obstruction of views into and across the park created by the buses.
- Additional bus circulation on streets in the Steveston area that currently have relatively low transit operations today.

- Safety considerations for pedestrians in and around the transit exchange site.
- Additional bus traffic through the No. 1 Road-Moncton Street pedestrian priority intersection and along Moncton Street.

Therefore, staff recommend that:

- TransLink be advised that the City does not support the location of a Steveston transit exchange within Steveston Community Park as part of the Steveston Community Centre and Branch Library Replacement Project; and
- In the absence of an alternative option at this time, TransLink be requested to pursue investigation of an upgraded Steveston Transit Exchange on Chatham Street west of No. 1 Road with a focus on minimizing bus circulation on Fourth Avenue. The City will continue to work with TransLink on this process (e.g., review and provide comments on any future designs).

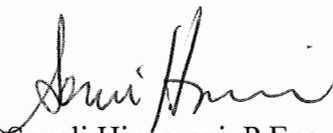
### Financial Impact

None.

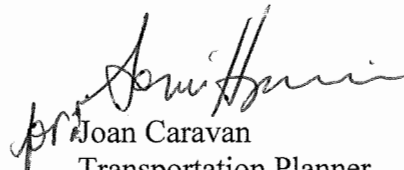
### Conclusion

TransLink has undertaken a review of the potential integration of a Steveston transit exchange within Steveston Community Park. While a range of partial to full integration of bus operations at the site is feasible, staff and stakeholders assess the impacts as disproportionately negative. Additionally, the timing of TransLink funding for the transit exchange is not determined and could delay the Steveston Community Centre and Branch Library Replacement Project.

Staff recommend that in the absence of an alternative option at this time, the transit exchange remain on Chatham Street and TransLink be requested investigate means to minimize bus circulation on Fourth Avenue.



Sonali Hingorani, P.Eng.  
Transportation Engineer  
(604-276-4049)



Joan Caravan  
Transportation Planner  
(604-276-4035)

SH:jc

- Att. 1: Current Transit Services and Layover Positions at Steveston  
2: Steveston Waterfront Neighbourhood Land Use Map  
3: Option 1: Status Quo  
4: Option 2a: Relocate Two Layover Spaces to Steveston Community Park  
5: Option 2b: Relocate Four Layover Spaces to Steveston Community Park  
6: Option 3: Full Transit Exchange at Steveston Community Park

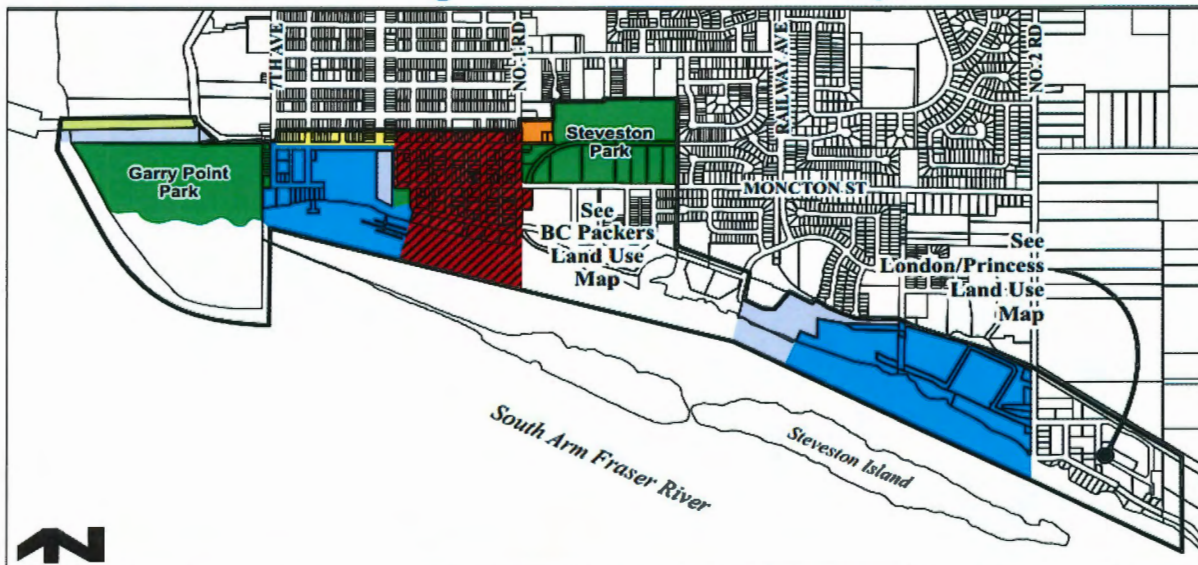










## Current Transit Services and Layover Positions at Steveston



# Steveston Waterfront Neighbourhood Land Use Map

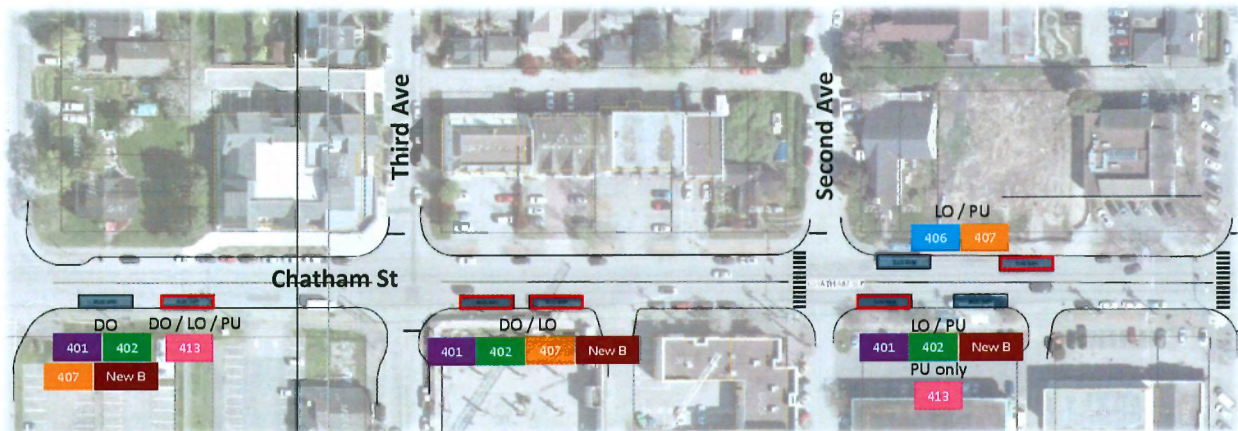
Bylaw 8432  
2010/05/25



	Residential		Multiple-Family (Including Congregate Care Housing with complementary Community/Commercial uses)
	Maritime Heritage		Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)
	Industrial		Public Open Space
	Commercial		Conservation Area

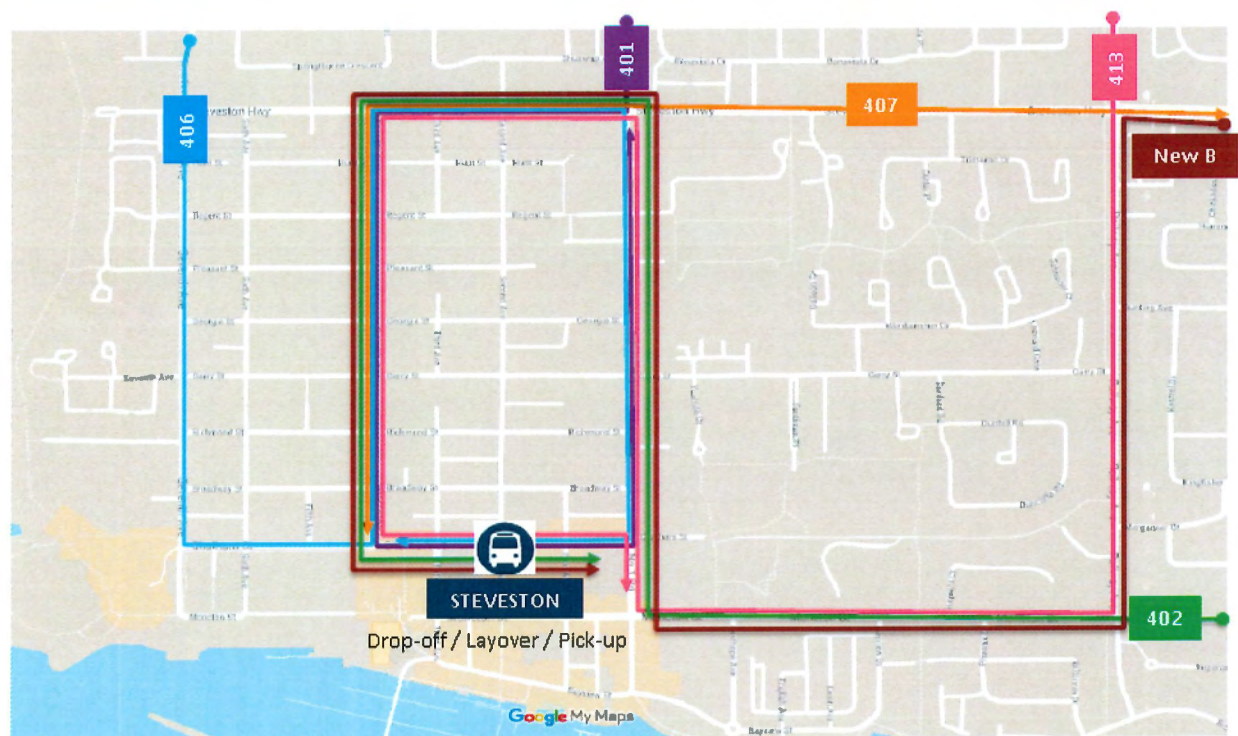


## Option 1: Status Quo



\*Note: 402 and 407 are interlined to allow a 2-way service for 407 on 4<sup>th</sup> Avenue. If this becomes impossible due to schedule changes to either route, 407 would become a one way loop in this concept.

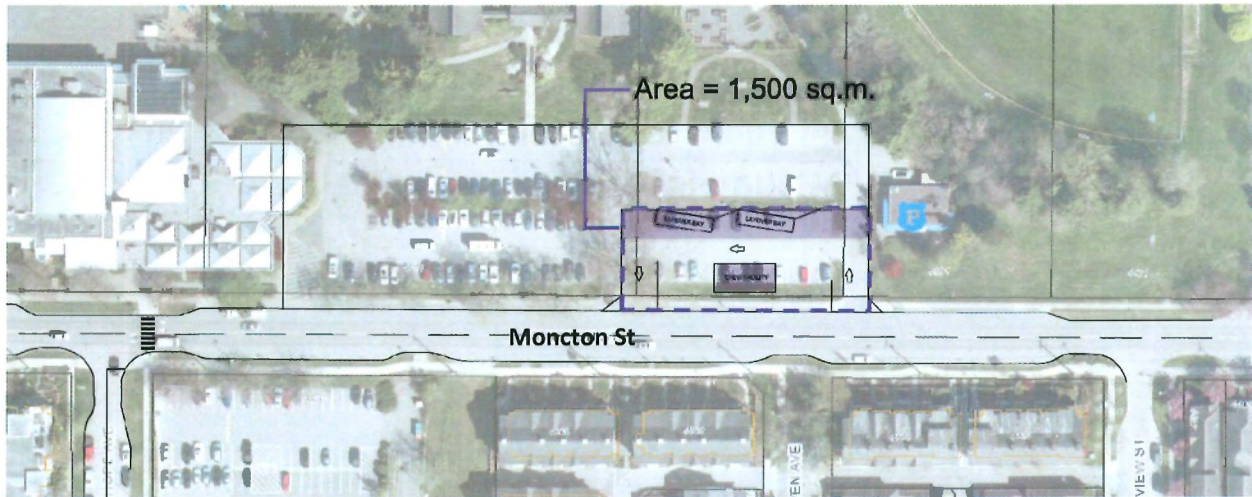
## On-Street Transit Spaces on Chatham Street



## Transit Routes to/from Steveston



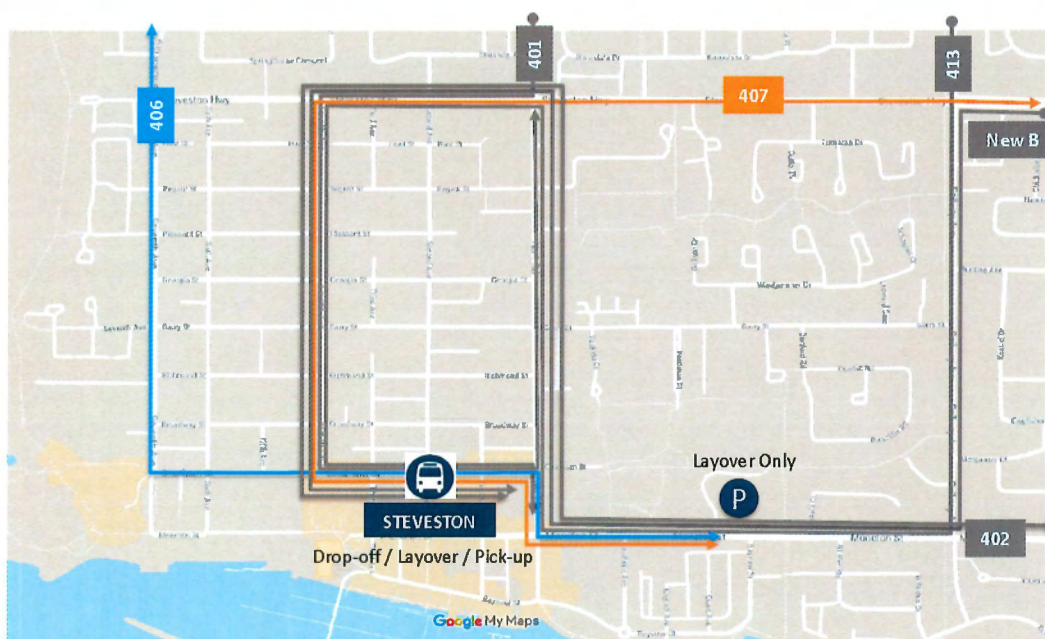
# Option 2a: Relocate Two Layover Spaces to Steveston Community Park



Area Required at Steveston Community Centre



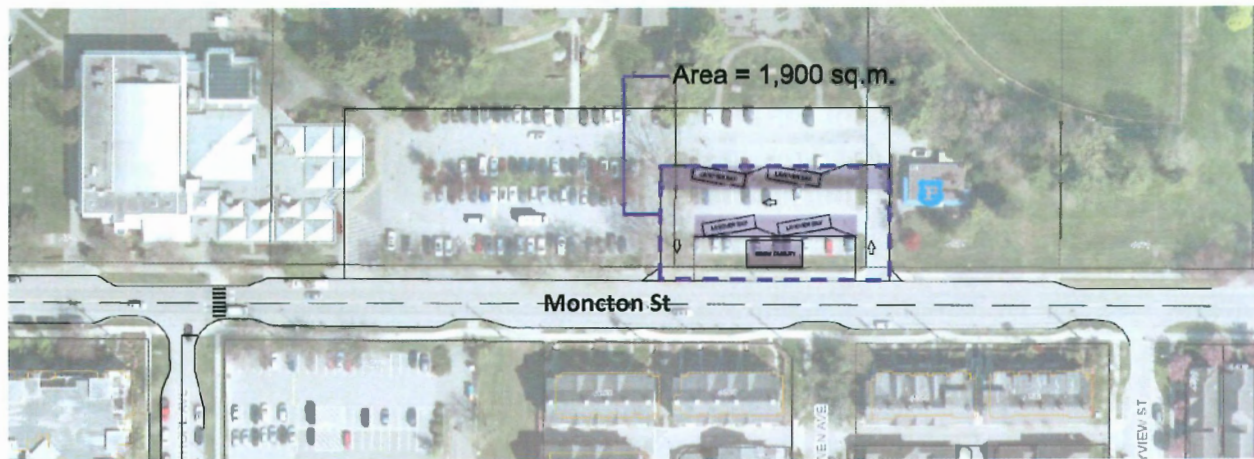
On-Street Transit Spaces on Chatham Street



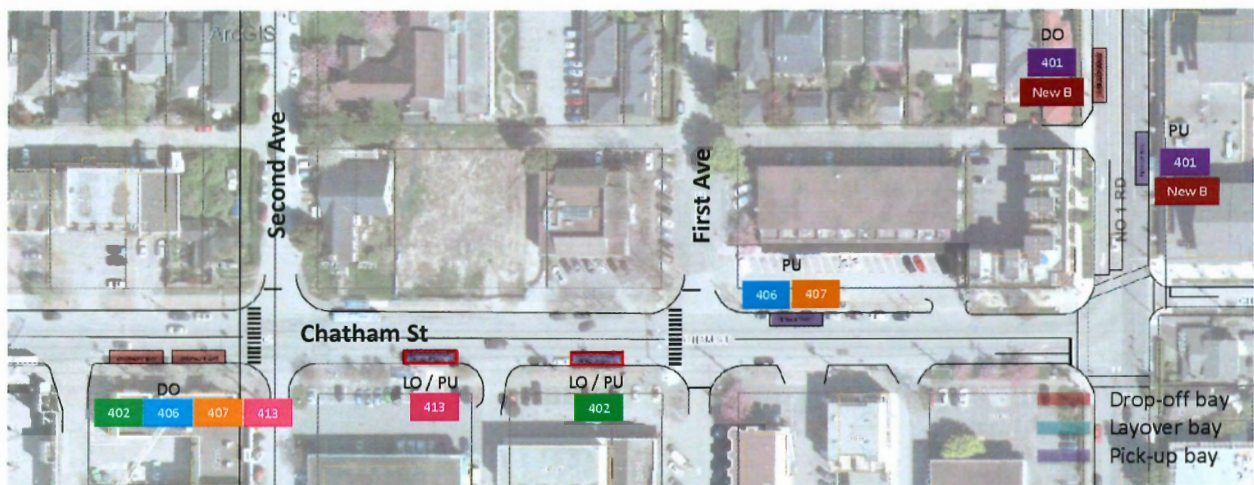
Transit Routes to/from Steveston  
CNCL - 217



# Option 2b: Relocate Four Layover Spaces to Steveston Community Park



Area Required at Steveston Community Centre



On-Street Transit Spaces on Chatham Street and No. 1 Road

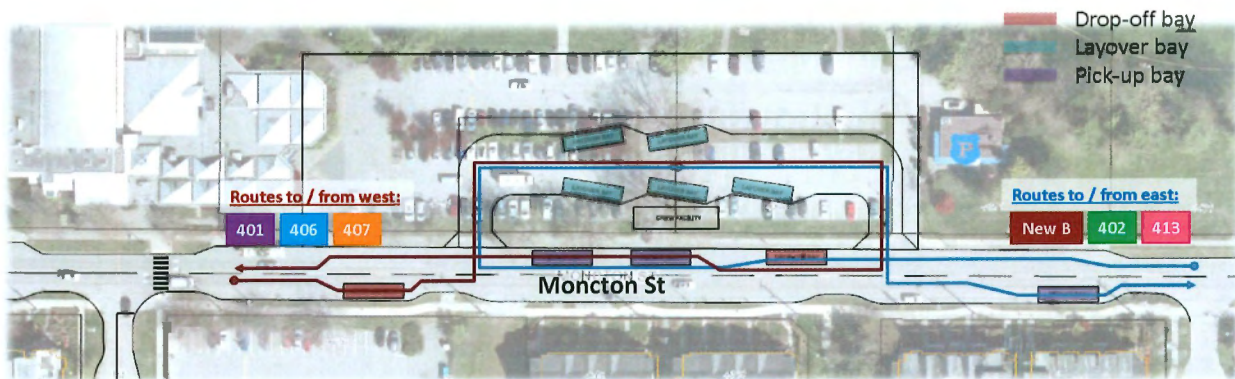


Transit Routes to/from Steveston

CNCL - 218



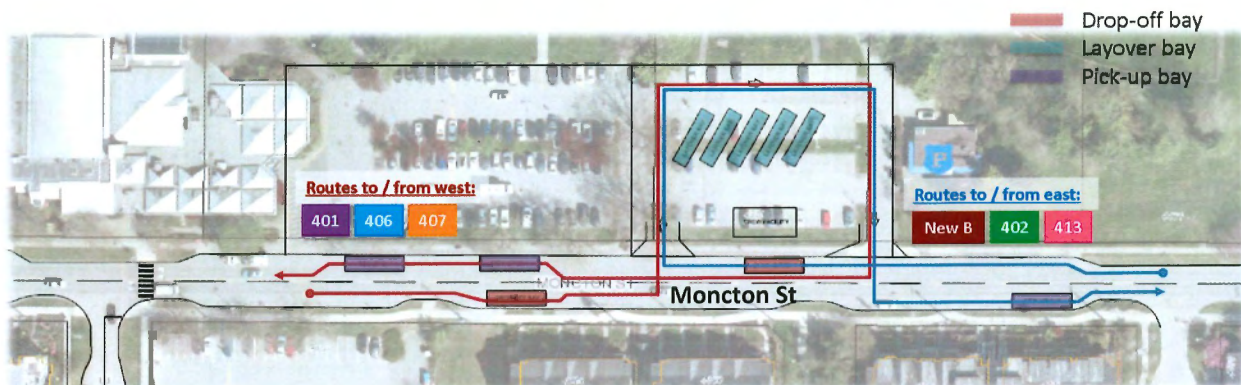
### Option 3: Full Transit Exchange at Steveston Community Park



Layout Concept A: Sawtooth (3,300 m<sup>2</sup> required)



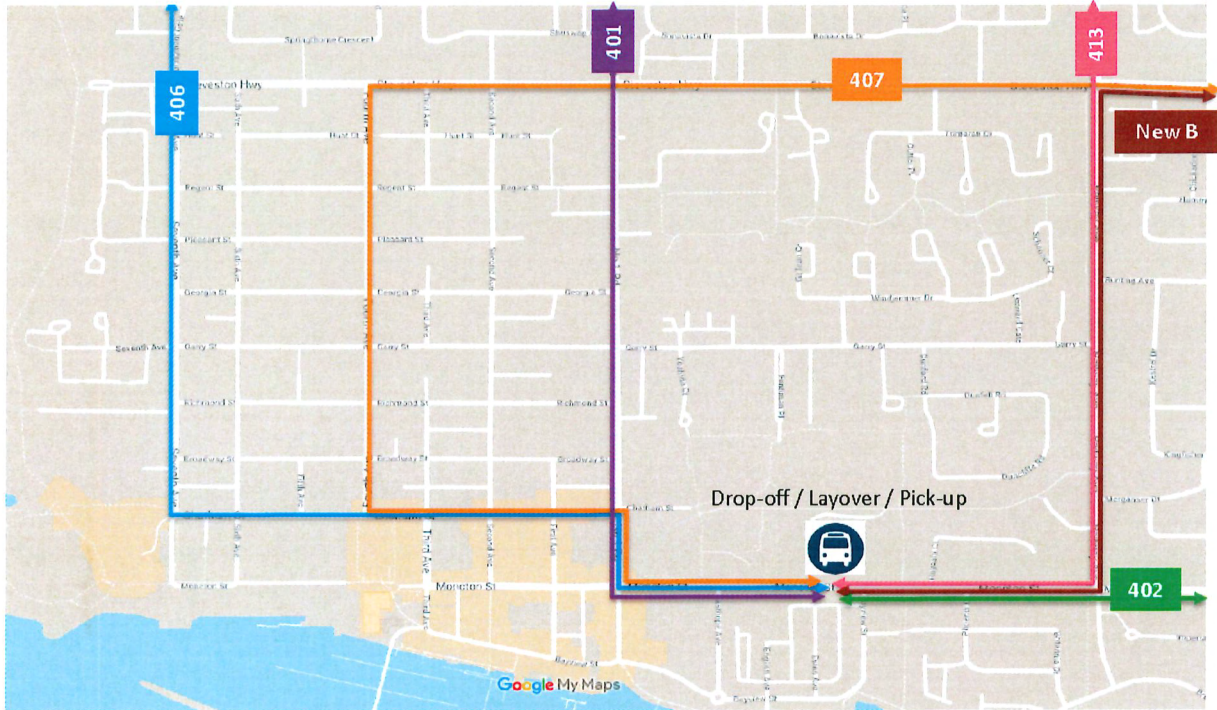
Layout Concept B: Perimeter (3,500 m<sup>2</sup> required)



Layout Concept C: Parallel (2,800 m<sup>2</sup> required)



### Option 3: Full Transit Exchange at Steveston Community Park



Transit Routes to/from Steveston



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig,  
Director, Development

**Date:** June 6, 2019

**File:** HA 19-859014

Barry Konkin  
Manager, Policy Planning

**Re:** **Heritage Alteration Permit (HA 19-859014) and Steveston Village Heritage Conservation Grant Application for 3891 Moncton Street by Brett Martyniuk**

### Staff Recommendation

1. That a Heritage Alteration Permit (HA19-859014) which would permit the replacement of the existing roof for the protected heritage building at 3891 Moncton Street; and
2. That a grant request of \$15,159.38 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the roof replacement work for the protected heritage building located at 3891 Moncton Street and disbursed in accordance with Council Policy 5900.

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

Barry Konkin  
Manager, Policy Planning  
(604-276-4139)

Att. 7

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

## **Staff Report**

### **Origin**

Brett Martyniuk has submitted applications to:

- obtain a Heritage Alteration Permit (HA19-859014) to replace the existing roof of the protected heritage building, known as the Tasaka Barbershop, located at 3891 Moncton Street; and
- seek a grant in the amount of \$15,159.38 through the Steveston Village Heritage Conservation Grant Program for proposed the roof replacement work for the protected heritage building located at 3891 Moncton Street.

A location map and an aerial photo are included in Attachment 1.

### **Findings of Fact**

The building located at 3891 Moncton Street is one of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. The current use of the building is a bicycle shop. The Statement of Significance for the building is included in Attachment 2.

### **Related Policies**

#### **Steveston Village Heritage Conservation Grant Program**

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established in 2009 to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

Council Policy 5900 regarding the SVHCG Program was updated on November 13, 2018 in order to better promote and facilitate exterior conservation of the identified heritage buildings and utilize the heritage conservation funds collected to date.

The current balance of the account is \$1,047,315.35 as of March 31, 2019, and no grants have been issued from this fund to date. Council approved a grant request of \$150,000 from the Richmond Hospital/Healthcare Auxiliary on May 13, 2019 to assist with the foundation replacement work for the protected heritage building located at 3711 and 3731 Chatham Street. The grant can be issued once staff receive confirmation the actual cost of the completed work and a project completion report demonstrating that the work was completed in accordance with the approved plans.

Below is a summary of updated Council Policy 5900 (Attachment 3) regarding the SVHCG Program:

- The maximum grant amount per identified heritage building is \$150,000;

- The grant may not exceed 50% of the total cost of eligible expenses. However, for a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses;
- Eligible expenses include roof replacements;
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, as determined by Council;
- The owner/developer may apply more than once as heritage conservation may occur in stages; and
- A grant will not be provided where work has already been undertaken prior to Council approval.

### **Richmond Heritage Commission**

The grant application was presented to the Richmond Heritage Commission on June 5, 2019 and was supported. An excerpt from the Commission meeting minutes is included in Attachment 4.

### **Analysis**

#### Heritage Alteration Permit

The applicant proposes to replace the existing asphalt roof, which is currently in poor condition.

Two estimates have been prepared by independent contractors, and they indicate that the original roofing material was cedar. The proposed scope of works includes removing one layer of cedar and one layer of asphalt shingles, and installing a new roof.

The proposal roofing material is called “Eco Roof Medium Rubber Shakes”, which resembles the look of traditional natural cedar shakes, but is engineered to be more weather resistant and durable. The applicant would like to use “Eco Roof Medium Rubber Shakes” as it would last longer than traditional cedar shakes and would be easier to maintain. The product is also environmentally friendly as it is made from recycled tires. The proposed colour is “Silverwood”. A photo of the proposed roofing material is included in Attachment 5. A sample of the material will be presented to the Planning Committee as well.

The owner also proposes to replace the existing gutters and downpipes and install eight (8) vent boxes for attic ventilation. The new gutters and downpipes will be painted to match the existing colours, and the vent boxes will be placed on the west side of the building so they will not be visible from Moncton Street or City lane to the east. Photos showing the existing building condition and the proposed vent boxes are included in Attachment 6.



Staff support the Heritage Alteration Permit application as the existing roofing material is not identified as a character-defining element. The building's main heritage value lies in the overall form and massing of the building which contributes to the heritage character of the overall Moncton streetscape. The proposed material will be close to its original appearance (i.e., original cedar), and will help extend the physical life of the building and preserve the heritage value of the building.

#### Funding Request

The applicant has requested the maximum grant amount of \$15,159.38 to cover half the total cost of the proposed roof replacement, including the replacement of the roof drainage systems (i.e., gutters and downpipes). The lower estimate for the proposed work is \$30,318.85 including the GST, and the requested amount is 50% of the total cost. Two competitive estimates from independent contractors are included in Attachment 7.

If Council approves the grant application, the roof replacement work must be completed before the heritage conservation grant is issued. As noted in Council Policy 5900 (Attachment 3), the applicant will be required to submit a letter confirming the actual cost of the completed work, as well as a project completion report demonstrating that the work was completed in accordance with the approved permit and specifications.

#### Eligibility and Evaluation Criteria

The proposed roof replacement work is eligible for a grant as eligible expenses include roof replacements which would extend the physical life of the building.

Staff have used the following criteria to assess the application:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project in a reasonable time-frame and secure other funding sources.

The main character-defining elements of the building include its square false front with decorative moulded cornice, double-hung windows and the typical rectangular building behind.

A properly maintained roof will help extend the physical life of the building and will safeguard the character-defining elements to conserve the heritage character and convey the historic significance of the building. It will also ensure that the building continue to contribute to preserving and enhancing the overall historic fabric of Steveston Village. Also, the applicant has indicated that he has the ability to carry out the project in a reasonable time-frame and provide

the required matching funds. As the application meets all the evaluation criteria, staff support the grant application.

### **Financial Impact**

Funding for this \$15,159.38 grant request is available in the Steveston Village Heritage Conservation Grant Program fund.

### **Conclusion**

It is recommended that the Heritage Alteration Permit (HA19-859014) for 3891 Moncton Street be issued to allow the proposed roof replacement work.

It is also recommended that Council approve the grant request for \$15,159.38 through the Steveston Village Heritage Conservation Grant Program. The grant will assist the roof replacement of the heritage protected building located at 3891 Moncton Street.



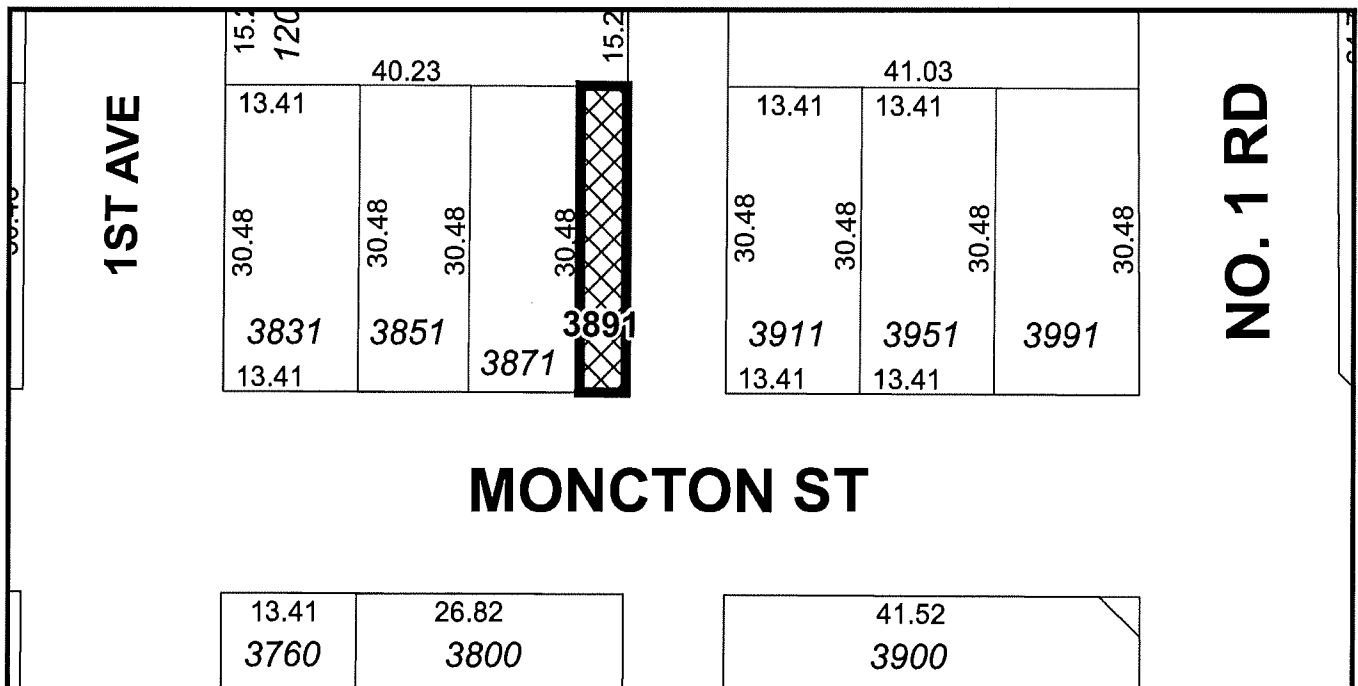
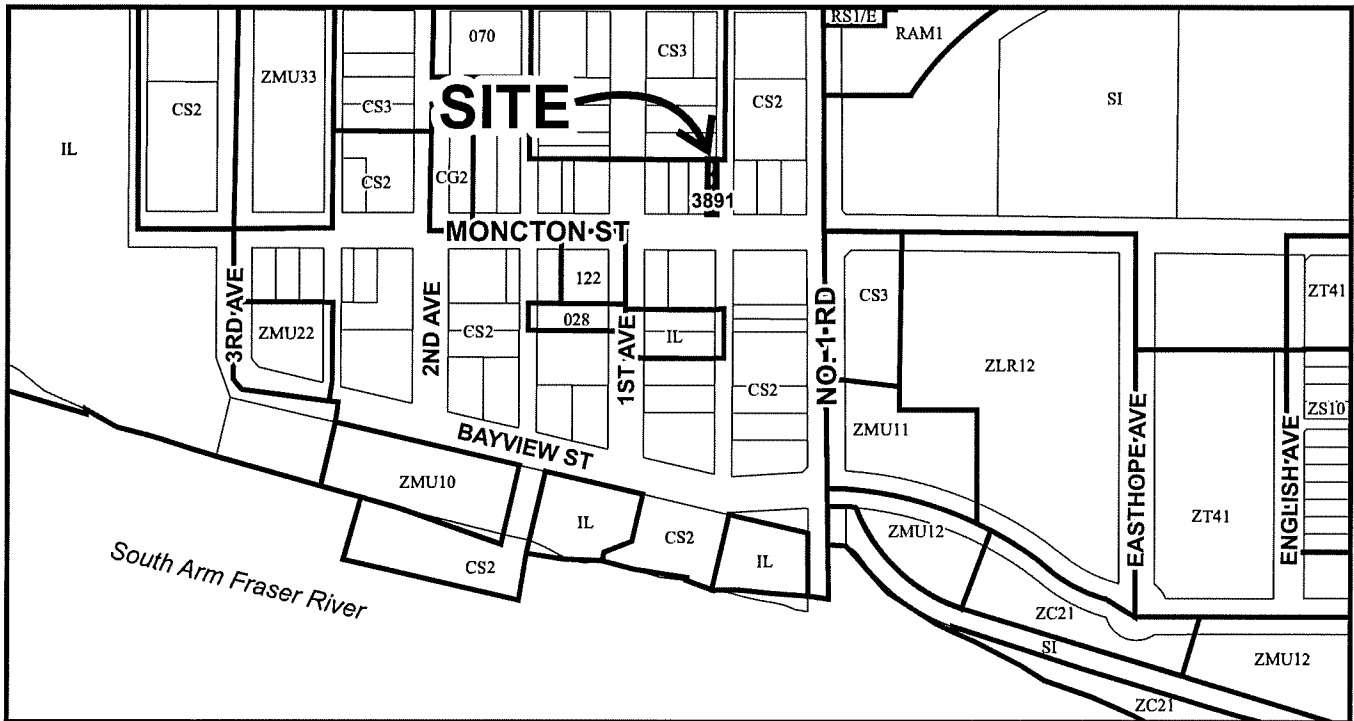
Minhee Park  
Planner 2  
(604-276-4188)

MP:cas

- Att. 1: Location Map and Aerial Photo  
2: Statement of Significance  
3: Council Policy 5900  
4: Excerpt from the June 5, 2019 Richmond Heritage Commission Minutes  
5: Photo of the Proposed Roofing Material  
6: Photos of the Existing Building and Vent Box Example  
7: Estimates



City of  
Richmond



HA 19-859014

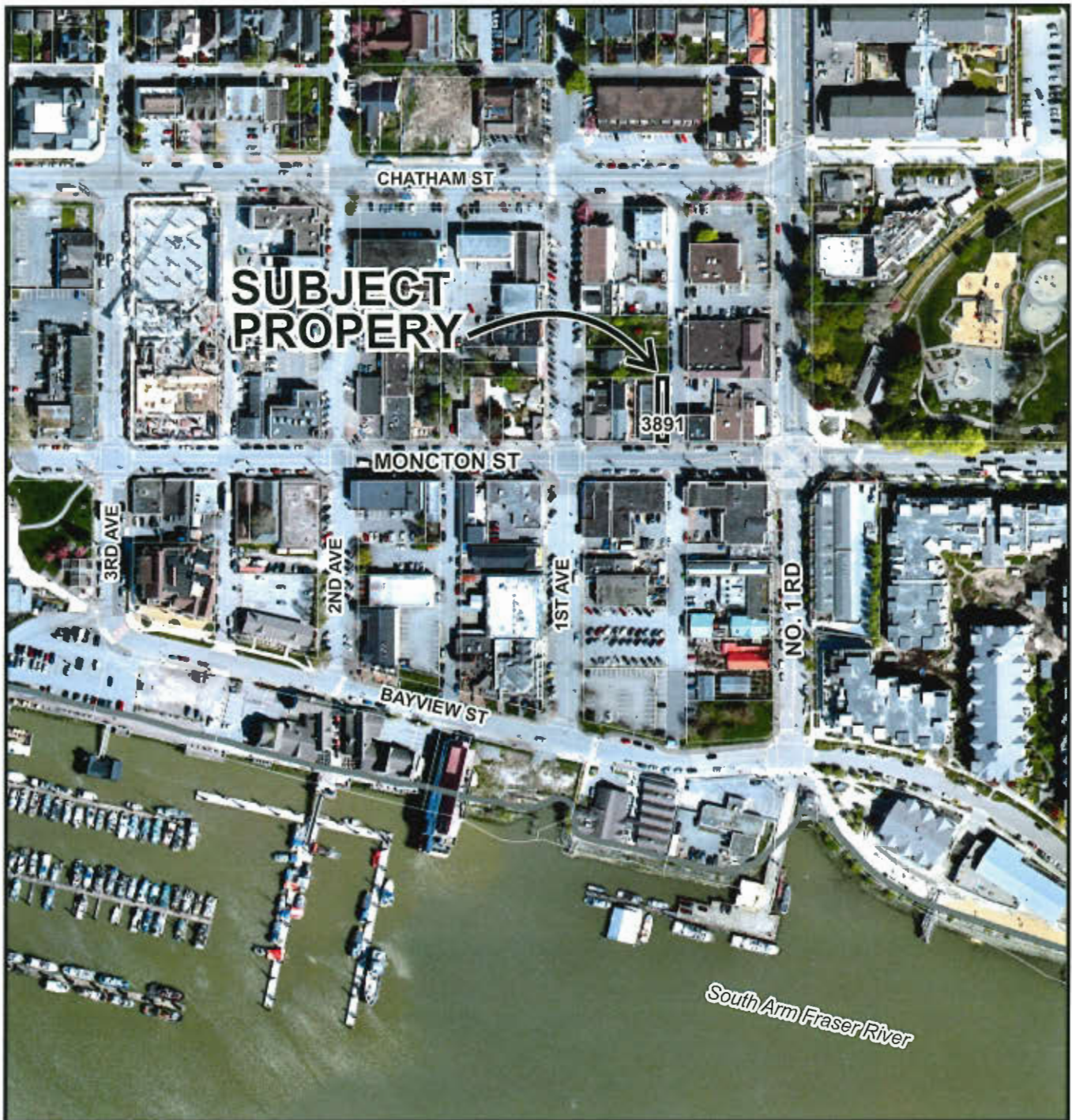
Original Date: 05/07/19

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



HA 19-859014

Original Date: 05/06/19

Revision Date: 05/07/19

Note: Dimensions are in METRES

CNCL - 227



## Steveston Village Conservation Program

Moncton Street  
resources30. 3891 Moncton Street  
Tasaka Barbershop

## Description

Constructed in 1938, the Tasaka Barbershop building is a one-storey false front wooden structure that sits flush with the street, part of a row of similar commercial buildings along Moncton Street in Steveston.

## Values

The Tasaka Barbershop is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. Constructed in 1930, it is typical of the scale of the majority of the buildings in this area, oriented and built flush to the street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Architecturally, the Tasaka Barbershop is significant as a fine example of an early, wood frame, false front building. Its design, with an angled entrance facing the intersection, emphasizes the importance of its prominent location on the main commercial street in the village.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

## Character-Defining Elements

The character-defining elements of the Tasaka Barbershop include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a double-hung window and decorative moulded cornice, typical rectangular building behind, side shed gable window and brick chimneys
- The height, scale, colour and massing of the building typical of the street
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical form of the street
- Its association with the Tasaka Barber Shop and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials



Page 1 of 4	<b>Steveston Village Heritage Conservation Grant Program</b>	<b>Policy 5900</b>
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

## **POLICY 5900:**

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

### **1. Program Funding Sources**

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan\*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

\*Specific sites within the “Steveston Village Land Use Density and Building Height Map” are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m<sup>2</sup> (\$56.49 per ft<sup>2</sup>) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City’s Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

### **2. Grant Amounts**

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



Page 2 of 4	<b>Steveston Village Heritage Conservation Grant Program</b> Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	<b>Policy 5900</b>
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be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

### 3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



Page 3 of 4	<b>Steveston Village Heritage Conservation Grant Program</b>	<b>Policy 5900</b>
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

#### 4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant's issuance:
  - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
  - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
  - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

#### 5. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;





Page 4 of 4	<b>Steveston Village Heritage Conservation Grant Program</b> Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	<b>Policy 5900</b>
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- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

**Excerpt from Minutes**  
**Richmond Heritage Commission**  
Held Wednesday, June 5, 2019 (7:00 pm)  
M.2.002  
Richmond City Hall

- 3.2. Heritage Alteration Permit (HA19-859014) and Heritage Conservation Grant Applications for the property at 3891 Moncton Street

Staff provided an overview of the proposed roof replacement work and details of the grant request. A sample of the proposed roofing material was presented to the Commission.

- In response to the Commission's queries, the applicant noted that he had chosen the material because of its durability and aesthetics.
- The Commission noted that the proposed roofing material was a durable and environmentally-friendly product made from recycled tires. The Commission agreed that the material looked like cedar and was appropriate for the heritage building.
- In response to the Commission's queries, the applicant noted that the vent boxes will be placed on the west side of the roof, so they would not be visible.

It was moved and seconded:

*That the Richmond Heritage Commission support the Heritage Alteration Permit (HA19-859014) and the Steveston Village Heritage Conservation Grant applications for the proposed roof replacement at 3891 Moncton Street.*

*Carried*



CNCL - 234











CNCL - 237

Photo Example of Vent box



Prepared for: **Brett Martyniuk**

3891 Moncton St  
Richmond, BC V7E 3A7

Prepared by: Sean Crowther

email: s.crowther@penfoldsroofing.com cel: (604) 379-0648

Penfolds Residential Roofing Inc

2230 Hartley Ave  
Coquitlam, BC V3K6X3

This proposal was created exclusively for Brett Martyniuk



"The sign of quality, trust & value"



Think Roofing ... Think Penfolds

Penfolds Residential Roofing Inc 2230 Hartley Ave Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



## Scope of Work



Customer: **Brett Martyniuk**  
Address: 3891 Moncton St  
Richmond, BC V7E 3A7  
Phone: (604) 916-5637  
email: info@village-bikes.ca

Proposal No: **1911324**  
Date: **Wednesday, March 27, 2019**  
Consultant: **Sean Crowther**  
Phone: (604) 379-0648  
email: s.crowther@penfoldsroofing.com

### General Scope Of Work

- tear off 1 layer of cedar shingles/shakes from the roof
- tear off 1 layer of asphalt shingles from the roof
- inspect the exposed roof substrate for rot or deterioration and advise accordingly.
- install 8 Box Vents to ventilate the attic space
- replace all existing plumbing flashings, heat outlet vents and gas furnace vent flashing.
- install baked enamel maintenance free flashing to all gable ends to conceal the roof sheathing and to provide a neat finish.
- to wrap all protrusions, chimneys and skylight curbs with Peel & Stick Ice and Water Shield, and to replace all base flashings (back pan, front apron and step flashing)
- paint existing B-Vent stacks with paint to match the new roof.
- If roof ventilation does not meet current building code requirements, the performance of the selected roofing system may be adversely affected and any possible future warranty claims may be jeopardized. The design of some homes may prevent us from meeting these standards.
- clean up and remove all related debris.
- the areas included in this proposal are the entire house, excluding any outbuildings

### Laminated Fiberglass Shingle Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with textured fiberglass laminated asphalt shingles including a starter course at all eaves and gables.
- install standard profile Ridge and Hip Caps.

Accept: ☐ Reject: ☐

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing  
Colour Selection: \_\_\_\_\_

Built-in Gutter Cap Colour  
Selection: \_\_\_\_\_

**Optional Upgrade** - To install a Ridge Vent system in place of the standard box vents

Accept: ☐ Reject: ☐



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Phone: (604) 379 0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663





**Optional Upgrade** - To install Raised Profile Capping in place of the conventional flat caps

Accept: ☐ Reject: ☐

## Cedartwin Plus® Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- to shingle with Penfolds Exclusive Cedartwin Plus® Laminated Shingles, including a starter at all eaves and gables. The Cedartwin Plus® has a built-in Algae Block for protection against algae growth.
- to install standard profile Ridge and Hip Caps.

Accept: ☐ Reject: ☐

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing \_\_\_\_\_

Built-in Gutter Cap Colour  
Selection: \_\_\_\_\_

Colour Selection: \_\_\_\_\_

## Cedartwin Classic® Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- to shingle with Penfolds Exclusive Cedartwin Classic® Laminated Shingles - including a starter at all eaves and gables. CedarTwin® Classic shingles have built in Algae Resistance and include the NexGen Rubber Polymer which reinforces the shingle for additional performance and durability.
- to install standard profile ridge and hip caps

Accept: ☐ Reject: ☐

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing \_\_\_\_\_

Built-in Gutter Cap Colour  
Selection: \_\_\_\_\_

Colour Selection: \_\_\_\_\_

## Cedartwin® Ultra Rubberized Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with CedarTwin® Ultra Rubberized Laminated Shingles including a starter course at all eaves and gables, and custom manufactured ridge and hip caps. CedarTwin® Ultra shingles include Scotchguard® for superior algae resistance.
- to install standard profile capping

Accept: ☐ Reject: ☐



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Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663

CNCL - 240



Roofing Product Selection: \_\_\_\_\_  
Flashing Colour Selection: \_\_\_\_\_  
Built-in Gutter Cap Colour  
Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_  
Gable Drip Edge Flashing  
Colour Selection: \_\_\_\_\_

Cedar Shakes can be CCA pressure treated as an option prior to installation. This will provide a 30 year limited warranty

Accept: ☐ Reject: ☐

### EcoRoof® Medium Rubber Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with Penfolds EcoRoof Medium Rubber Roof System in either the Shake or Slate profile, including a starter course at all eaves, and custom manufactured ridge and hip caps.

Accept: ☐ Reject: ☐

Roofing Product Selection: \_\_\_\_\_  
Flashing Colour Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_  
Gable Drip Edge Flashing  
Colour Selection: \_\_\_\_\_

### Smartvent System

- cut a continuous ventilation strip in the roof deck just inside the roof overhang or at the headwall termination to allow through-ventilation in the attic.
- install the SmartVent ventilation system between the shingle rows.
- clean up and remove related debris.

Accept: ☐ Reject: ☐

### Chimney Refurbishment

- install new chimney counter flashing inclusive of removing the old counter flashing, installing new custom manufactured maintenance free baked metal counter flashing into the cut mortar joint and re-sealing.

Accept: ☐ Reject: ☐

### Solar Panel System

- to identify the best location for Solar Panels on the property



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Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 554-7663



to install an 12 panel, 4.44 kilowatt system

- the average home in Metro Vancouver uses 10,000 kilowatt hours per year. A 4.44 kilowatt system with good solar exposure will provide the power for roughly 40% of the average home's needs. These are only averages and a full assessment will be done of your home prior to installation

Accept: ☐ Reject: ☐

System Size Selection: \_\_\_\_\_



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Penfolds Residential Roofing Inc. 2210 Gaillard Ave. Northquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



# Pricing Summary



Customer: **Brett Martyniuk**  
 Address: **3891 Moncton St**  
**Richmond, BC V7E 3A7**  
 Phone: **(604) 916-5637**  
 email: **info@village-bikes.ca**

Proposal No: **1911324**  
 Date: **Wednesday, March 27, 2019**  
 Consultant: **Sean Crowther**  
 Phone: **(604) 379-0648**  
 email: **s.crowther@penfoldsroofing.com**

The following is a summary of pricing for this Proposal. Pricing may be subject to change without notice, until such time as the contract is signed and deposits paid, including financing approval (if applicable).

	†Cost/ Month	*Price	Accepted
<b>General</b>			
<b>Steep Slope Roofing Systems - Asphalt</b>			
Laminated Fiberglass Shingle Roof System	\$147	\$14,500	
Ridge Vent System	\$8	\$825	
Raised Profile Capping	\$4	\$365	
Cedartwin Plus® Laminated Roof System	\$155	\$15,350	
Cedartwin Classic® Laminated Roof System	\$166	\$16,400	
Cedartwin® Ultra Rubberized Laminated Roof System	\$177	\$17,500	
<b>Steep Slope Roofing Systems - Cedar</b>			
Cedar Shake Roofing System Medium Resawn	\$282	\$27,900	
Cedar Shake Roofing System Heavy Resawn	\$297	\$29,400	
CCA Pressure Treatment	\$19	\$1,850	
<b>Steep Slope Roofing Systems - Rubber</b>			
EcoRoof® Medium Rubber Roof System	\$278	\$27,500	
Snow Stop System	-	TBD	
<b>Roof Drainage Systems</b>			
Gutters & Down Pipes	\$14	\$1,375	
<b>Ventilation Systems</b>			
Smartvent System	\$16	\$1,550	
<b>Chimney Work</b>			
Chimney Refurbishment	-	TBD	



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Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663





4.44 Kilowatt 12 x 370 Watt Solar Panel System	\$135	\$13,362
SubTotal (Accepted):	-	-
*GST:	-	-
Proposal Discount \$500 to No Tax Valid until April 15 2019	-	-
Total:	-	-

\* All prices exclude GST.

† Please see loan documentation for more details located directly after confirmation of contract.

## Confirmation of Contract

On signature by all the parties this Confidential Proposal constitutes a binding contract and records the entire understanding. The company entering into this contract is Penfolds Residential Roofing Inc. and will be bound by all the terms and conditions set out in this document. The person(s) signing as customer confirms that he/she is a registered owner(s) of the property or is authorized to sign the contract and bind the owner. No other understanding, collateral or otherwise, shall be binding unless agreed in writing and signed by all parties. Receipt of a copy of this contract is hereby acknowledged. All contracts are subject to a pre-inspection and verification of the scope of work by Penfolds Production department. Additional terms and conditions are attached.

\_\_\_\_\_  
Date Accepted

\_\_\_\_\_  
Customer Name (please print)

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Sean Crowther

\_\_\_\_\_  
Technical Advisor

Accepted for Penfolds Residential Roofing Inc:

\_\_\_\_\_  
Authorized Signature



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Penfolds Residential Roofing Inc - 2281 West 4th Ave, North Vancouver BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663

**CNCL - 244**





**Crown  
Roofing Ltd.**  
*Tried & True Since 1902*

Member: RCABC | CRCA

Thursday, April 11, 2019

Brett Martyniuk  
3891 Moncton St.  
Richmond, BC  
V7E-3A7

Dear Brett Martyniuk,

Thank you for giving Crown Roofing and Drainage Residential Division Ltd. the opportunity to provide you with a free estimate and consultation. We value your business.

Crown Roofing and Drainage Residential Division Ltd. has been successfully installing roofs on homes in the lower mainland for over 100 years! Quality workmanship and professional service is the foundation of our business. It really does matter who performs the work on your home.

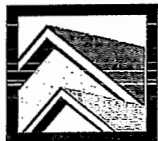
Please take some time to review the information package provided. We suggest you highlight any areas of concern or questions that you may have as you review our information package. We have enclosed additional information for you to review including:

- A copy of our Insurance Certificate
- A copy of our Business Licence
- A copy of our WCB Certificate
- Customer references

We look forward to providing you with an estimate and answering any questions or concerns you may have. Thank you for the opportunity to quote your roofing project.

Sincerely,

  
Jason Bradley



**Crown  
Roofing Ltd.**  
*Tried & True Since 1902*

Member: RCABC | CRCA

Thursday, April 11, 2019

Brett Martyniuk  
3891 Moncton St.

Richmond, BC  
V7E-3A7

We at Crown Roofing and Drainage believe that a job should be done right the first time. This quote offers our warranty backed by over 100 years experience in the business. Our installations are done to or exceeding manufacturer's specifications.

*We are pleased to offer you the following quotation:*

**GAF Timberline Ultra Lifetime Fiberglass Laminate Shingles: \$22,298.22 plus GST**

**GAF Grand Sequoia Premium Designer Lifetime Shingles: \$24,556.00 plus GST**

**GAF Glenwood Premium Triple Layer Shake Lifetime Shingles: \$26,228.00 plus GST**

Payment Details:

10% Deposit

40% Due on Project Start/Material Delivery

50% Due on Substantial Completion

Lifetime Material Warranty

20 Year Labour Warranty

**All Prices Subject to GST**

Please feel free to contact Jason Bradley at our office with any questions

*\* Glenwood PROTO  
\$23,228 + GST  
73*

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are hereby authorized to complete the work as quoted. Payment terms as specified above.

Date: 11-Apr-19

Signed: \_\_\_\_\_  
Jason Bradley, Crown Roofing

Signed: \_\_\_\_\_  
Brett Martyniuk

**Application Details:**

Remove 2 layers of shingles, 1 layer of cedar and any associated old roofing materials from the home  
Dispose of refuse  
Inspect decking for rot, spot repair as required (200sqft. included)  
Replace rotten bargeboard with new, primed and caulked to match (20' included)  
Inspect strapping for rot and spot repair as required (300 ft. included)  
Install 3/8" standard grade plywood on the entire roofing surface, fully secured  
Install Deck Armour, premium, breathable underlayment over plywood decking  
Install Weatherwatch ice and water membrane in the valleys, eaves edge, rake edge, walls and protrusi  
Install 1 row of starter shingles along the gutters and up the rake edge

**Supply and install Option 1, 2 or 3 shingles to the manufacturers warranty standards**

Install Timbertex ridge caps on all hips and ridges  
Replace old plumbing gaskets with new lead plumbing gaskets, paint to match  
Flash and seal around 2 chimneys including custom flashing wrap  
Install W-metal channel into valleys underlaid with ice & water membrane  
Install gable edge flashings (.26 gauge pre-painted steel)  
Install eave edge flashings (.26 gauge pre-painted steel)  
Install RT 65 roof vents to code for attic exhaust ventilation  
Install Cobra continuous ridge venting for attic exhaust ventilation  
Install Cobra continuous intake venting for attic intake ventilation  
Extend downpipes running on the roof into the lower gutters  
Paint all unpainted accessories to match the roof

**GAF Golden Pledge Lifetime Warranty - 100% coverage for the first 20-years (commercial terms)**

**Project manager assigned to each project**

**All work is inspected by an independent roofing inspection company (RCABC-RRO)**

This quote includes a free repair or service until the job begins

Clean up the site to your complete satisfaction

Protect the property and garden as required

**Install new 5" continuous aluminum gutters and associated down-pipes: Add \$980.00 plus GST**

**Specification Summary:**

All work is done to the manufacturer's warranty standards and is registered with the manufacturer.  
Includes an independent final inspection by an RCABC - RRO. **Thank you for choosing Crown!**

**Liability Information**

Crown Roofing Residential Division carries \$5,000,000 of liability coverage

All workers are covered by the Workers Compensation Board of BC

**Site Protection:**

It is always our goal to leave a clean site to the best of our ability. We will do our utmost to tarp around plants and plywood areas around the house that can be sensitive to debris. After work is completed, we use a magnetic rake to remove all nails otherwise left in the grass and gardens.

**Note Transfer:**

**2 layers of asphalt on cedar. Golden Pledge Lifetime Warranty.**

Initials: \_\_\_\_\_





# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 19-859014

To the Holder: Brett Martyniuk

Property Address: 3891 Moncton Street

Legal Description: East 15 Feet Lot 16 Block 3 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.611)
  - ☐ Property Subject to Temporary Protection (s.609)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
  - ☒ Property in Heritage Conservation Area (s.615)
  - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the following:
  - Roof replacement with the roofing material called "Eco Roof Medium Rubber Shakes" in "Silverwood" colour as shown in the photo included in Schedule A;
  - Replacement of the existing gutters and downpipes and painting them to match the existing colours; and
  - Installation of eight (8) vent boxes on the west side of the roof for attic ventilation.
3. This Heritage Alteration 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.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

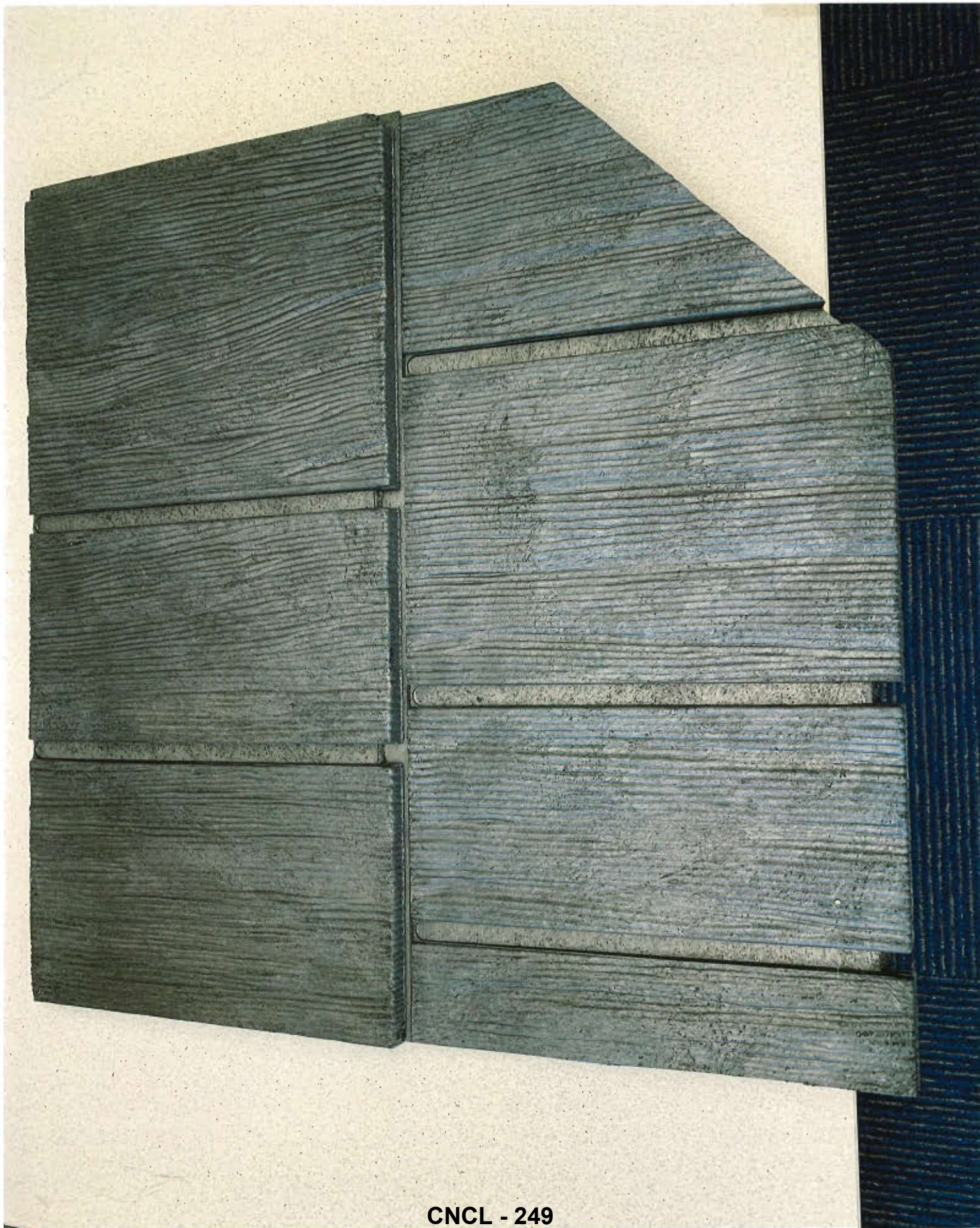
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.







# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 14, 2019  
**File:** HA 19 - 860363

**Re:** Application by Monireh Akhavan for a Heritage Alteration Permit at 12051 3rd Avenue (Steveston Courthouse)

### Staff Recommendation

That a Heritage Alteration Permit which would permit the installation of a new kitchen exhaust system on the rear (west) elevation of the protected heritage building and the replacement of the existing free standing sign in the front yard at 12051 3<sup>rd</sup> Avenue be issued.

Wayne Craig  
Director, Development

WC:mp  
Att. 4

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

## **Staff Report**

### **Origin**

Monireh Akhavan has applied for a Heritage Alteration Permit to install a new kitchen exhaust system on the rear (west) wall of the protected heritage building, known as the Steveston Courthouse, located at 12051 3<sup>rd</sup> Avenue. The applicant would also like to replace the existing free standing sign located in the front yard with a new sign. A location map and aerial photo are included in Attachment 1.

### **Background**

#### Heritage Value of the Steveston Courthouse

The Steveston Courthouse is a small and simple rectangular building built in 1927. The building has aesthetic significance for its vernacular construction, combining a simple, rectangular utilitarian structure with Craftsman style influences, including a gable front entrance and exposed rafters. It also has historic and social significance for its uses as a courthouse, a Red Cross Hall during World War II and a community meeting place, and for its contribution to the community's sense of identity.

The character-defining elements of the Steveston Courthouse include:

- Its location in the historic downtown core of the Steveston Village and relationship to the street;
- The utilitarian structure consisting of a simple rectangular plan, lapped wood and shingle siding, wooden sash casement windows, and an entry directly off the street;
- Craftsman details such as exposed, painted rafter ends, decorative brackets supporting the eaves of the gabled entry roof, and wood cladding;
- The location of the two front doors in the right and left hand walls of the recessed entry; and
- Its symbolic importance as a courthouse and community hall serving the residents of Steveston.

The Steveston Courthouse is one of the identified heritage resources in the Steveston Village Heritage Conservation Area, and is also protected by Heritage Designation Bylaw 4362, adopted by Council in 1984. A Heritage Alteration Permit is therefore required for any exterior alterations to the building.

#### Proposal

The applicant is a new tenant of the building and would like to install a new kitchen exhaust system for a commercial kitchen needed for her restaurant, and would like to replace the existing free standing sign located in the front yard with a new sign.



The Steveston Courthouse building is currently screened by a painted masonry block wall on the south and west sides. In order to minimize exterior changes to the heritage building, the applicant proposes to use the existing opening that presently services the two bathroom exhaust fans in the rear (west) wall, and extend the duct from the building face to the masonry block wall. The existing air conditioning unit will also screen the propose ducting.

As the National Fire Prevention Association codes require that exhaust duct termination be located a minimum of 10 feet from the ground level, two metal brackets are proposed to be installed on top of the existing eight foot high masonry block wall to hold up the duct. The plans included in Attachment 2 show how the proposed kitchen exhaust system will be installed.

As required for any side discharge kitchen exhaust system, the applicant is required to install an ecology unit, which exhausts contaminated air from the kitchen hood and reduces air borne grease particles and cooking odour.

There is an existing free standing sign structure in the front yard. A Heritage Alteration Permit was issued for the existing sign in 2011. The applicant would like to use the existing structure but replace the sign for her business as shown in Attachment 3.

### **Surrounding Development**

The subject property is surrounded by the following developments.

- |               |   |
|---------------|---|
| To the North: | Across Chatham Street is a three-storey, mixed-use building at 11971 3 <sup>rd</sup> Avenue, on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village".  |
| To the East:  | A new mix-used building ranging from one to three storeys on the former Rod's Lumber site at 12088 3 <sup>rd</sup> Avenue zoned "Commercial Mixed Use (ZMU33) – Steveston Village" (RZ15-710852). The building is currently under construction. |
| To the West:  | The Gulf of Georgia Cannery federal historic site in the "Light Industrial (IL)" zone.  |
| To the South: | A two-storey heritage building, known as the Steveston Hotel and associated parking at 12111 3 <sup>rd</sup> Avenue zoned "Steveston Commercial (CS2)".   |

### **Rezoning Application and Proposed Future Relocation**

A rezoning application submitted by 12011 3<sup>rd</sup> Avenue Holdings Ltd., the registered owner of the property, is currently under staff review and will be forwarded to Council once the review is completed. As part of the rezoning application, relocation of the Steveston Courthouse to the northeast corner is proposed.

Should the rezoning application move forward, a Heritage Alteration Permit will be required to permit the proposed relocation of the historic building, and a comprehensive conservation plan will be reviewed in detail as part of the Heritage Alteration Permit application review process. The owner of the property has indicated that the exhaust duct would then be re-routed through the masonry chimney which will be dismantled and restored to complete the relocation, and the duct will be hidden from the view.

## **Related Policies & Studies**

### **Steveston Area Plan**

The Steveston Area Plan seeks to “conserve significant heritage resources throughout the Steveston area” and “conserve the identified heritage resources within the Steveston Village Node (e.g., as per the Steveston Village Conservation Strategy)”.

The Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. As part of the HCA, 17 buildings are identified as protected heritage resources. The Steveston Courthouse is one of the 17 identified heritage resources in the Steveston Village HCA.

The Steveston Area Plan specifies that Heritage Alteration Permits issued for identified Steveston Village heritage resources should be consistent with the Steveston Village Conservation Strategy and the Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”), prepared by Parks Canada.

The relevant policies and guidelines are further detailed in the “Analysis” section of this report.

## **Public Consultation**

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

## **Richmond Heritage Commission**

The Richmond Heritage Commission reviewed the proposed new kitchen exhaust system on May 1, 2019 and adopted the following resolution.

*The Heritage Alteration Permit application to install a new kitchen exhaust system at 12051 3<sup>rd</sup> Avenue be supported subject to the following conditions:*

- 1. Further effort to be made to improve the design and make the ventilation system as unobtrusive as possible; and*
- 2. The support for the exterior exhaust duct be better secured and be aesthetically acceptable.*

An excerpt from the Commission meeting minutes is included in Attachment 4.

To address the Commission’s comments, the applicant has proposed to paint the exterior duct to match the wall colour of the building, and paint the support metal brackets to match the colour of

the existing masonry wall. The applicant has also noted that the duct itself will be welded steel for fire rating purposes, which would support its own weight without the proposed brackets attached to the wall. The metal brackets are proposed to brace the duct against excessive weather conditions.

The sign component was added to the application after the Richmond Heritage Commission had reviewed the application. As the proposed change to the sign is minor in nature, the revised application was not forwarded to the Richmond Heritage Commission.

## **Analysis**

### Steveston Village Conservation Strategy

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Courthouse from the Steveston Village Conservation Strategy.

- Long-term protection of the historic resource should be balanced with user requirements, and future resource management goals should be identified prior to undertaking any work.
- The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age.

The proposed kitchen exhaust system is required to accommodate the proposed restaurant and the proposed approach is in keeping with the principle of minimal intervention.

### The Standards and Guidelines for the Conservation of Historic Places in Canada

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Courthouse from the Standards and Guidelines for the Conservation of Historic Places in Canada.

*Standard #3      Conserve heritage value by adopting an approach calling for minimal intervention.*

Minimal intervention means doing enough, but only enough to meet realistic objectives while protecting heritage values. The proposed work is to meet the required codes, and utilizes the existing wall venting opening in order to minimize exterior changes to the building.

#### *4.3.1 Exterior Form*

*Guideline #16      Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.*

*Guideline #17      Working with code specialists to determine the most appropriate solution to health, safety and security requirement with the least impact on the character-defining elements and overall heritage value of the historic building.*

The proposed kitchen exhaust system was designed by the applicant's mechanical engineer in order to meet building and fire code requirements. The impact on the character-defining elements and overall heritage value of the historic building is minimized by using the existing opening, and the overall impact on the streetscape is also minimized by locating the duct in the rear wall of the building, so it will not be visible from the street.

### Signage Guidelines

The Steveston Area Plan includes guidelines for signs. The following guidelines apply:

- Signs are an integral part of the building/landscape design and its form, materials and the character of its copy should complement the types of activities being advertised;
- Material should include wood (painted, stained, sand blasted, or carved), metal (cast, painted, embossed, or enamelled), fabric, or painted/etched on windows or glazed door panels;
- No plastic, internally illuminated, back-lit awnings/canopies, electronic or moving signs or message, or neon;
- Primarily oriented to pedestrians along the sidewalk; and
- Freestanding signs are limited to sandwich boards or the equivalent.

The proposed sign is aluminum which will be powder coated in black and red. The proposed double-face sign will be located in the front yard, oriented towards pedestrians along the sidewalk. The proposed sign meets the applicable signage guidelines; therefore, staff support the proposed sign.

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by Council be recommended.



Minhee Park  
Planner 2

MP:cas

Attachment 1: Location Map and Aerial Photo

Attachment 2: Plans Showing the Proposed Kitchen Exhaust System

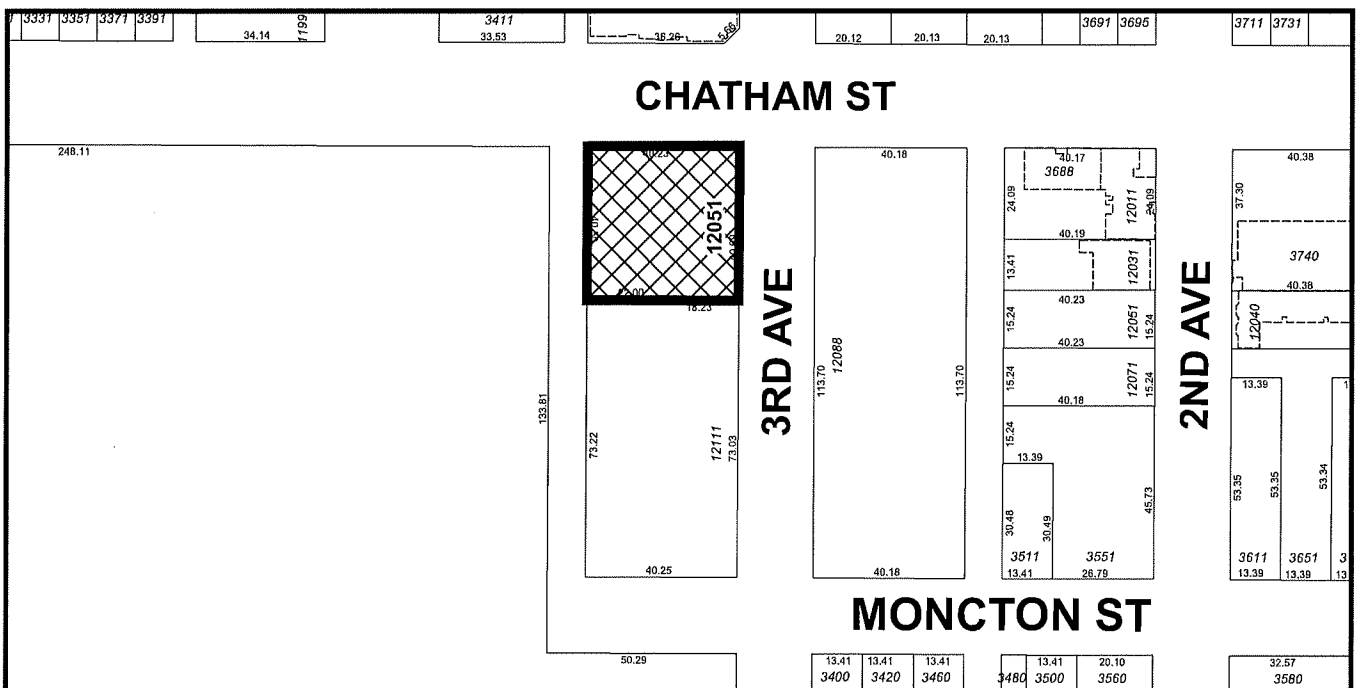
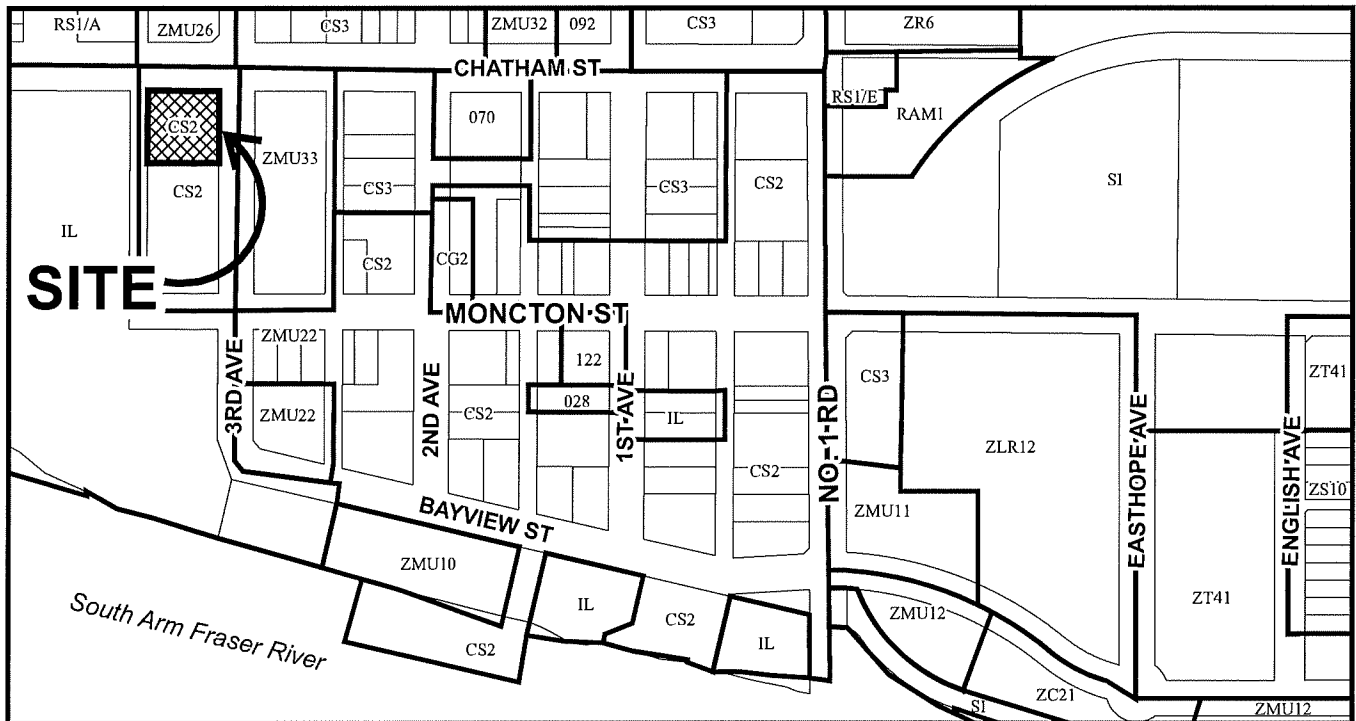
Attachment 3: Plans Showing the Proposed Signs

Attachment 4: Excerpt from the May 1, 2019 Richmond Heritage Commission Minutes





City of  
Richmond



HA 19-860363

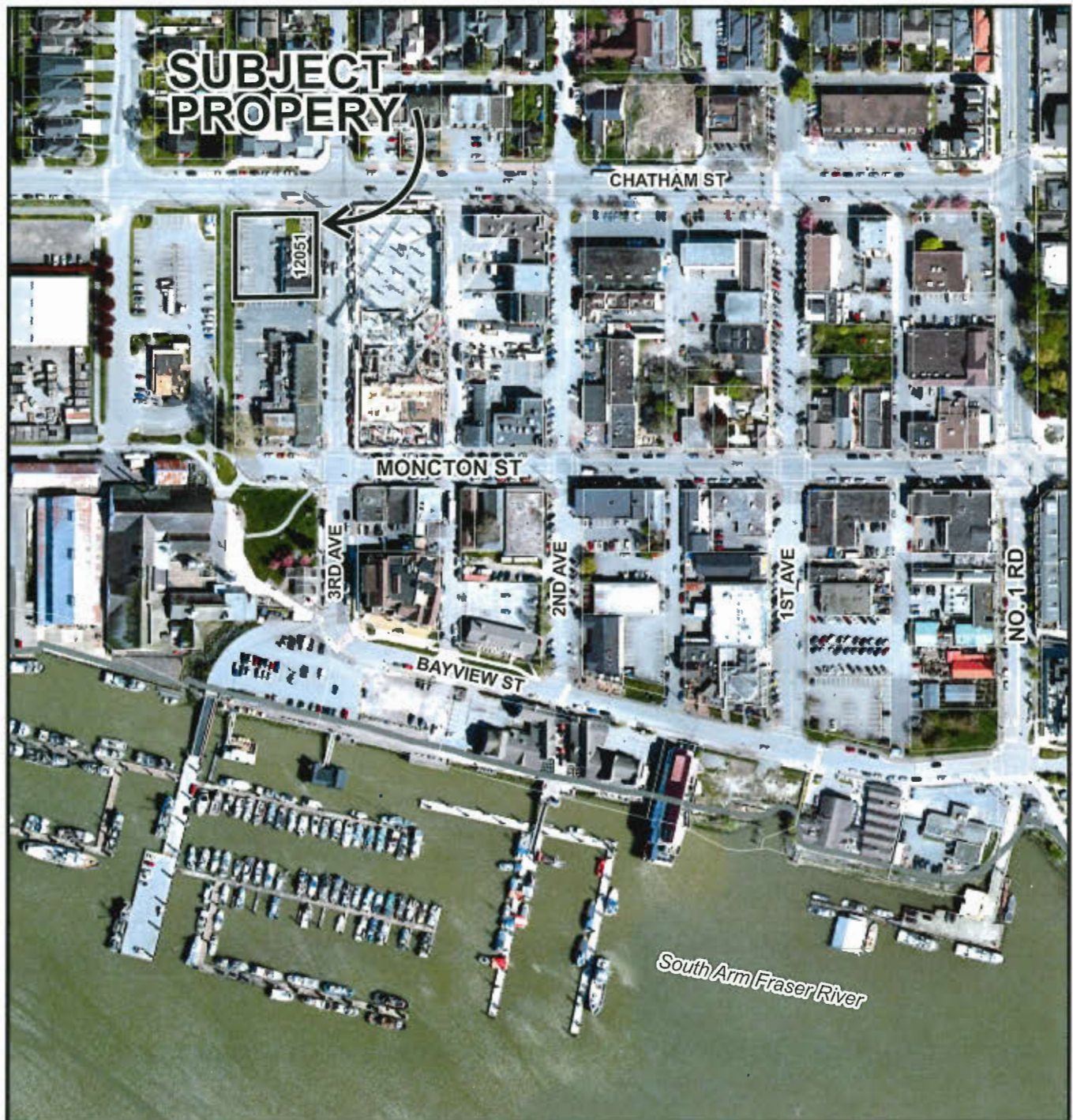
Original Date: 05/07/19

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



HA 19-860363

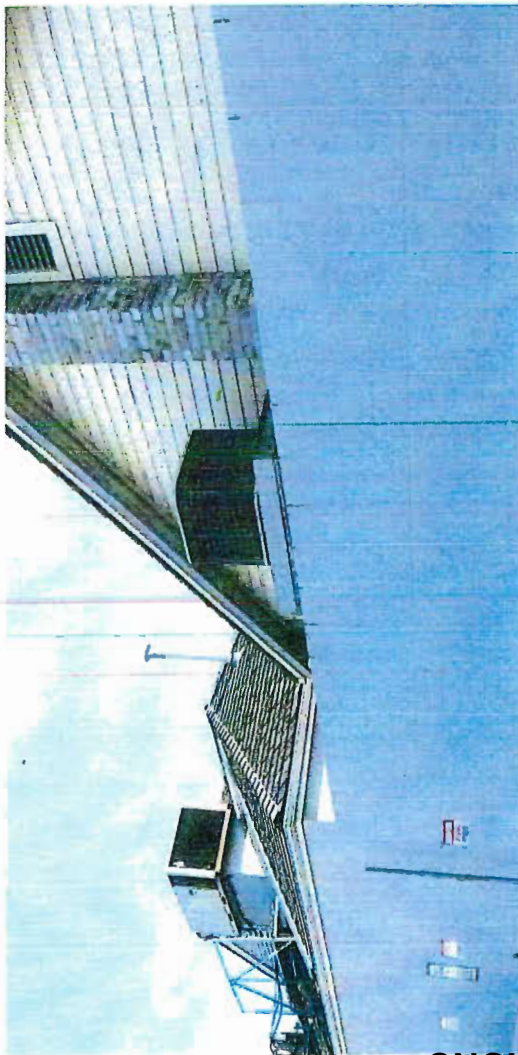
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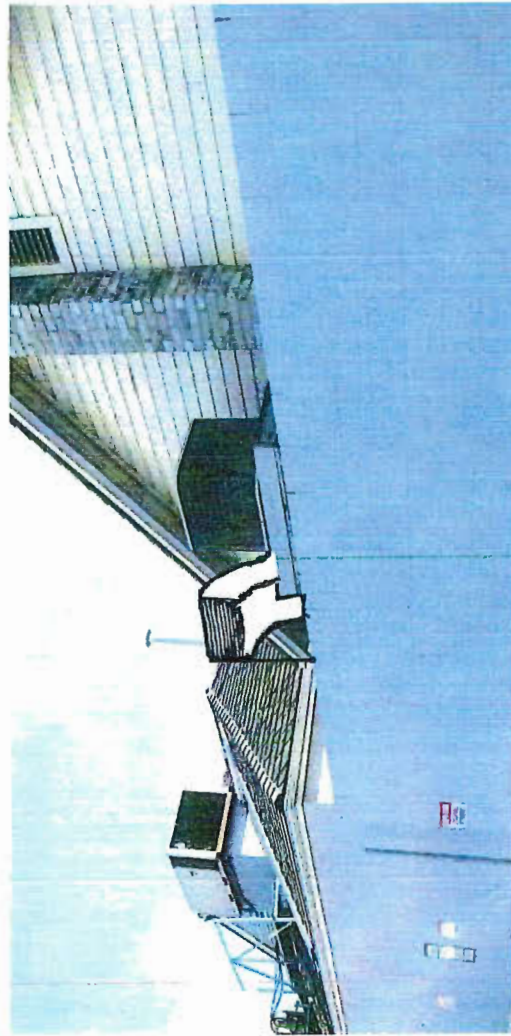
Note: Dimensions are in METRES

CNCL - 257





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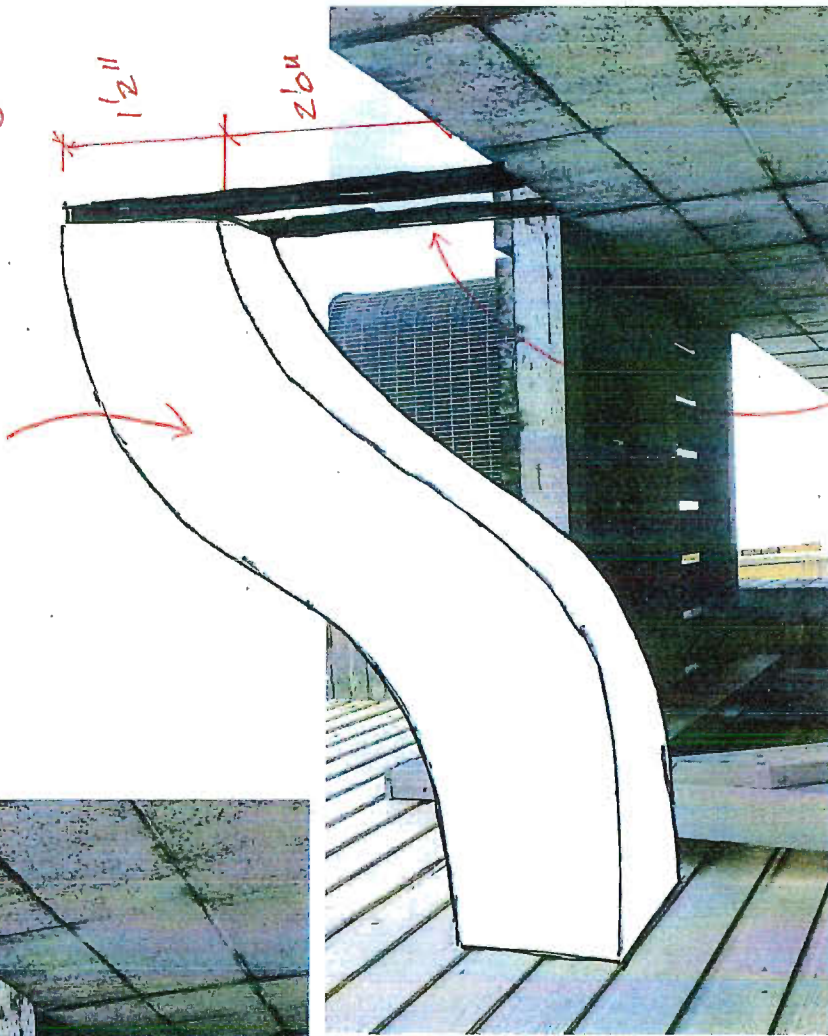


PROPOSED  
(LOUVER = 14" H x 16" W.)



EXISTING

To be painted to match the colour of the existing building wall



PROPOSED

To be painted to match the colour of the masonry block wall

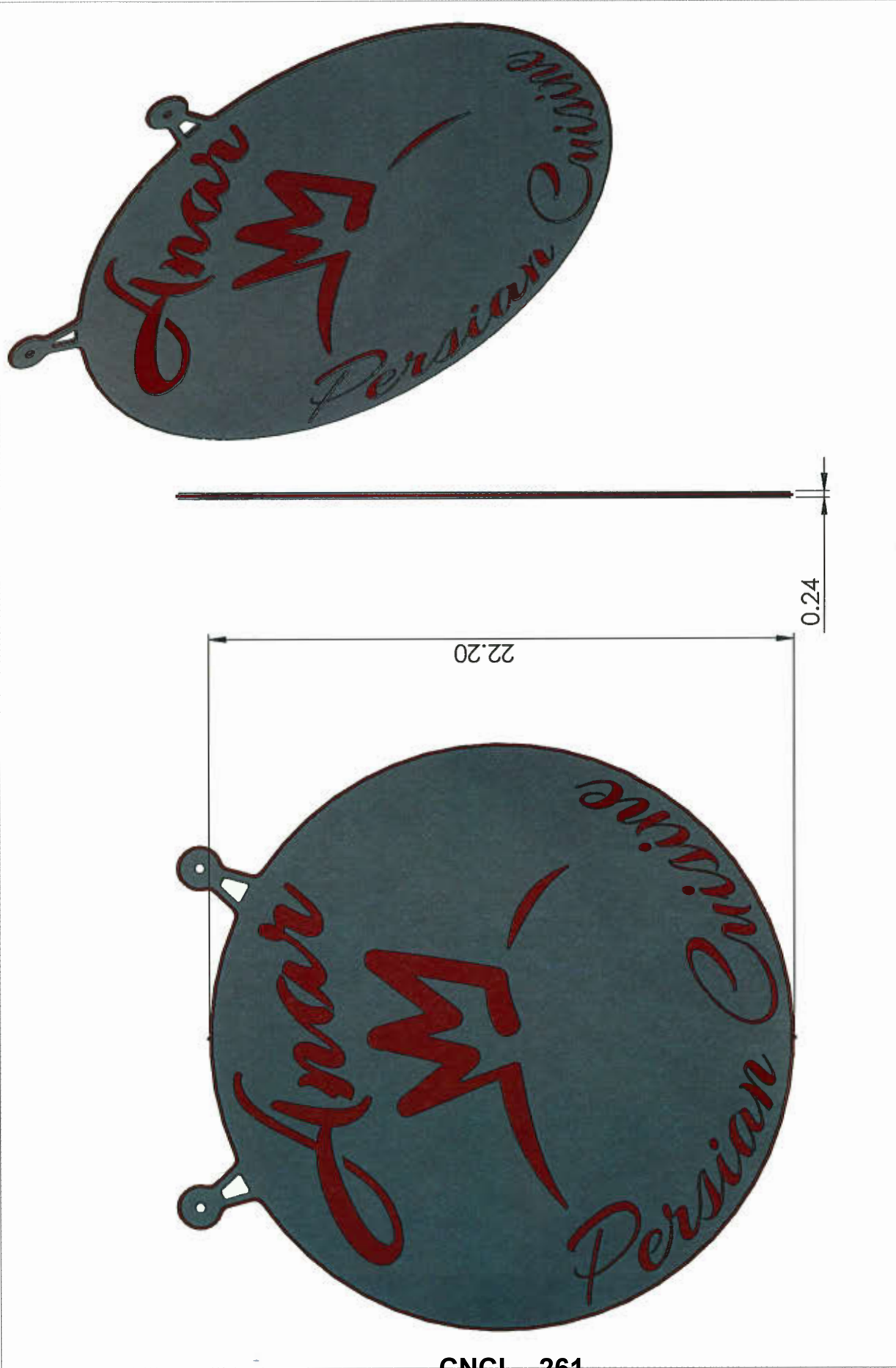


existing opening that presently services the two bathroom exhaust fans

existing masonry block wall



CNCL - 260



CNCL - 261

<p>PROPRIETARY AND CONFIDENTIAL THIS DRAWING SHALL REMAIN THE SOLE PROPERTY OF INDUSTRIAL LASER CUTTING AND IS SUBJECT TO RECALL AT ANY TIME. MATERIAL DESCRIBED HEREIN OR PARTS THEREOF MAY NOT BE REPRODUCED, USED, MANUFACTURED OR PUBLICIZED WITHOUT WRITTEN PERMISSION FROM TM INDUSTRIAL LASER CUTTING.</p>	DRAWING:	
	SIZE	A
	ANAR DOUBLE SIDED SIGN - V2	
	CLIENT: ANAR PERSIAN CUISINE	
Industrial Laser Cutting 160-12417 No. 2 Rd Richmond, BC Canada PH: 604-241-2362 WWW.INDUSTRIALLASER.COM	SCALE: 1:10 DATE: 06/12/19	
	JEFF@INDUSTRIALLASER.COM	
	SHEET 1 OF 1	





existing  
free standing  
sign structure

CNCL - 262

**Excerpt of Draft Minutes**  
**Richmond Heritage Commission**  
Held Wednesday, May 1, 2019 (7:00 pm)  
M.2.002  
Richmond City Hall

**Development Proposal – Heritage Alteration Permit (HA19-) 12051 3<sup>rd</sup> Avenue (Steveston Courthouse)**

The Richmond Heritage Commission reviewed the memo distributed by staff regarding the Heritage Alteration Permit application for the Steveston Courthouse.

In response to the Commission's query, staff responded that the owner of the property had noted that the exterior duct would be temporary and it would be removed after the relocation of the building. The Commission noted its concern regarding the proposed metal brackets supporting the duct and noted that the applicant should consider providing a more secured support.

In response to the Commission's query, the applicant noted that the proposed restaurant had obtained necessary approvals from the Vancouver Coastal Health.

The Commission discussed how the proposed duct could be better blend in, and suggested that a panel be installed to screen the duct or the duct be painted as the same colour of the wall.

It was moved and seconded:

*The Heritage Alteration Permit application to install a new kitchen exhaust system at 12051 3<sup>rd</sup> Avenue be supported subject to the following conditions:*

- 1. Further effort to be made to improve the design and make the ventilation system as unobtrusive as possible; and*
- 2. The support for the exterior exhaust duct be better secured and be aesthetically acceptable.*

**CARRIED**





# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 19 - 860363

To the Holder: Monireh Akhavan

Property Address: 12051 3<sup>rd</sup> Avenue

Legal Description: LOT 1 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER  
DISTRICT PLAN EPP65456

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - ☒ Designated Heritage Property (s.611)
  - ☐ Property Subject to Temporary Protection (s.609)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
  - ☒ Property in Heritage Conservation Area (s.615)
  - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize all works related to:
  - installation a new kitchen exhaust system as shown in Schedule A, Plan #1 to Plan #3; and
  - replacement of the existing free standing sign as shown in Schedule A, Plan #4 to Plan #6.
3. This Heritage Alteration 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.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

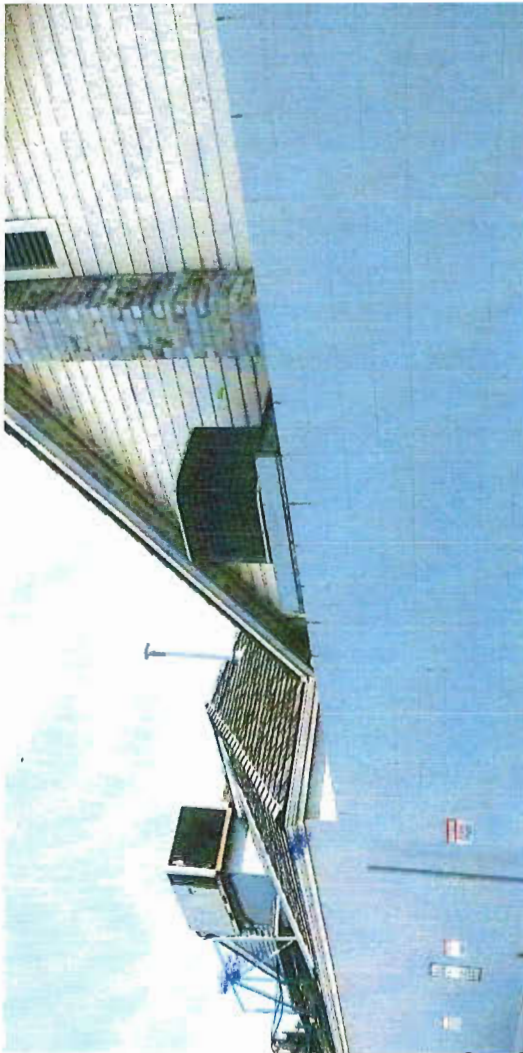
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2019

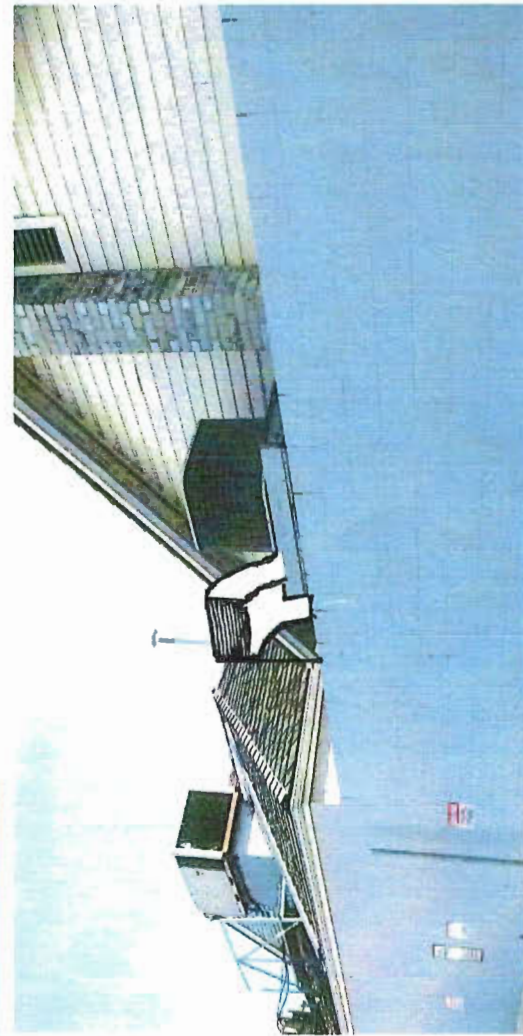
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



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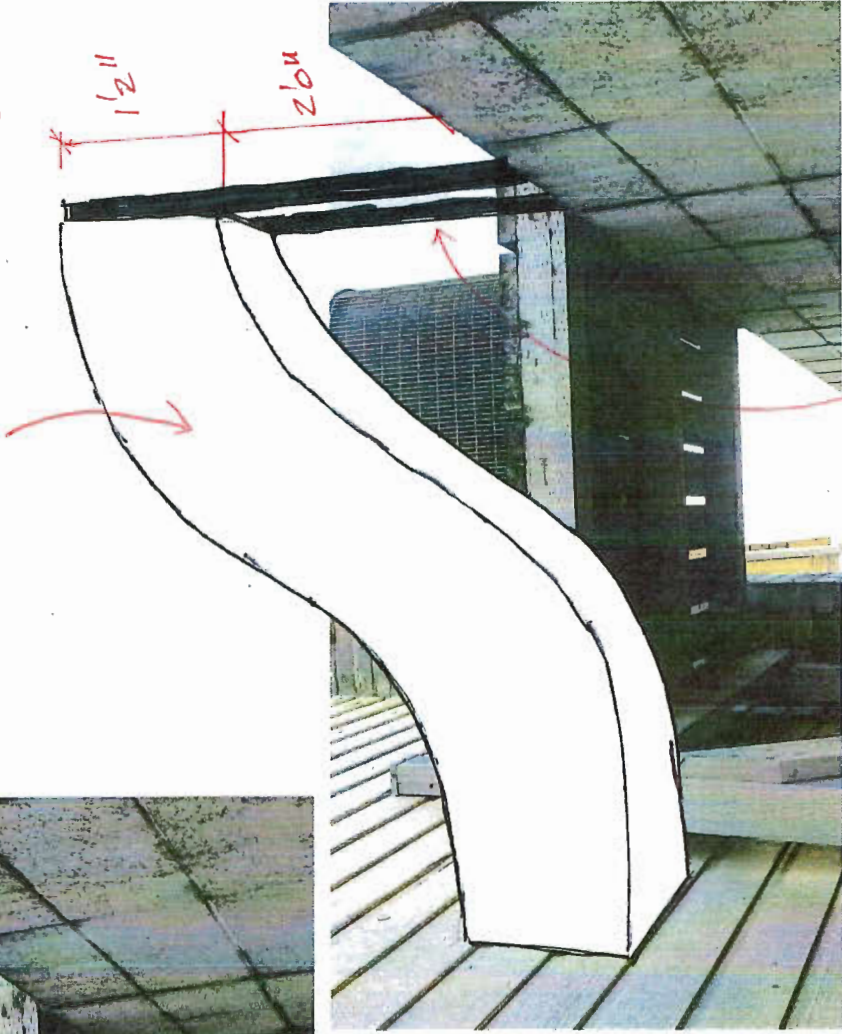


PROPOSED  
(LOUVER = 14" H X 16" W.)



EXISTING

To be painted to match the colour of the existing building wall



PROPOSED.

To be painted to match the colour of the masonry block wall

HA 19-860363 plan #2





existing opening that presently services the two bathroom exhaust fans

existing masonry block wall

HA 19-060363 plan #3



- Aluminum sign to be powder coated in black and red
- The existing sign structure to be used



0.24



CNCL - 268

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160-12417 No. 2 Rd  
Richmond, BC Canada  
PH: 604-241-2362  
WWW.INDUSTRIALLASER.COM

SIZE DRAWING:

**A** ANAR DOUBLE SIDED SIGN - V2

CLIENT: ANAR PERSIAN CUISINE

SCALE: 1:10 DATE: 06/12/19 JEFF@INDUSTRIALLASER.COM SHEET 1 OF 1

HA 19-860363 plan #4

1241-RD129

FINE TEXTURE RED

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(Cardinal)

QUALITY POWDER COATING LTD.

PH# 604-303-7779 FAX# 604-303-7733

C241-BK01

BLACK TEXTURE

POLYESTER

QUALITY POWDER COATING LTD.

PH# 604-303-7779 FAX# 604-303-7733



existing  
free standing  
sign structure  
to be used



CNCL -270

HA 19-060363 plan#6



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 4, 2019  
**File:** RZ 17-788945

**Re:** Application by Konic Development for Rezoning at 8291 and 8311 Williams Road from "Single Detached (RS1/E)" Zone to "Low Density Townhouses (RTL4)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.

Wayne Craig  
Director, Development

WC:mp  
Att. 5

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



## **Staff Report**

### **Origin**

Konic Development has applied to the City of Richmond for permission to rezone the properties at 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for the development of 10 two-storey and three-storey townhouse units with vehicle access from Williams Road. A location map and an aerial photo are provided in Attachment 1.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Preliminary development plans are provided in Attachment 3.

#### Subject Site Existing Housing Profile

The subject site is 1,960 m<sup>2</sup> (21,097 ft<sup>2</sup>) in size and is located on the north side of Williams Road, between No. 3 Road and Pigott Drive.

The subject site consists of two lots; each containing a single family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings will be removed at a future development stage.

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows.

To the North: Single family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Pigott Road.

To the South: Across Williams Road, are single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)”. A rezoning application (RZ 18-817742) has been submitted to rezone the immediately adjacent properties at 8231 & 8251 Williams Road to the “Low Density Townhouses (RTL4)” zone for the development of 10 townhouse units. Access to the proposed development is to be provided via a Statutory Right-of-Way to be registered over the proposed driveway and drive aisle on the subject properties at 8291 and 8311 Williams Road. The rezoning application (RZ 18-817742) is currently under staff review.

## **Related Policies & Studies**

### Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan, which permits single-family, duplex, and townhouse development. The proposed rezoning is consistent with this designation.

### Arterial Road Policy

The subject site is designated “Arterial Road Townhouse” in the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

## **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### Site Planning and Form and Character

The subject properties have a total combined frontage of 40.24 m (132.02 ft.), and are proposed to be consolidated into one development parcel. The site frontage meets the minimum frontage requirement of 40 m for townhouse development on a minor arterial road such as Williams Road.

The applicant has proposed four buildings arranged on a T-shaped central drive aisle. Each of the two buildings on the south side of the site along Williams Road contains two three-storey units and one two-storey units, and each of the two buildings on the north side contains two two-storey units.

Four units in the buildings on the south side have front doors fronting onto Williams Road, and two units have front doors fronting onto the internal drive aisle. All the units in the buildings on the north side have front doors fronting onto the internal drive aisle. All the garages will be accessed from the internal drive aisle.

Building massing is consistent with the Arterial Road Guidelines for Townhouses in the Official Community Plan. The buildings on the south side are stepped back to two storeys within 7.5 m of the side yards to provide a transition to the existing single detached houses to the east and west. The height of the proposed duplexes on the north side is two-storey to serve as a transition to the single family homes to the north.

A common outdoor amenity space is proposed between the proposed duplexes on the north side. The proposed outdoor amenity area is designed to facilitate children's play and a bench to permit observation of children and social activities.

One convertible unit (Unit 101) is proposed in the building at the southwest corner. The unit includes space designed for the future installation of an elevator and a side-by-side, two car garage, which is wide enough to accommodate an accessible parking space.

One ground-level, one-bedroom secondary suite is proposed. The secondary suite is proposed within the townhouse unit (Unit 109) in the building at the northeast corner. Parking for the unit is provided in a side-by-side, non-tandem arrangement; therefore, an additional on-site parking space for the secondary suite is not required.

Further details of the site plan and architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed and finalized through the Development Permit application process.

#### Existing Legal Encumbrances

There is a restrictive covenant (registration number: 167729C) registered on the title of the property at 8311 Williams Road. The covenant restricts development of the property to one single detached dwelling house only. This covenant must be discharged prior to the final adoption of the rezoning bylaw.

Also, there is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for an existing sanitary sewer line. The applicant is aware that no construction of a building or a structure, or planting of trees is permitted in the SRW.

#### Transportation and Site Access

Vehicle access is proposed via a single driveway crossing to Williams Road located in the middle of the site frontage. The proposed drive aisle is designed to provide vehicle access to future developments to the east and west. Access to the proposed townhouse development on the adjacent site to the west (RZ 18-817742) will be provided through the driveway and drive aisle. Prior to final adoption of the rezoning bylaw, a Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire driveway and the drive aisle is required to be registered on title. Registration on title ensures all purchasers are made aware that the driveway and drive aisle will be used by future adjacent developments.

Staff have identified that a 1.0 m road dedication is required along the entire Williams Road frontage in order to accommodate a new sidewalk and landscape boulevard. The required 1.0 m must be dedicated prior to final adoption of the rezoning bylaw.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is 20, and the proposed development includes 20 residential parking spaces in attached garages. Two visitor parking spaces are proposed in the side yards: one on the east side and one on the west side.

Eight of the 10 townhouse units have side-by-side garages. Two units in the buildings on the south side will have two vehicle parking spaces in a tandem arrangement. Providing four parking spaces in a tandem arrangement complies with the Zoning Bylaw 8500 requirement that allows 50% of parking spaces to be in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to prohibit the conversion of the tandem garage area into habitable space.

A total of 13 Class 1 bicycle parking spaces are required, and a total of 14 Class 1 bicycle parking provided in the garages.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees (tag #1, 2, 3, 4, 5 and 6) on the subject property, two (2) hedges (tag #7 and 8) located on the shared property line with the neighbour to the east at 8331 Williams Road, and one (1) tree (tag# 9) located on the neighbouring property to the west at 8251 Williams Road.

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

- Two (2) trees (tag# 1 and 2) located on the development site are in very poor condition and should be removed and replaced. One (1) holly tree (tag#1) has multiple stems commencing at the base, and there is branch and twig dieback throughout the entire canopy due to holly blight disease. One (1) Dwarf Alberta Spruce (tag#2) has a moderate corrected lean to the west. The crown is asymmetrical, and is heavily weighted to the west.
- Four (4) trees (tag#3, 4, 5, and 6) located on the development site are in fair to good condition and are not in conflict with the proposed development. These trees should be retained and protected.
- Two (2) hedges (tag#7 and 8) are proposed to be retained but trimmed back to accommodate the proposed parking area and site grading. The applicant has obtained written permission from the adjacent property owner to trim the hedges.
- One cherry (1) tree (tag#9) located on the neighbour's property to the west is to be retained.
- Retained trees should be protected as per the City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan.



### *Tree Replacement*

The applicant wishes to remove two on-site trees (tag# 1 and 2). The 2:1 replacement ratio would require a total of four replacement trees. The preliminary landscape plan submitted for the rezoning application shows 10 new trees to be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

### *Tree Protection*

Four (4) trees (tag#3, 4, 5, and 6) located on the development site are proposed to be retained and protected, and one (1) cherry tree (tag#9) on the neighbouring property to the west at 8251 Williams Road is to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a \$35,000 Tree Survival Security for the four trees located on the development site to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the variances noted below.

- Reduce the front yard setback along Williams Road from 6.0 m to 4.5 m in order to provide a 6.0 rear yard setback to the buildings proposed at the rear.

### *Staff support the proposed variance for the following reasons:*

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5m front yard setback;*
- *The proposed 6.0 m rear yard setback to the rear units provides an improved rear yard interface with the existing single family dwellings to the north;*

- *Four existing trees in the rear yard are proposed to be retained, and providing a 6 m rear yard setback maximizes tree retention opportunities; and*
  - *A 1m road dedication along Williams Road frontage is provided to accommodate a new sidewalk and a landscape boulevard.*
- Allow one small car parking stall in each of the side-by-side garages (eight (8) small car spaces in total). The Zoning Bylaw allows small car parking spaces for on-site parking areas which contain 31 or more paces. The proposed development contains 22 parking spaces; therefore all required parking spaces are required to be standard spaces.

***Staff support the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit in a side-by-side arrangement.***

These variances will be reviewed in the context of the overall details design of the project, including architectural form, site design and landscaping at the Development Permit application review stage.

#### Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$105,388.27.

In addition to the cash-in-lieu contribution, the applicant proposes to construct a one-bedroom secondary suite in one of the townhouse units. Prior to final adoption of the rezoning bylaw, the applicant must register two restrictive covenants ensuring that:

- No final Building Permit inspection will be granted until a one-bedroom secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
- A secondary suite cannot be stratified or otherwise held under separate title.

#### Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve Fund for City-wide projects on City lands. A total contribution will be \$10,538.83 (based on \$0.85 per buildable square foot). This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

#### Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System score of 82 and all units will be pre-ducted for solar hot water. As part of the Development Permit application review process, the developer will be required to retain a Certified Energy Advisor (CEA) to complete

an Evaluation Report to confirm details of construction requirements needed to achieve the target rating.

This application would qualify as an “in-stream” application as the associated Development Permit application was submitted prior to July 16, 2018 (i.e., before Bylaw 9769 implementing BC Energy Step Code requirements for all new construction in Richmond was adopted), provided that the associated Building Permit application is received prior to January 1, 2020.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that all units are built and maintained to ERS 82 or higher, as detailed in the CEA’s evaluation report, and that all units are to be solar hot water ready. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.

#### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the site. The total cash contribution required for the proposed 10-unit townhouse development is \$16,000 (\$1,600 per unit as per the OCP).

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the Official Community Plan (OCP) minimum requirement of 6m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit guidelines in the OCP.

#### Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but may not be limited to, the following:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk; and
- Constructing a new 1.5 m wide landscaped boulevard with street trees.

A 1 m road dedication is required to accommodate the frontage improvements.

#### Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan.

- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on Williams Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

### **Financial Impact or Economic Impact**

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

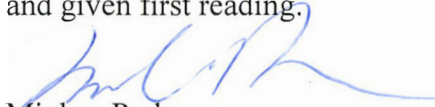
### **Conclusion**

The purpose of this application is to rezone 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 two and three storey townhouse units with vehicle access from Williams Road.

The rezoning application is consistent with the land use designation and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, be introduced and given first reading.



Minhee Park  
Planner 2

MP:cas

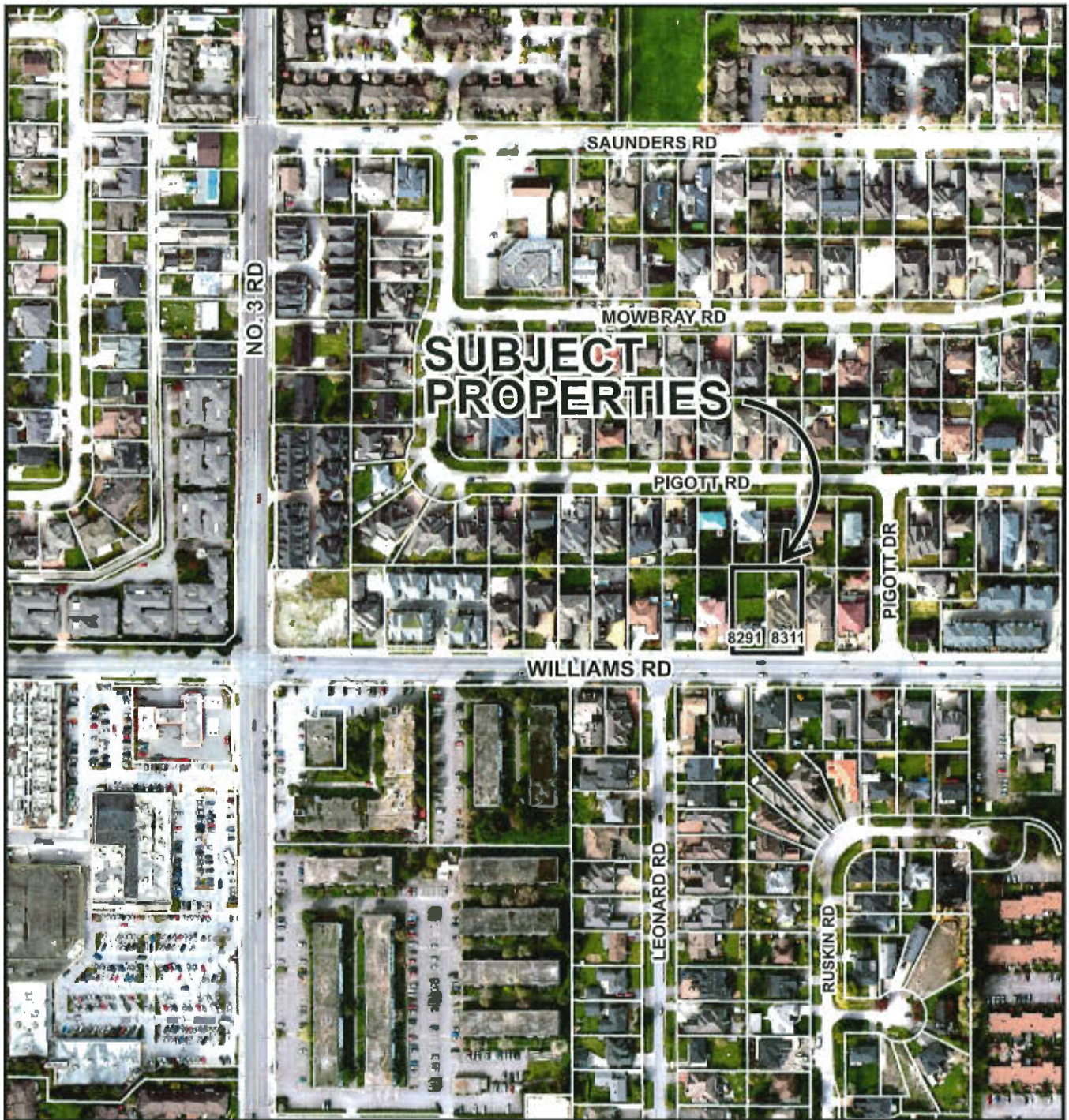
Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Preliminary Development Plans  
Attachment 4: Tree Management Plan  
Attachment 5: Rezoning Considerations



[illegible]



# City of Richmond



RZ 17-788945

Original Date: 10/30/17

Revision Date:

Note: Dimensions are in METRES



**RZ 17-788945**

**Attachment 2**

Address: 8291 and 8311 Williams Road

Applicant: Konic Development

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	South Arm Williams Homes Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,960 m <sup>2</sup> (21,097.2 ft <sup>2</sup> )	1,919 m <sup>2</sup> (20,664.4 ft <sup>2</sup> ) after 1m road dedication
<b>Land Uses:</b>	Single-family residential	Multi-family residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	Two single detached dwellings	10 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 1151.8 m <sup>2</sup>	1151.7 m <sup>2</sup> (12,397.6 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 38.48% Non-porous Surfaces: 57.17% Landscaping: 27.1%	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 48.7 m	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m Side: Min. 3 m	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Variance - front yard setback
Height (m):	12 m (3 storeys)	11.7 m (3 storeys)	none
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	4 stalls	none
Small Car Parking Spaces:	None permitted	8	Variance
Bicycle Parking Spaces – Class 1	1.25 per unit (i.e. 13)	14	none
Bicycle Parking Spaces – Class 2	0.2 per unit (i.e. 2)	2	none
Amenity Space – Indoor:	Min. 50m <sup>2</sup> or \$1,600/unit cash-in-lieu (i.e. \$16,000)	\$16,000 cash-in-lieu	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit (i.e. 60 m <sup>2</sup> )	87.7 m <sup>2</sup>	none

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.





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NO.	DATE	DESCRIPTION
1	2019-05-07	ISSUED FOR REZONING RESUBMISSION
2	2019-05-07	ISSUED FOR REZONING RESUBMISSION
3	2019-05-07	ISSUED FOR REZONING RESUBMISSION
4	2019-05-07	ISSUED FOR REZONING RESUBMISSION
5	2019-05-07	ISSUED FOR REZONING RESUBMISSION
6	2019-05-07	ISSUED FOR REZONING RESUBMISSION
7	2019-05-07	ISSUED FOR REZONING RESUBMISSION
8	2019-05-07	ISSUED FOR REZONING RESUBMISSION
9	2019-05-07	ISSUED FOR REZONING RESUBMISSION
10	2019-05-07	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING  
RESUBMISSION  
(2019-05-07)

WILLIAMS ROAD TOWNHOUSE  
DEVELOPMENT FOR  
KONG  
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC  
RZ 17-788945

COVER PAGE  
#194  
N.T.S.  
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Project No.  
#194  
Drawing No.  
A0.0

Scale  
N.T.S.  
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Project Name  
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Project No.  
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### DRAWING LIST

#### ARCHITECTURAL:

- A0.0 COVER SHEET
- A0.1 COLOR RENDERING - EYE LEVEL STREETSCAPE VIEWS
- A0.2 COLOR RENDERING - BIRD-EYE VIEW
- A0.3 PROJECT DATA & STATISTICS
- A0.4 SITE AERIAL PHOTO
- A0.5 SITE CONTEXT PLAN / STREET ELEVATION
- A0.6 SITE SURVEY PLAN
- A1.0A SITE PLAN
- A1.0B SITE / LEVEL 1 PLAN
- A1.1 PARKING PLAN
- A1.2 FIRE FIGHTING PLAN
- A1.3 BUILDING / PORCH AREA CALCULATION
- A1.4 PRIVATE OUTDOOR SPACE CALCULATION & DIAGRAM
- A2.1 BUILDING A & B FLOOR PLANS
- A2.2 BUILDING C & D FLOOR PLANS
- A2.3 ROOF PLAN
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- A3.2 BUILDING B ELEVATIONS
- A3.3 BUILDING C ELEVATIONS
- A3.4 BUILDING D ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 UNIT TYPE A1 / A2 / A3 L1 FLOOR PLAN
- A5.1A UNIT TYPE A1 / A2 / A3 L1 AREA OVERLAY
- A5.2 UNIT TYPE A1 / A2 / A3 L2 FLOOR PLAN
- A5.2A UNIT TYPE A1 / A2 / A3 L2 AREA OVERLAY
- A5.3 UNIT TYPE A1 / A3 L3 FLOOR PLAN
- A5.3A UNIT TYPE A1 / A3 L3 AREA OVERLAY
- A5.4 UNIT TYPE B1 / B2 / B3 L1 FLOOR PLAN
- A5.4A UNIT TYPE B1 / B2 / B3 L1 AREA OVERLAY
- A5.5 UNIT TYPE B1 / B2 / B3 L2 FLOOR PLAN
- A5.5A UNIT TYPE B1 / B2 / B3 L2 AREA OVERLAY
- A5.6 UNIT TYPE B1 / B3 L3 FLOOR PLAN
- A5.6A UNIT TYPE B1 / B3 L3 AREA OVERLAY
- A5.7 UNIT TYPE C1 PLANS
- A5.7A UNIT TYPE C1 AREA OVERLAY
- A5.8 UNIT TYPE D1 LOCK-OFF PLANS
- A5.8A UNIT TYPE D1 AREA OVERLAY
- A5.8B ELEVATOR / WHEELCHAIR LIFT SPECIFICATION
- LANDSCAPE:
  - L1 LANDSCAPE PLAN
  - L2 LOT COVERAGE PLAN
  - L3 TREE MANAGEMENT PLAN
- ELECTRICAL:
  - E1 CONCEPTUAL SITE PLAN

### TOWNHOUSE DEVELOPMENT AT 8291 & 8311 WILLIAMS RD, RICHMOND, BC (RZ 17-788945)

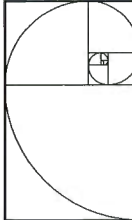
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BY	10/10/2019
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APPROVED BY	10/10/2019
DATE	10/10/2019
BY	10/10/2019
CHECKED BY	10/10/2019
APPROVED BY	10/10/2019

ISSUED FOR REZONING  
RESUBMISSION  
(2019-05-07)

WILLIAMS ROAD TOWNHOUSE  
DEVELOPMENT FOR



JH KOWALSKI & ASSOCIATES, INC.  
1201 & 1011 WILLIAMS ROAD, RICHMOND, VA  
802 17-78945

COLOR RENDERINGS

Project No. 19194  
Scale N.T.S.  
Drawing No. 19194-01  
Sheet 1 of 1

A0.2



Project Data			
Unit	Unit Address	Legal Description	PID
Unit 1	8021 Williams Road, Richmond, BC	13 SEC 28 BLOCK 600 P. 1000	009-313-100
Unit 2	8311 Williams Road, Richmond, BC	14 SEC 28 BLOCK 600 P. 1000	009-313-100
Planning Area			
Planning Area	56 Residential		
Green Site Area	2,007.24 SF		
1 Meter Road Dedication	432.88 SF		
1 Meter Side Area	29,664.36 SF		
1 Meter Side Area	1919.78 SF		
Net Area Allowed (NLA) Unit	1,535.73 SF		
Floor Area Allowed	1,535.73 SF		
Total Net Floor Area Provided	1,535.73 SF		
Net Area Provided	0.00 SF		

Project Statistics			
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Average Grading Calculation			
Point	Location	Proposed Grade	Notes
1	Southwest	1.20 Meter	Adjacent to City New Sidewalk and within tree protection area
2	Southwest	1.20 Meter	Adjacent to City New Sidewalk
3	Northwest	1.20 Meter	Within 30m and tree protection area
4	Northwest	1.20 Meter	Within 30m and tree protection area
Average Grading			
Total		4.80 Meter	
Average		1.20 Meter	

Ground Floor Interior Elevation Calculation			
Point	Location	Proposed Grade	Notes
1	Southwest	1.20 Meter	Adjacent to City New Sidewalk and within tree protection area
2	Southwest	1.20 Meter	Adjacent to City New Sidewalk
3	Northwest	1.20 Meter	Within 30m and tree protection area
4	Northwest	1.20 Meter	Within 30m and tree protection area
Average Grading			
Total		4.80 Meter	
Average		1.20 Meter	

Parking Calculation			
Unit	Unit Address	Proposed	Notes
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Private Outdoor Area Calculation			
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Total Amount of Unit			
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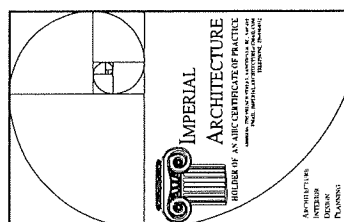
Covered Porch Area Calculation			
Unit	Unit Address	Proposed	Notes
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Building Coverage Calculation			
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GENERAL NOTES:

- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOOMING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION, SESSIE (TOILET) SINK AND SHOWER, AND LEVER-TYPE HANDLES FOR TUBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
- UNIT 101 (TYPE A1) IS THE CONVERTIBLE UNIT. ITS DESIGN IS IN FULL COMPLIANCE WITH CITY'S CONVERTIBLE DESIGN GUIDELINE / CHECKLIST.
- UNIT 101 (TYPE A1) IS THE LOCK-OFF UNIT.
- THE PROJECT WILL PROVIDE HEAT PUMP AC UNIT WITH HWV MECHANICAL VENTILATION SYSTEM TO ACHIEVE ENRGUIDE B2 STANDARD. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT BEYOND ENRGUIDE B2 REQUIREMENT:
  - (A) LOW EMISSION STAR APPLIANCES AND LIGHT BULBS
  - (B) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
  - (C) LOW EMISSION STAR APPLIANCES AND LIGHT BULBS
  - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (HWV SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN ENRGUIDE B2 AND ASHRAE IS REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ONGOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.

1. TO ALLOW 4.5M FRONT LAND SETBACK TO COMPLY WITH 100' SETBACK GUIDELINE



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 FAX: 604-273-1112  
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Net Area Provided	0.00 SF		

Total Amount of Unit			
Unit	Unit Address	Proposed	Notes
Unit 1	8021 Williams Road, Richmond, BC	13 SEC 28 BLOCK 600 P. 1000	009-313-100
Unit 2	8311 Williams Road, Richmond, BC	14 SEC 28 BLOCK 600 P. 1000	009-313-100
Planning Area			
Planning Area	56 Residential		
Green Site Area	2,007.24 SF		
1 Meter Road Dedication	432.88 SF		
1 Meter Side Area	29,664.36 SF		
1 Meter Side Area	1919.78 SF		
Net Area Allowed (NLA) Unit	1,535.73 SF		
Floor Area Allowed	1,535.73 SF		
Total Net Floor Area Provided	1,535.73 SF		
Net Area Provided	0.00 SF		

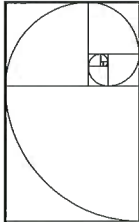
ISSUED FOR REZONING  
 RESUBMISSION  
 (2019-05-07)

WILLIAMS ROAD TOWNHOUSE  
 DEVELOPMENT FOR  
 JH KONG  
 4011 & 511 WILLIAMS ROAD RICHMOND, BC  
 V6V 1K6  
 TEL: 604-273-1111  
 FAX: 604-273-1112  
 WWW.IMPERIALARCHITECTURE.COM

PROJECT DATA & STATISTICS  
 Scale N.T.S.  
 Sheet 1 of 1

A 0.3





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A DIVISION OF AN ABC CERTIFIED FIRM OF PRACTICE  
10000 WILLOW CREEK DRIVE, SUITE 100  
RICHMOND, VIRGINIA 23234  
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ARCHITECTURE  
INTERIOR  
LANDSCAPE

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Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

REVISION	DATE	BY	DESCRIPTION
1	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
2	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
3	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
4	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
5	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
6	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
7	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
8	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
9	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION
10	05/07/2019	IM	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING  
RESUBMISSION  
(2019-05-07)

Client: [Name]  
Project: [Name]

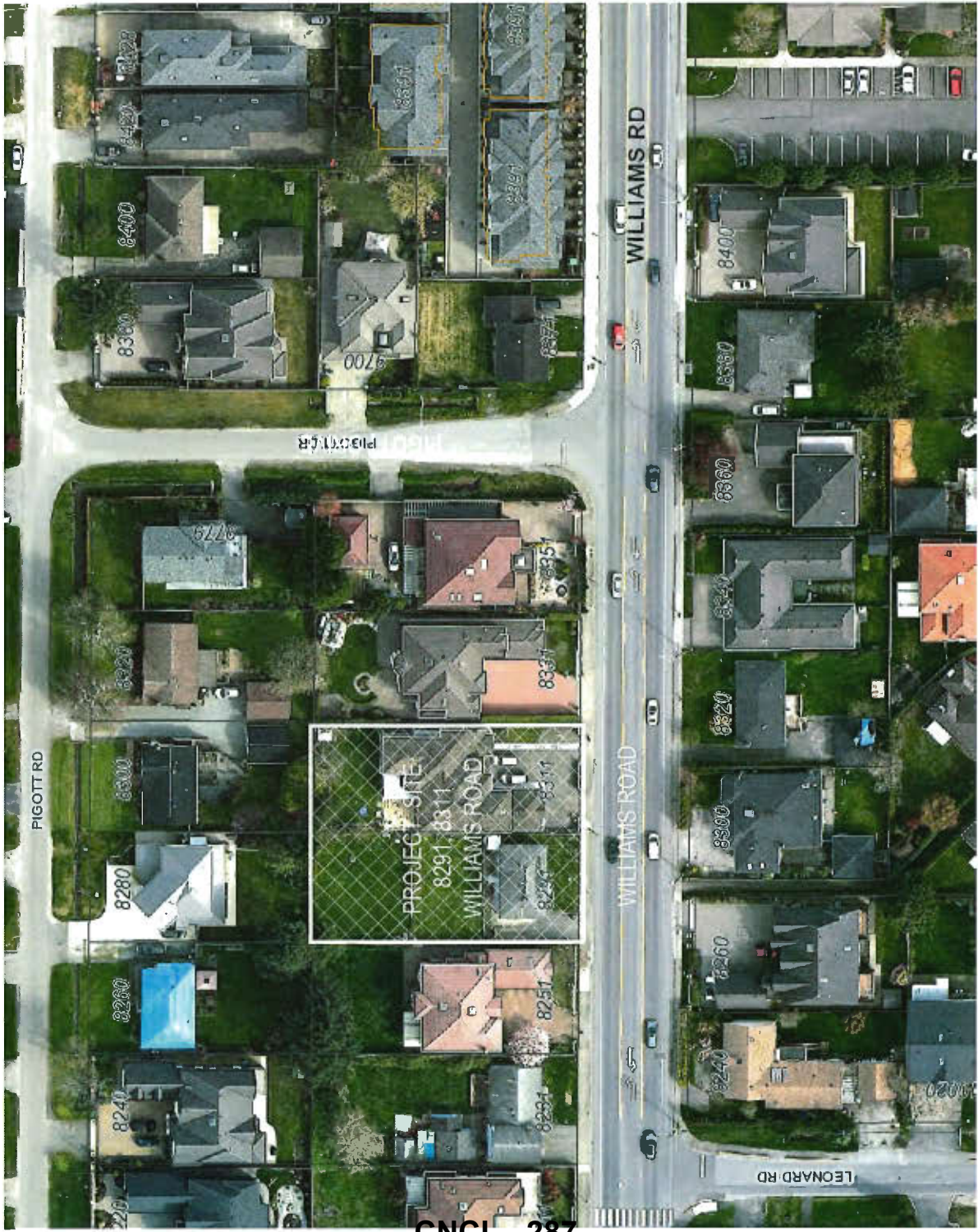
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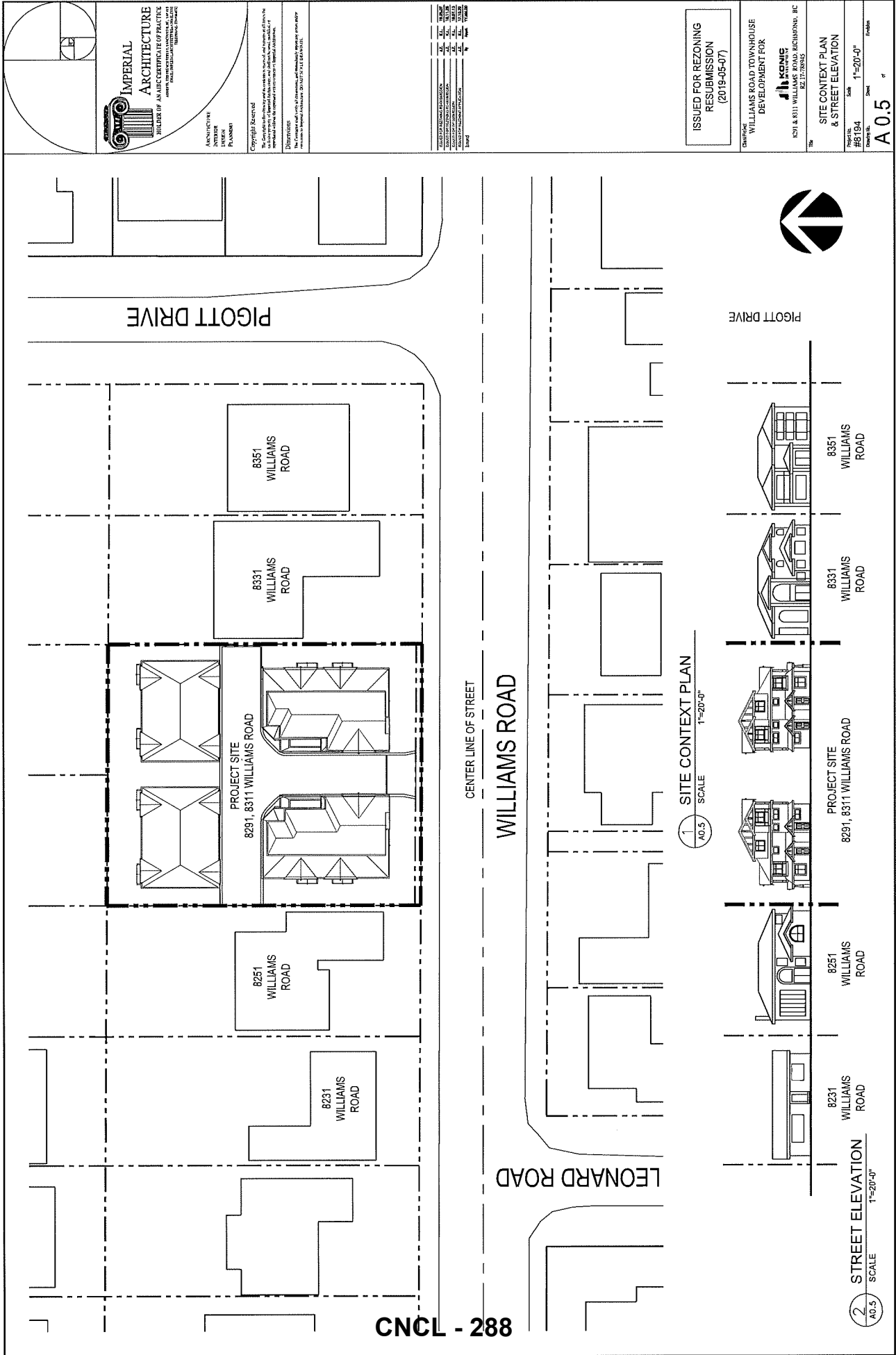
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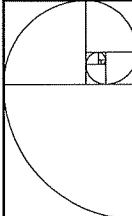
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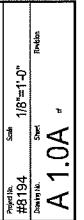
NO.	DATE	DESCRIPTION
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ISSUED FOR REZONING  
RESUBMISSION  
(2019-05-07)

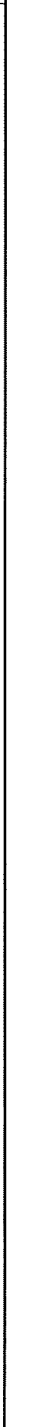
Client: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR  
JH KOWAL  
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC  
R2 17-28805

Project Title: SITE CONTEXT PLAN & STREET ELEVATION  
Sheet: 1 of 1  
Scale: 1"=20'-0"

Drawn By: #5194  
Checked By: [blank]  
A0.5

[illegible]

Nail in aluminum  
Tag #1357  
Site Benchmark  
Elevation: 1.28m



**Table 1**

Variable	Mean	SD	Range
Age	60.7	8.9	45–79
Gender			
Male	50.0		
Female	50.0		
Marital status			
Married	50.0		
Single	50.0		
Widowed	50.0		
Divorced	50.0		
Education level			
High school or less	50.0		
Bachelor's degree	50.0		
Master's degree	50.0		
PhD	50.0		
Occupation			
Retired	50.0		
Professional	50.0		
Managerial	50.0		
Technical	50.0		
Clerical	50.0		
Unemployed	50.0		
Health status			
Excellent	50.0		
Good	50.0		
Fair	50.0		
Poor	50.0		
Depression			
No depression	50.0		
Mild depression	50.0		
Severe depression	50.0		

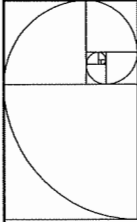
— 100 —

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REGISTERED ARCHITECTS OF THE STATE OF CALIFORNIA  
10000 WILLOW ROAD, SUITE 100  
DUBLIN, CALIFORNIA 94568  
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DESCRIPTION: This drawing shows the proposed development of the site. It is not to be used for any other purpose without the prior written permission of Imperial Architecture.

NO.	DATE	BY	CHKD.	APP'D.
1	05/07/2019	JL	JL	JL
2	05/07/2019	JL	JL	JL
3	05/07/2019	JL	JL	JL
4	05/07/2019	JL	JL	JL
5	05/07/2019	JL	JL	JL
6	05/07/2019	JL	JL	JL
7	05/07/2019	JL	JL	JL
8	05/07/2019	JL	JL	JL
9	05/07/2019	JL	JL	JL
10	05/07/2019	JL	JL	JL

ISSUED FOR REZONING  
RESUBMISSION  
(2019-05-07)

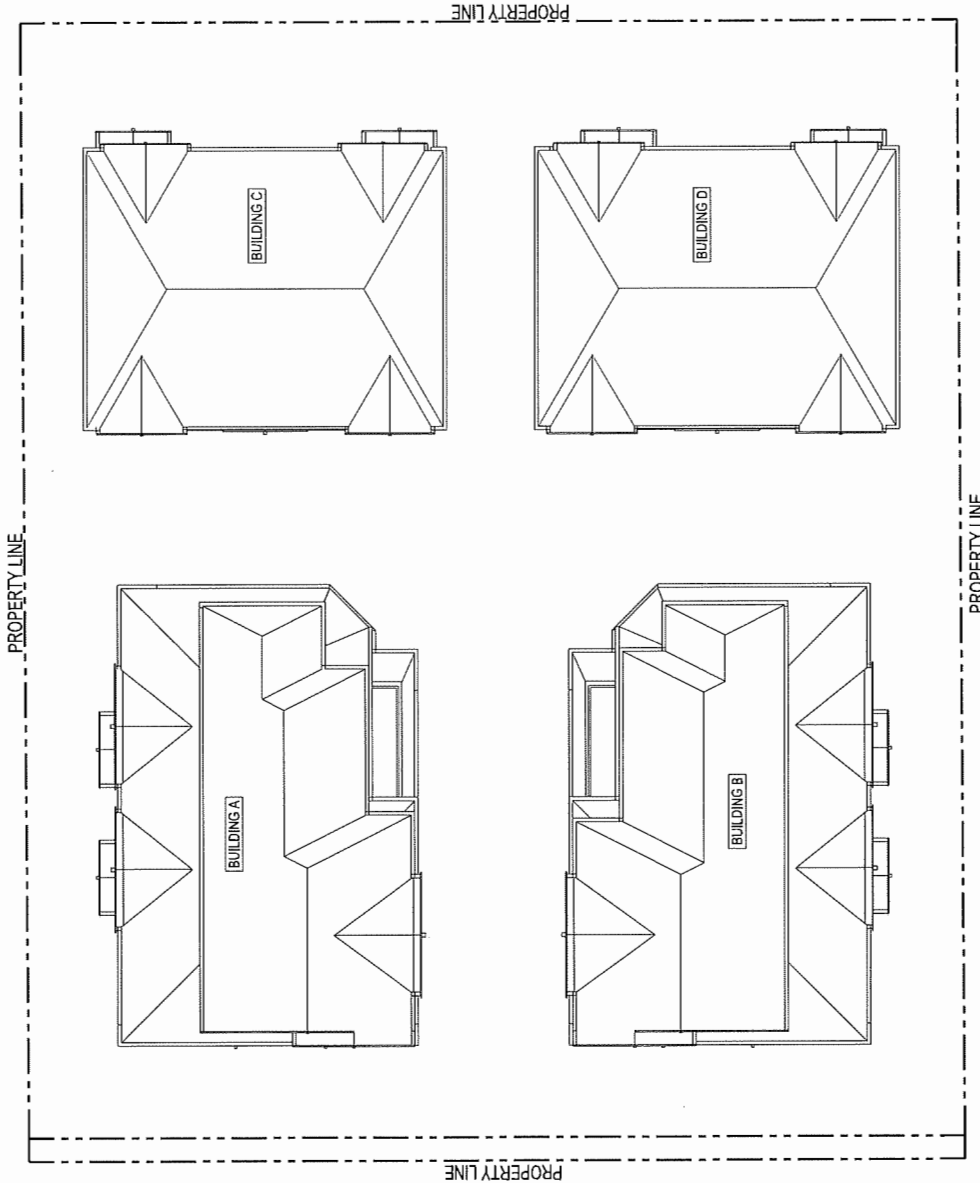
CLIENT: WILLIAMS ROAD TOWNHOUSE  
DEVELOPMENT FOR

J. H. KOWIS  
10000 WILLOW ROAD, SUITE 100  
DUBLIN, CALIFORNIA 94568  
TEL: 925.835.1100

PROJECT: BUILDING A/B/C/D  
ROOF PLANS

Scale: 1/8"=1'-0"  
Drawing No. #6154  
Sheet 1 of 1

A2.3



1 ROOF PLAN  
A2.3 SCALE 1/8"=1'-0"

Case	Age	Sex	Duration of symptoms	Location of symptoms	Associated symptoms	Response to treatment	Outcome
1	12	F	10 years	Right arm	Weakness, numbness	Improvement	Good
2	15	M	5 years	Left leg	Weakness, numbness	No improvement	Poor
3	18	F	3 years	Right leg	Weakness, numbness	Improvement	Good
4	20	M	2 years	Left arm	Weakness, numbness	No improvement	Poor
5	22	F	1 year	Right arm	Weakness, numbness	Improvement	Good
6	25	M	6 months	Left leg	Weakness, numbness	No improvement	Poor
7	28	F	4 months	Right leg	Weakness, numbness	Improvement	Good
8	30	M	3 months	Left arm	Weakness, numbness	No improvement	Poor
9	32	F	2 months	Right arm	Weakness, numbness	Improvement	Good
10	35	M	1 month	Left leg	Weakness, numbness	No improvement	Poor

ISSUED FOR REZONING  
RESUBMISSION  
(2019-06-13)

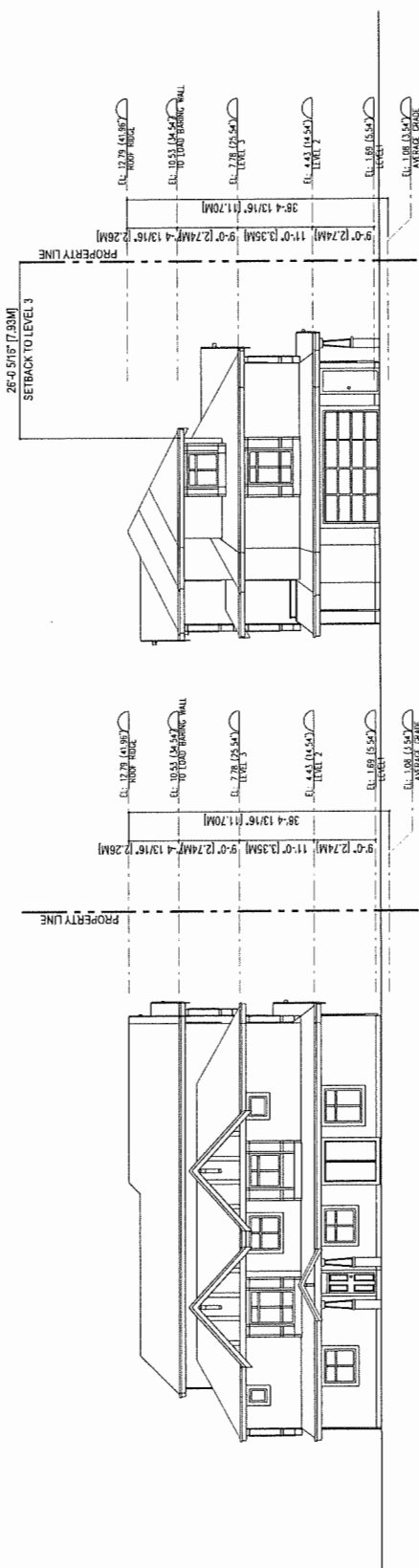
**Client Project**  
**WILLIAMS ROAD TOWNHOUSE**  
**DEVELOPMENT FOR**

**KONIC**  
development  
8291 & 4311 WILLIAMS ROAD, RICHMOND, BC

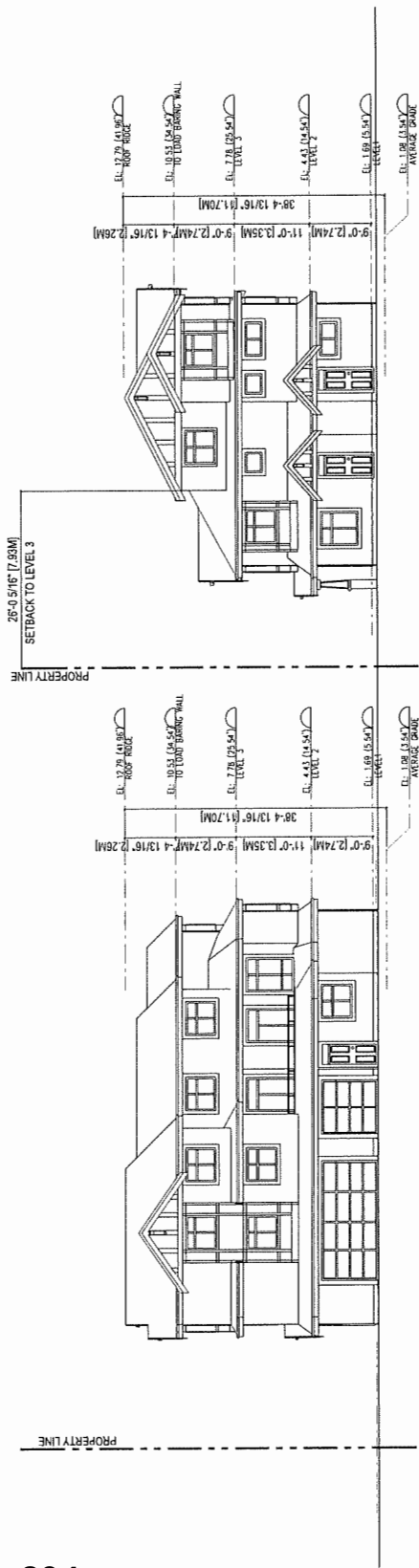
544 BUILDING A  
ELEVATIONS

Project No.	Score
#8194	1/8"=1'-0"

# A 3.1



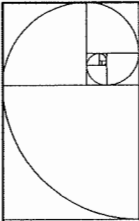
1 BUILDING A WEST ELEVATION  
A3.1 SCALE 1/8"=1'-0"



3 BUILDING A EAST ELEVATION  
A3.1 SCALE 1/8"=1'-0"

2 BUILDING A NORTH ELEVATION  
A3.1 SCALE 1/8"=1'-0"

4 BUILDING A SOUTH ELEVATION  
A3.1 SCALE 1/8"=1'-0"



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DATE	2019-06-13
BY	IMPERIAL ARCHITECTURE
FOR	WILLIAMS ROAD TOWNHOUSE DEVELOPMENT
PROJECT	WILLIAMS ROAD TOWNHOUSE DEVELOPMENT
LOCATION	WILLIAMS ROAD, DENVER, CO
OWNER	WILLIAMS ROAD TOWNHOUSE DEVELOPMENT
ARCHITECT	IMPERIAL ARCHITECTURE
PLANNING	IMPERIAL ARCHITECTURE
DATE	2019-06-13

ISSUED FOR REZONING  
RESUBMISSION  
(2019-06-13)

WILLIAMS ROAD TOWNHOUSE  
DEVELOPMENT FOR

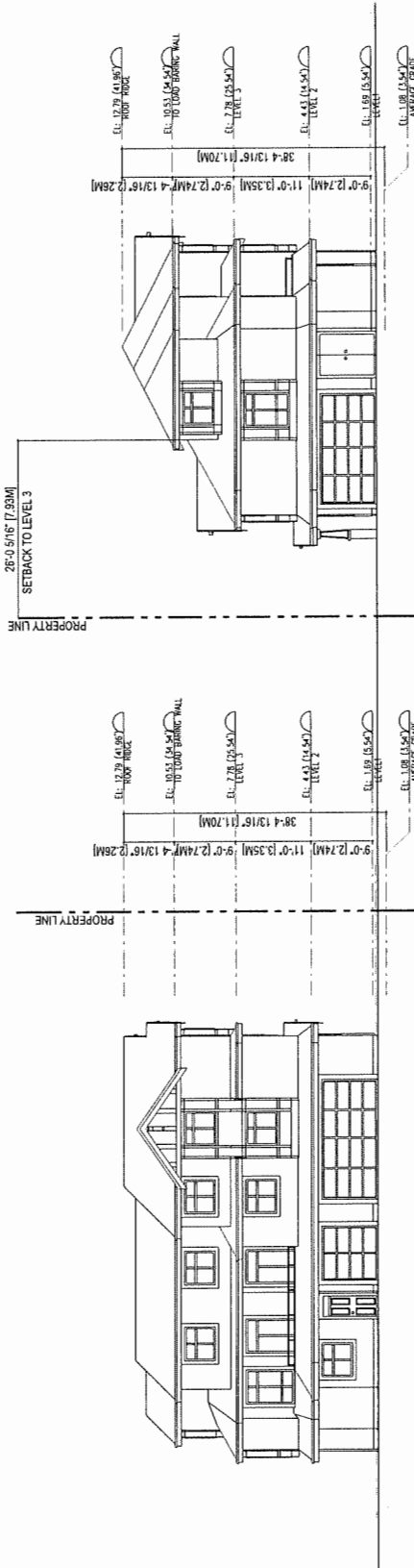
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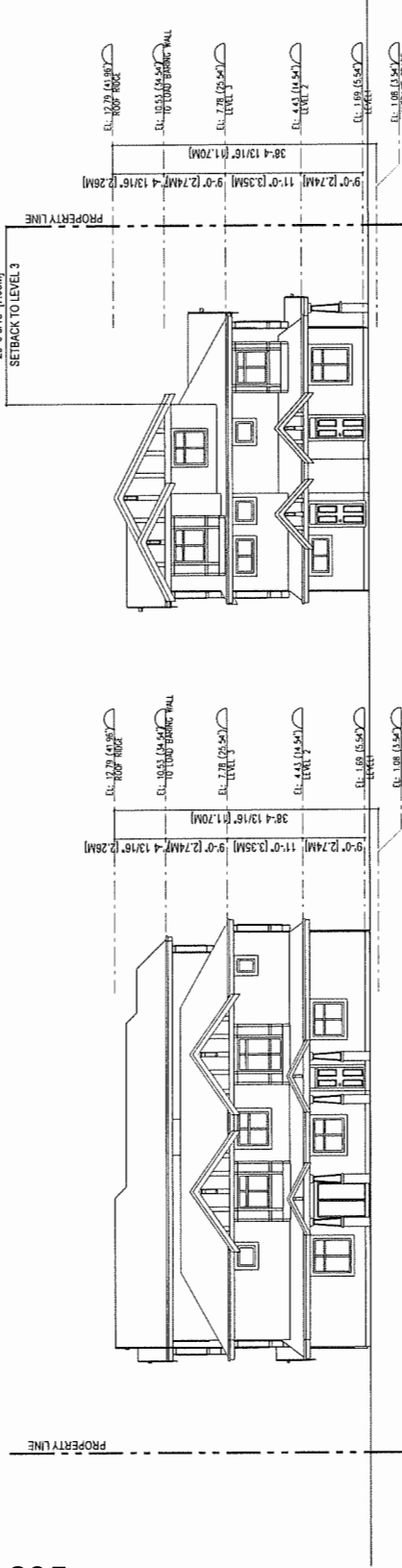
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1 BUILDING B WEST ELEVATION  
SCALE 1/8"=1'-0"  
A3.2

2 BUILDING B NORTH ELEVATION  
SCALE 1/8"=1'-0"  
A3.2

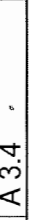


3 BUILDING B EAST ELEVATION  
SCALE 1/8"=1'-0"  
A3.2

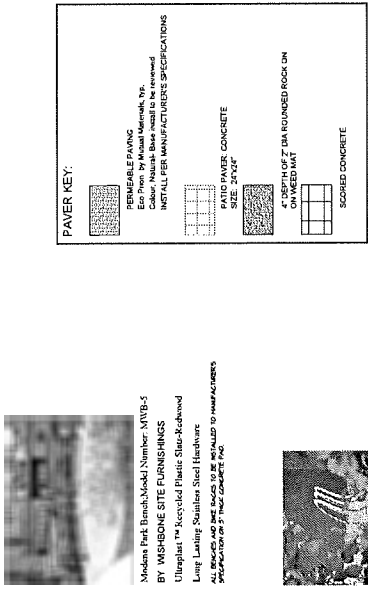
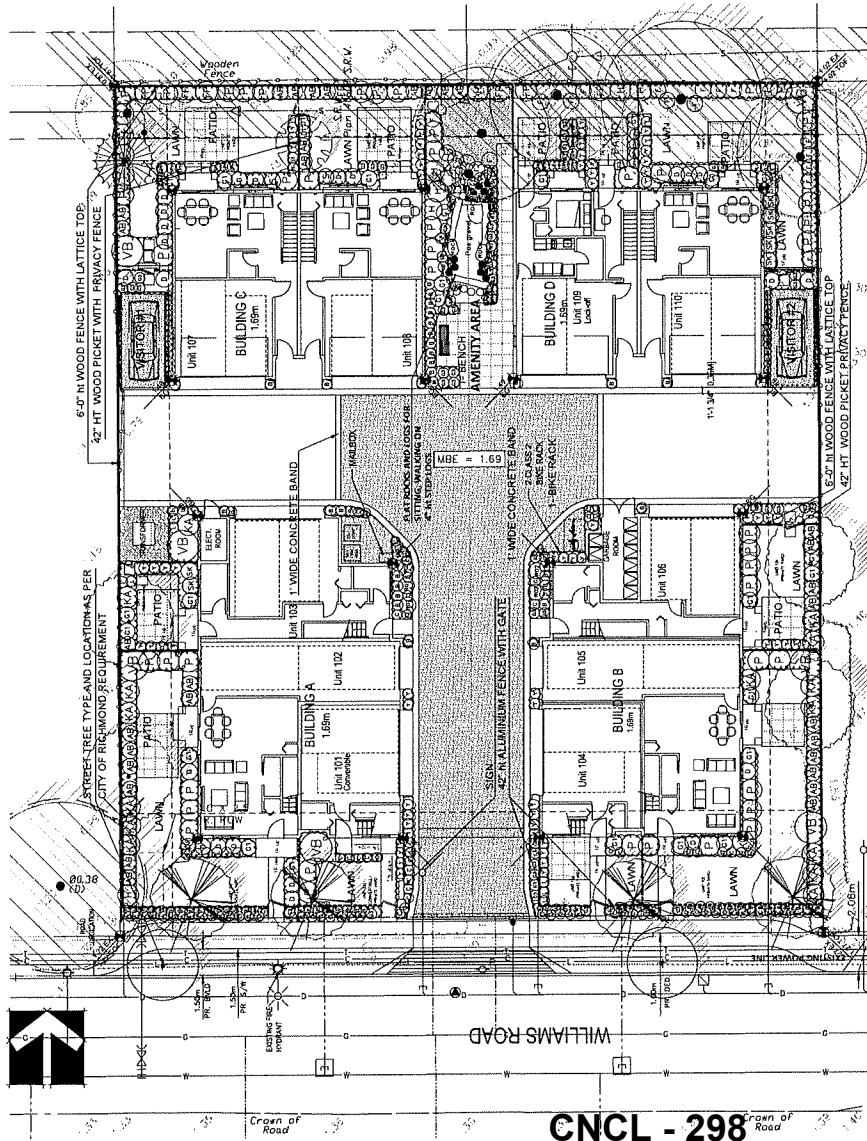
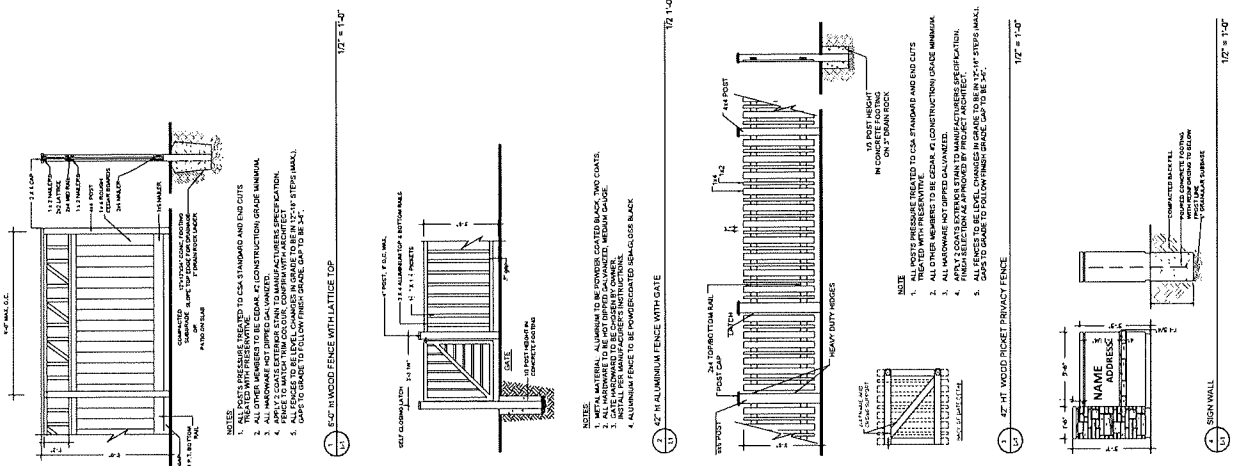
4 BUILDING B SOUTH ELEVATION  
SCALE 1/8"=1'-0"  
A3.2

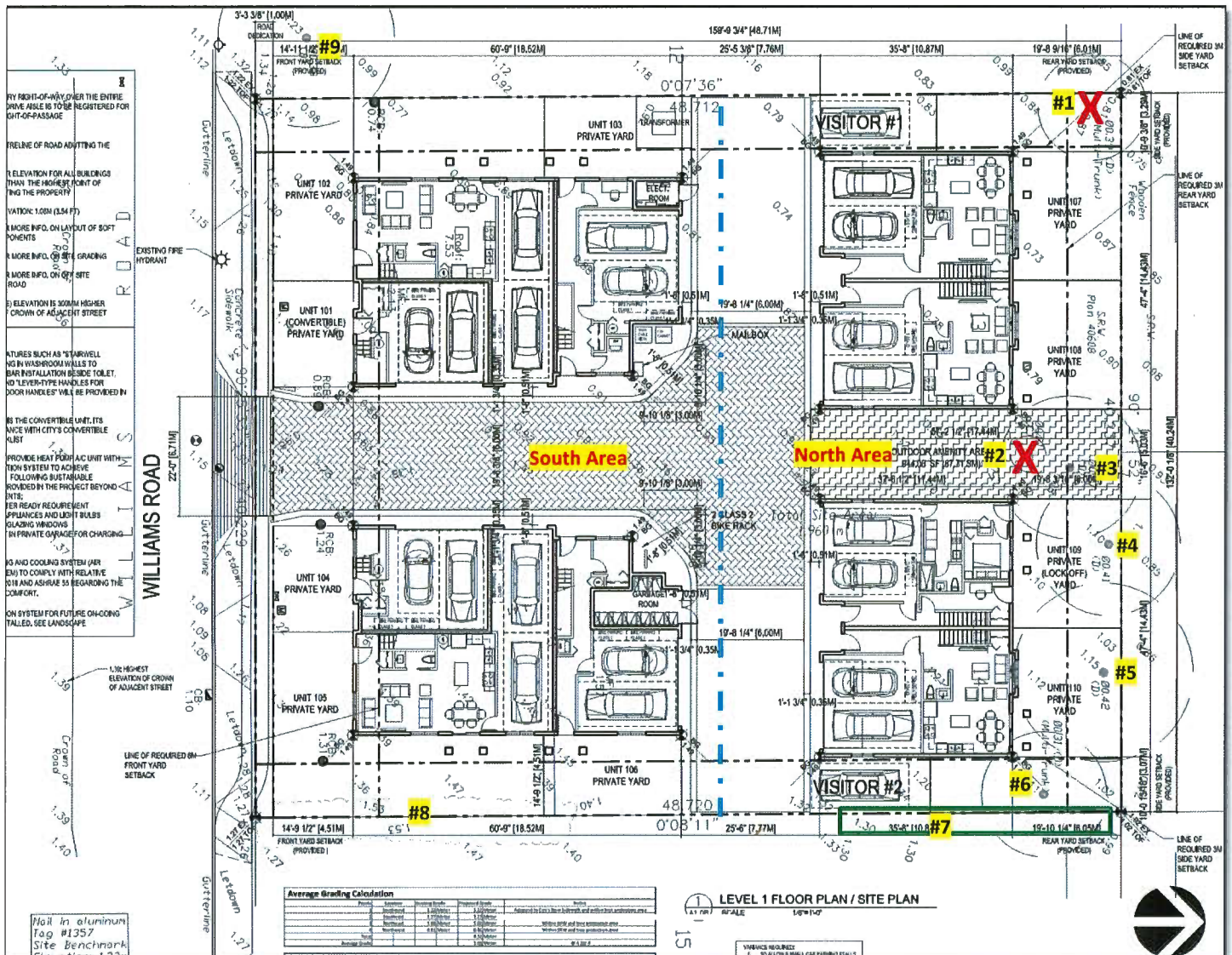






3 BUILDING D EAST ELEVATION  
A3.4 SCALE 1/8"=1'-0"

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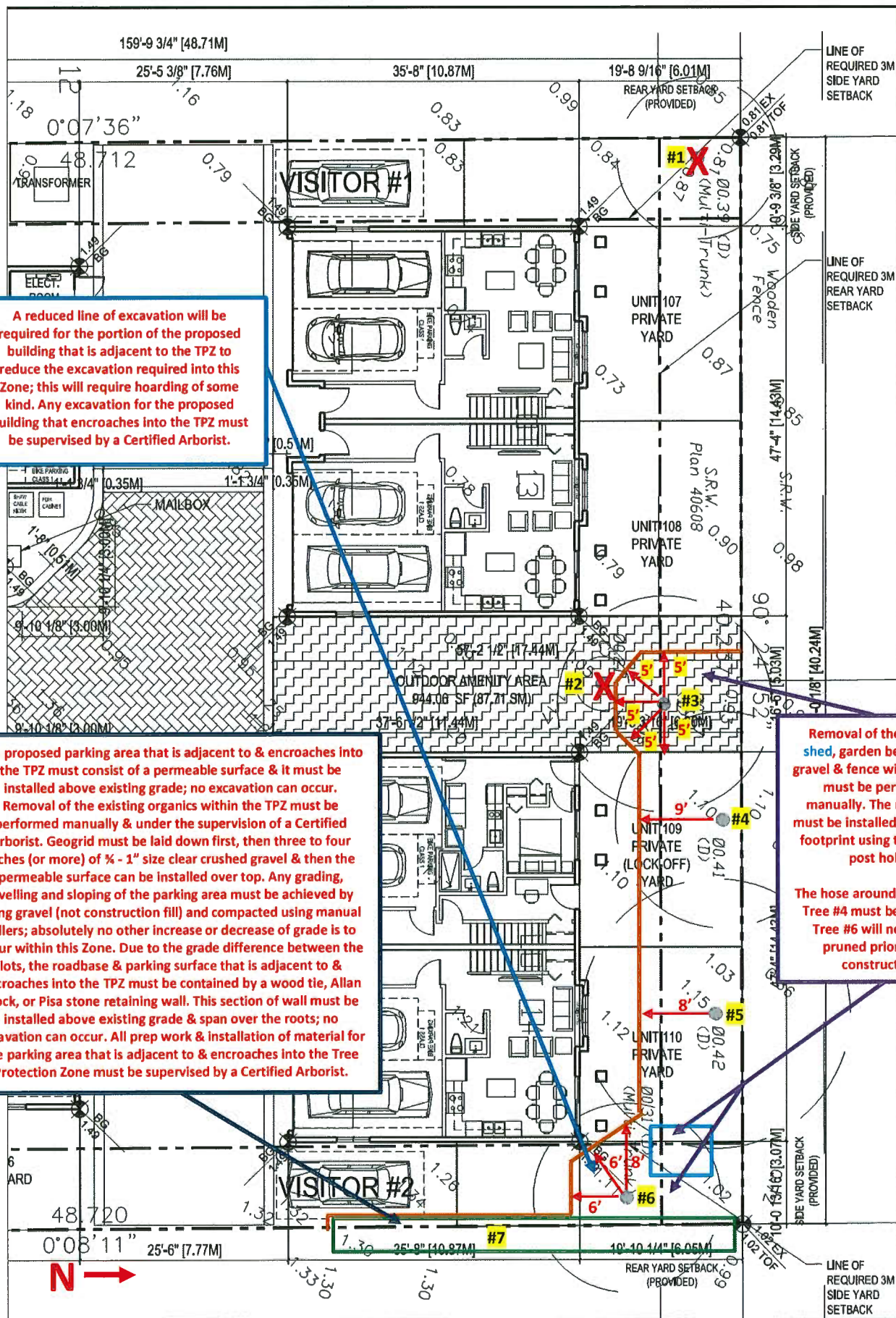
### Site Plan – Not to Scale



<u>TREE #</u>	<u>SPECIES</u>	<u>DBH (cm)</u>	<u>SPREAD (m est.)</u>
1	Holly ( <i>Ilex sp.</i> )	39 per survey	5.5m
2	Dwarf Alberta Spruce ( <i>Picea sp.</i> )	40	2.1m
3	Cherry ( <i>Prunus sp.</i> )	24	7.6m
4	Holly ( <i>Ilex sp.</i> )	41 per survey	7.9m
5	Cherry ( <i>Prunus sp.</i> )	35	10m
6	Cherry ( <i>Prunus sp.</i> )	40 combined (15+12+8+5)	7m
7	Cedar ( <i>Thuja occidentalis</i> )	-	1.5m
8	Laurel ( <i>Laurocerasus sp.</i> )	-	2m
9	Cherry ( <i>Prunus sp.</i> )	38 per survey	9.4m

#### Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



A reduced line of excavation will be required for the portion of the proposed building that is adjacent to the TPZ to reduce the excavation required into this Zone; this will require hoarding of some kind. Any excavation for the proposed building that encroaches into the TPZ must be supervised by a Certified Arborist.

The proposed parking area that is adjacent to & encroaches into the TPZ must consist of a permeable surface & it must be installed above existing grade; no excavation can occur. Removal of the existing organics within the TPZ must be performed manually & under the supervision of a Certified Arborist. Geogrid must be laid down first, then three to four inches (or more) of 1/4 - 1" size clear crushed gravel & then the permeable surface can be installed over top. Any grading, levelling and sloping of the parking area must be achieved by using gravel (not construction fill) and compacted using manual rollers; absolutely no other increase or decrease of grade is to occur within this Zone. Due to the grade difference between the lots, the roadbase & parking surface that is adjacent to & encroaches into the TPZ must be contained by a wood tie, Allan block, or Pisa stone retaining wall. This section of wall must be installed above existing grade & span over the roots; no excavation can occur. All prep work & installation of material for the parking area that is adjacent to & encroaches into the Tree Protection Zone must be supervised by a Certified Arborist.

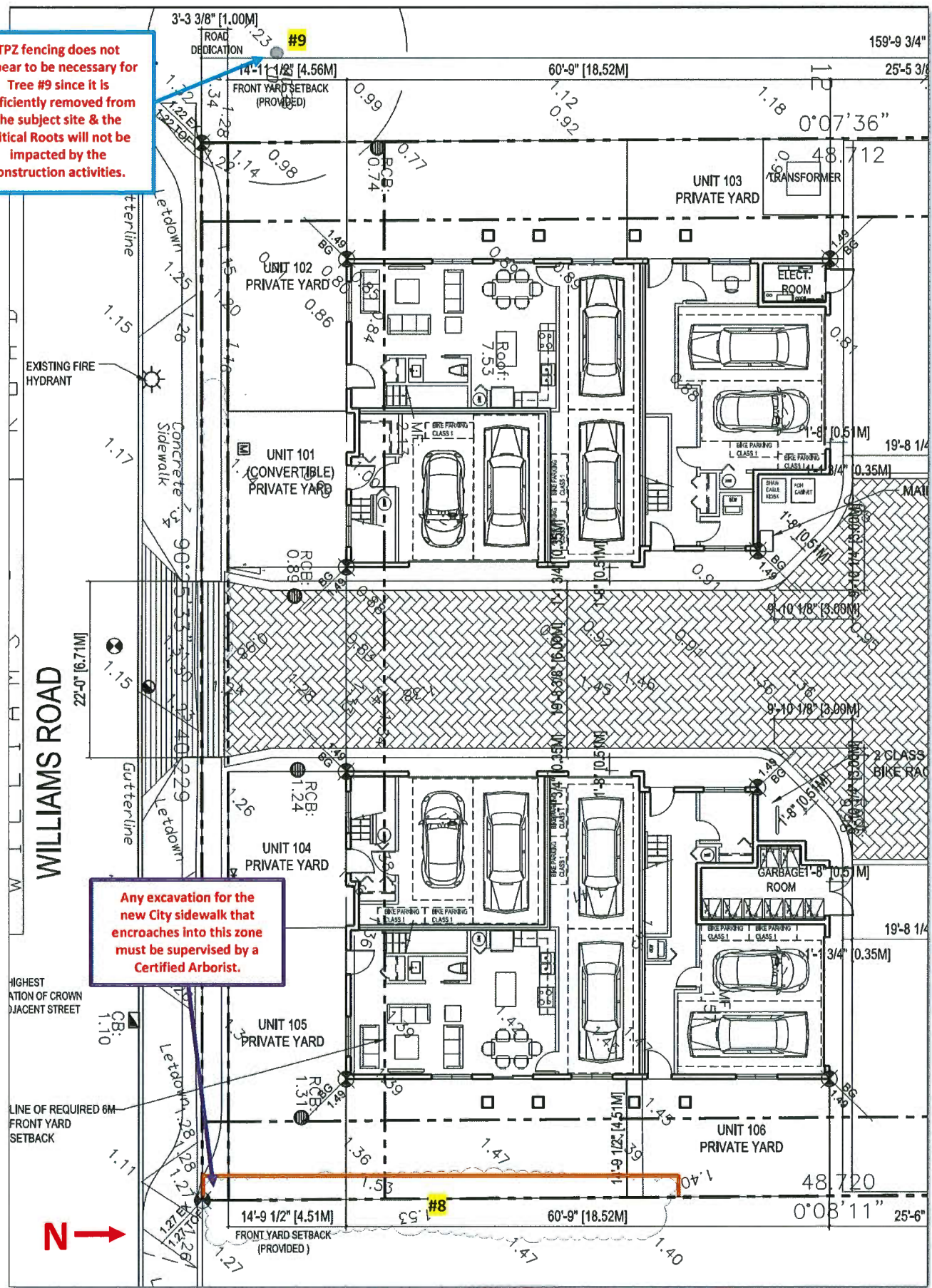
Removal of the existing, shed, garden bed, border, gravel & fence within the TPZ must be performed manually. The new fence must be installed in the same footprint using the existing post holes.

The hose around the stem of Tree #4 must be removed. Tree #6 will need to be pruned prior to any construction.

North Area Tree Retention & Removal Plan, Scale 1/16" = 1'



TPZ fencing does not appear to be necessary for Tree #9 since it is sufficiently removed from the subject site & the Critical Roots will not be impacted by the construction activities.



Any excavation for the new City sidewalk that encroaches into this zone must be supervised by a Certified Arborist.

South Area Tree Retention & Removal Plan, Scale 1/16" = 1'



**Address:** 8291 and 8311 Williams Road

**File No.:** RZ 17-788945

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 1 m road dedication along the entire Williams Road frontage.
3. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
4. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the east and west.
5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the four trees to be retained.
7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (i.e. \$10,538.83) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$105,388.27) to the City's affordable housing fund.
10. Discharge of the restrictive covenant (Registration Number: 167729C), which restricts the use of the property to one detached dwelling only registered on the title of 8311 Williams Road.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.
13. Contribution of \$16,000 (\$1,600 per unit) in lieu of providing on-site indoor amenity space.
14. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
  - a) No final Building Permit inspection granting occupancy will be completed until one one-bedroom secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) The secondary suite cannot be stratified or otherwise held under separate title.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or higher), in compliance with the City's Official Community Plan.



**Prior to Development Permit\* Issuance, the developer must complete the following requirements:**

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

**Prior to Demolition Permit\* Issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 672 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
  - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
  - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
  - Install a new water meter complete with chamber inside the development site.
  - Remove existing water service connections to 8291 and 8311 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
  - Upgrade approximately 114 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to existing manhole STMH 117302 that is located at the east side of Piggott Drive. Existing manholes STMH 2925 and 2926 shall be replaced with 1200mm diameter manholes as per the City's Engineering standards.
  - Remove the existing storm service connection leads at Williams Road frontage.
- At Developer's cost, the City is to:
  - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
- Latecomer eligible works:
  - The developer may apply for a Latecomer agreement for storm sewer works that are beyond the proposed development frontage.

Sanitary Sewer Works:

- The Developer is required to:
  - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
  - Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
  - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber. Tie-in shall be to existing manhole SMH1868 that is located at the northeast corner of 8291 Williams Road.
  - Remove the existing sanitary service connection leads.

#### Frontage Improvements:

- The Developer is required to:
  - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    1. BC Hydro PMT – 4mW X 5m (deep)
    2. BC Hydro LPT – 3.5mW X 3.5m (deep)
    3. Street light kiosk – 1.5mW X 1.5m (deep)
    4. Traffic signal kiosk – 1mW X 1m (deep)
    5. Traffic signal UPS – 2mW X 1.5m (deep)
    6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
    7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
  - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
  - Provide street lighting along Williams Road frontage.

#### General Items:

- The Developer is required to:
  - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8331 and 8251 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
  - Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10053 (RZ17-788945)  
8291 and 8311 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 **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 009-913-301

Lot 13 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-427-188

Lot 14 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10053”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 14, 2019  
**File:** ZT 19-861140

**Re:** Application by Fairchild Developments Ltd. for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU9) - Aberdeen Village (City Centre)" Zone to Allow "Retail, Second Hand" as a Permitted Use at 4151 Hazelbridge Way

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)" zone to allow "Retail, Second Hand" as a permitted use at 4151 Hazelbridge Way, be introduced and given First Reading.

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

WC:jr  
Att. 3

**REPORT CONCURRENCE**

CONCURRENCE OF GENERAL MANAGER

## **Staff Report**

### **Origin**

Fairchild Developments Ltd. has applied to the City of Richmond for the permission to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way. A location map and aerial photo is provided in Attachment 1.

### **Findings of Fact**

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

### **Subject Site**

The subject site is occupied by Aberdeen Centre, which contains a large mall, 119 residential units, and the parkade for both Aberdeen Centre and Aberdeen Square. The mall includes a variety of retail, restaurant, and service uses. The applicant wishes to diversify the tenant mix to include businesses dealing in the resale of consignment and second hand goods.

No changes to the exterior of the building are proposed through this application.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: A vacant property zoned “Auto-Oriented Commercial (CA)”, a commercial building on a property split zoned “Auto-Oriented Commercial (CA)” and “Industrial Retail (IR1)”, and a mixed-use commercial and hotel building on a property zoned “Hotel Commercial (ZC1) – Aberdeen Village (City Centre)”.
- To the South: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)” and “Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)”, and single-family dwellings on properties zoned “Single Detached (RS1/E)”.
- To the East: Single-family dwellings on properties zoned “Single Detached (RS1/E)”. There is a surface parking lot in operation on two of the properties through a Temporary Commercial Use Permit, which was issued by Council on May 15, 2017 (TU 17-763604).
- To the West: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, a commercial and office building on a property zoned “High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)”, and the Aberdeen Canada Line Station.

## **Related Policies & Studies**

### Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) includes two land use designations for the subject site. The portion of the site occupied by Aberdeen Centre, where the Zoning Text Amendment is proposed, is designated “Commercial.” This designation provides for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. The proposal to add “Retail, Second Hand” as a permitted use is consistent with this land use designation.

The City Centre Area Plan land use designation for the subject site is “Urban Centre T5”, which provides for office, hotel, retail, restaurant, entertainment, commercial education, neighbourhood pub, institutional, recreation, studio, and community uses. The proposal is consistent with this land use designation.

## **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### Proposed Zoning Text Amendment

The applicant proposes to add “Retail, Second Hand” as a permitted use in the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)”, which is a site specific zone arising from the redevelopment of Aberdeen Centre (RZ 96-017656). This zone has been applied to only two properties in the city: 4151 Hazelbridge Way, which contains Aberdeen Centre; and 4000 No. 3 Road, which contains Aberdeen Square. The proposal to add “Retail, Second Hand” as a permitted use would apply to 4151 Hazelbridge Way only.

The “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone was created upon the adoption of Richmond Zoning Bylaw 8500, and was previously referenced as the “Comprehensive Development District (CD/86)” zone in Richmond Zoning Bylaw 5300. At the time the CD/86 zone was adopted, “Retail, Second Hand” was not a defined land use in the zoning bylaw. “Second Hand Retail” was therefore captured under the wider definition of “Retail Trade & Services” and would have been permitted outright.

Under Richmond Zoning Bylaw 8500, “Retail, Second Hand” is a permitted use in the “Auto-Oriented Commercial (CA)” zone, which is one of the standard commercial zones found

throughout the city. “Retail, Second Hand” is also permitted in many site specific zones. A summary of all site specific commercial and mixed-use zones is provided in Attachment 3.

The proposal to add “Retail, Second Hand” as a permitted use in the site specific zone would be generally consistent with other commercial and mixed-use zones in the City Centre.

### Business Licensing

The retail sale of second hand goods is subject to the regulations contained in Richmond Business Regulation Bylaw No. 7538, unless the business deals in the retail or wholesaling of used property limited to antiques, books, papers, magazines, vinyl records, long-playing records, clothing, footwear, costume jewellery, knickknacks, furniture, and/or housewares such as dishes, pots, pans, utensils, and cutlery.

Business licensing staff have reviewed the application and have no issue with the proposal to add “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

### Transportation and Site Access

The parking requirements identified in Richmond Zoning Bylaw 8500 are the same for “Retail, General”, “Retail, Convenience”, and “Retail, Second Hand.” As such there should be no impact to the required parking on site as a result of adding “Retail, Second Hand” as a permitted use in the zone.

### **Financial Impact**

None.

### **Conclusion**

The purpose of this application is to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

The proposed Zoning Text Amendment is consistent with the land use designation and applicable policies contained within the Official Community Plan (OCP) for the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10055 be introduced and given First Reading.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg



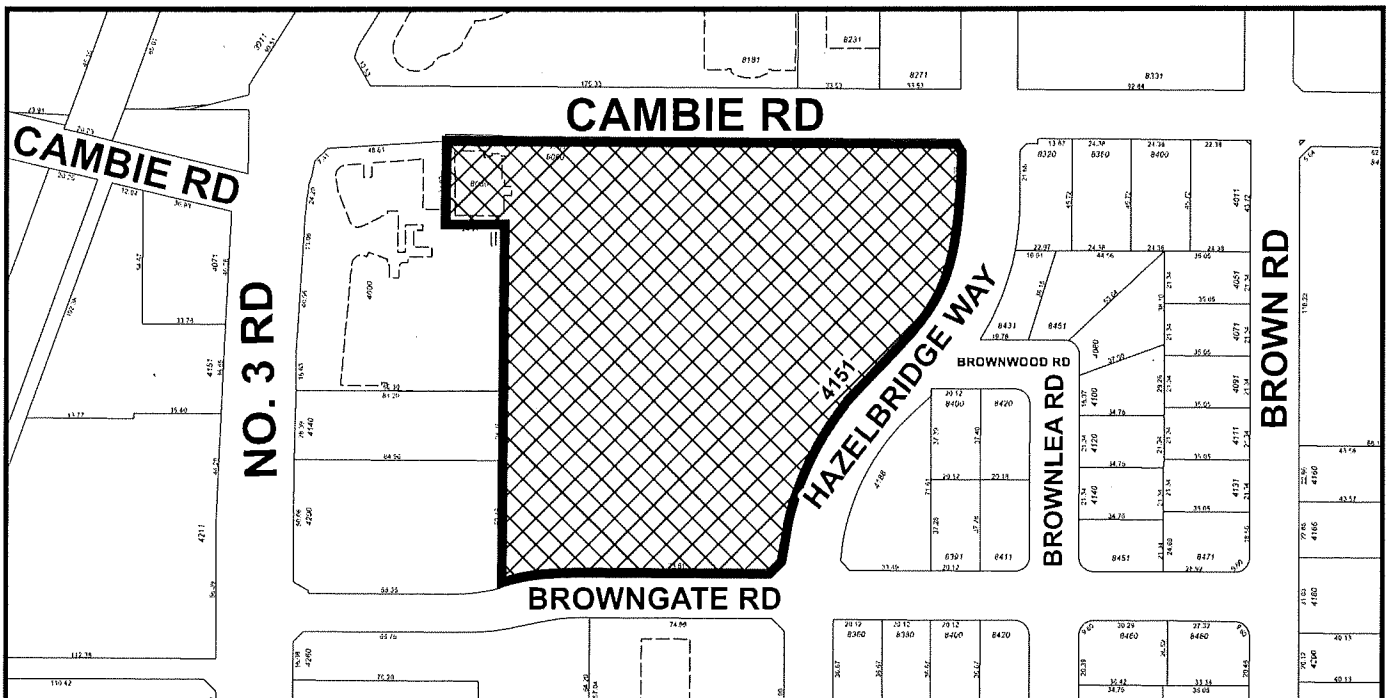
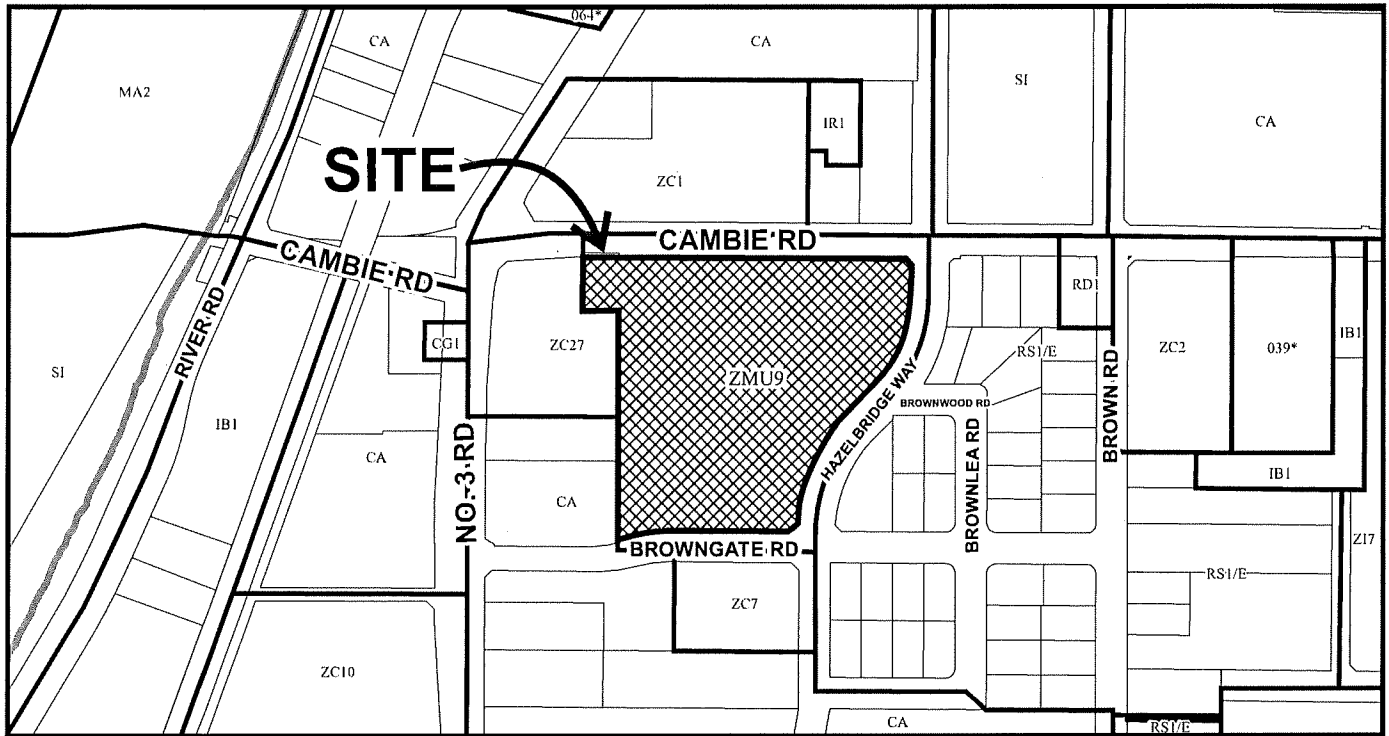
Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Summary of Site Specific Commercial and Mixed-Use Zones



City of  
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES

CNCL - 314



**ZT 19-861140**

**Attachment 2**

Address: 4151 Hazelbridge Way

Applicant: Fairchild Developments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
<b>Owner:</b>	Fairchild Development Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	27,854 m <sup>2</sup>	No change
<b>Permitted Land Uses:</b>	Amusement centre Animal grooming Child care Education, commercial Entertainment, spectator Government service Health service, minor Hotel Housing, apartment Liquor primary establishment Manufacturing, custom indoor Neighbourhood public house Office Parking, non-accessory Private club Recreation, indoor Religious assembly Restaurant Retail, convenience Retail, general Service, business support Service, financial Service, household repair Service, Personal & Confidential Studio Transportation depot Vehicle sale/rental Veterinary service	Addition of "Retail, second hand" as a permitted additional use at 4151 Hazelbridge Way, only
<b>Secondary Land Uses:</b>	Boarding and lodging Community care facility, minor Home business Residential security/operator unit	No change
<b>OCP Designation:</b>	Commercial, Mixed-Use	No change
<b>Area Plan Designation:</b>	Urban Centre T5	No change
<b>Zoning:</b>	Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	No change



## Site Specific Commercial and Mixed-Use Zones

Zone	Permitted Uses	
	Retail, General	Retail, Second Hand
Hotel Commercial (ZC1) – Aberdeen Village (City Centre)	Yes	No
Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC3) – Broadmoor	Yes	No
Retail Commercial (ZC4) – Brighthouse Village (City Centre)	Yes	No
Personal Services Commercial (ZC5) – Brighthouse Village (City Centre)	No	No
Industrial Community Commercial (ZC6) – Ironwood Area	Yes	No
Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)	Yes	No
Office Commercial (ZC8) – Lansdowne Village (City Centre)	Yes	No
Office Commercial (ZC9) – Lansdowne Village (City Centre)	Yes	No
Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village	Yes	No
Office Commercial (ZC11) – Brighthouse Village (City Centre)	No	No
Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area	No	No
Community Commercial (ZC13) – Terra Nova	Yes	No
Community Commercial (ZC14) – Blundell Road	Yes	No
Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area	No	No
Hotel Commercial (ZC16) – Capstan Village (City Centre)	Yes	No
Casino Hotel Commercial (ZC17) – Bridgeport Village (City Centre)	Yes	No
Gas and Service Station Commercial (ZC18) – Brighthouse Village (City Centre)	No	No
Neighbourhood Commercial (ZC19) – Shellmont Area	Yes	No
Gas Station Commercial (ZC20) – McLennan Area (East Richmond)	No	No
Steveston Maritime (ZC21)	No	No
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC23) – East Cambie Area	Yes	No
Gas Station Commercial (ZC24) – Bridgeport Village (City Centre)	No	No
Gas Station Commercial (ZC25) – Bridgeport Area	No	No
Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area	Yes	Yes
High Rise Office Commercial (ZC27) – Aberdeen Village (City	Yes	No

Centre)		
Vehicle Sales Commercial (ZC28) – Ironwood Area	No	No
Neighbourhood Commercial (ZC32) – West Cambie Area	Yes	Yes
High Rise Office Commercial (ZC33) – City Centre	Yes	Yes
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Car Wash & Service Station (ZC35) – Bridgeport	No	No
Neighbourhood Commercial (ZC36) – Steveston	Yes	No
Office Commercial (ZC37) – Blundell **LUC**	No	No
Office Commercial (ZC38) – Broadmoor **LUC**	No	No
Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre) **LUC**	Yes	No
Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre) **LUC**	No	No
Restaurant Commercial (ZC42) – Alderbridge Way (City Centre) **LUC**	No	No
Commercial (ZC43) – Bridgeport Road (City Centre) **LUC**	Yes	No
Office Commercial (ZC46) – Lansdowne Village (City Centre) **LUC**	Yes	No
Office (ZC47) – Brighthouse Village (City Centre) **LUC**	No	No
Downtown Commercial (ZMU1) – Brighthouse Village (City Centre)	Yes	No
Residential/ Limited Commercial (ZMU2) – St. Albans Sub-Area (City Centre)	Yes	No
High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	Yes	Yes
Residential/Hotel (ZMU5) – Capstan Village (City Centre) Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)	Yes	No
Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)	Yes	No
Downtown Commercial (ZMU7) – Brighthouse Village (City Centre)	Yes	No
Commercial Mixed Use (ZMU8) London Landing (Steveston)	Yes	No
Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	Yes	No
Steveston Commercial and Pub (ZMU10)	Yes	Yes
Steveston Commercial (ZMU11)	Yes	Yes
Steveston Maritime Mixed Use (ZMU12)	No	No
Commercial Mixed Use (ZMU13) – London Landing (Steveston)	Yes	No
Commercial/Mixed Use (ZMU14) – London Landing (Steveston)	Yes	No
Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)	Yes	No
Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4	Yes	No

Road (Bridgeport)		
Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	Yes	Yes
Commercial Mixed Use (ZMU19) – Broadmoor	Yes	No
Commercial Mixed Use (ZMU20) – London Landing (Steveston)	Yes	No
Commercial Mixed Use (ZMU21) – Terra Nova	Yes	No
Commercial Mixed Use (ZMU22) – Steveston Commercial	Yes	No
Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie)	Yes	No
Commercial Mixed Use (ZMU24) – London Landing (Steveston)	Yes	No
Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU26) – Steveston Village	Yes	Yes
Residential / Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)	No	No
Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)	Yes	No
Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU32) – Steveston Village	Yes	Yes
Commercial Mixed Use (ZMU33) – Steveston Village	Yes	Yes
High Density Mixed Use (ZMU34) – Lansdowne Village (City Centre)	Yes	Yes
High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)	Yes	Yes
High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)	Yes	Yes

Summary		
Zones permitting:	Number	Percentage
“Retail, general” but not “Retail, second hand”	40	55%
“Retail, general” and “Retail, second hand”	15	21%
Neither “Retail, general” nor “Retail, second hand”	18	25%
Total:	73	100%



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10055 (ZT 19-861140)  
4151 Hazelbridge Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.9 [Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)] by:

- a) Adding Additional Uses (Section 20.9.2.B) and renumbering previous section accordingly and inserting the following text into the Additional Uses (Section 20.9.2.B):

**“Retail, second hand”**

- b) Inserting the following as new Section 20.9.11.4, and renumbering the remaining sections accordingly:

**“4. Retail, second hand shall only be permitted on the following listed sites:**

- a) 4151 Hazelbridge Way  
P.I.D. 025-530-372  
Lot A Section 33 Block 5 North Range 6 West New Westminster  
District Plan BCP1379 Except Air Space Plan BCP34029 and Plan  
EPP27353

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10055”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER







# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Barry Konkin  
Manager, Policy Planning  
**Date:** June 10, 2019  
**File:** RZ 19-855349  
**Re:** Application by Wei Dong Luo for Rezoning at 11951 Blundell Road from  
"Agriculture (AG1)" to a Site Specific Agriculture Zone to Permit a Larger House  
Size

### Staff Recommendation

That the application for the rezoning of 11951 Blundell Road from "Agriculture (AG1)" to a Site Specific Agricultural Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.

Barry Konkin  
Manager, Policy Planning

BK:sds  
Att. 8

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

## Staff Report

### Origin

Wei Dong Luo has applied to the City of Richmond for permission to rezone the property at 11951 Blundell Road from the “Agriculture (AG1)” zone to a Site Specific Agricultural Zone, in order to permit a single-family dwelling with a floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The maximum floor area permitted in the AG1 zone for a single-family dwelling (and all residential accessory buildings or structures) is 400 m<sup>2</sup> (4,306 ft<sup>2</sup>). The subject property is approximately 0.38 acres (0.15 hectares) in area and is located within the Agricultural Land Reserve (ALR). The subject site is currently vacant, but was previously occupied by a single-family dwelling, which was demolished in 2019. A location map and aerial photograph are provided in Attachment 1.

A Building Permit (B7 18-843119) application was submitted on December 13, 2018 for a new single-family dwelling with a total floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The Building Permit was submitted during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council, which included reducing the maximum floor area permitted in the AG1 zone to 400 m<sup>2</sup> (4,306 ft<sup>2</sup>). The amendments to the AG1 zone were adopted by Council on December 17, 2018, and the Building Permit was subsequently cancelled as it did not comply with the new regulations for maximum floor area. The applicant subsequently submitted the subject rezoning application in order to permit a single-family dwelling with a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>), as per the original submitted Building Permit application. The proposed site plan and elevations for the house are provided 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: Single-family dwelling on a 0.4 acre (0.16 hectare) lot zoned “Agriculture (AG1)” fronting No. 5 Road, located in the Agricultural Land Reserve (ALR).

To the South: Across Blundell Road, a small commercial building with retail space on the ground floor and a residential operator unit on the upper floor, on a lot zoned “Local Commercial (CL)”.

To the East: Across No. 5 Road, a religious assembly building on a lot zoned “Assembly (ASY)”.

To the West: Single-family dwellings on approximately 0.5 acre (0.2 hectare) lots zoned “Agriculture (AG1)” fronting Blundell Road, located in the ALR.

**Related Policies & Studies**Official Community Plan/East Richmond Area McLennan Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture”. The East Richmond Area McLennan Sub-Area Plan land use designation for the subject site is “Agriculture” (Attachment 4). The “Agriculture” designation comprises of those areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the Agricultural Land Commission Act (ALCA).

The OCP includes policies on residential development in the Agricultural Land Reserve (ALR), including limiting the area used for residential development on properties in the ALR. As per Section 7.0 of the OCP (p. 7-4) (Attachment 5), the following policies are provided as guidelines which may be applied by Council, in a flexible manner, individual or together, to increase house size in the City’s agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
- verification that the site has been or can be used for agricultural production;
- verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
- demonstration that there is a need for a larger farm house, to accommodate existing and/or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
- submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented.

The applicant has advised staff that they do not intend to actively farm the subject property and no verification or demonstration of farming has been provided. The applicant’s stated reason for the proposed rezoning is the timing of the withholding period and cancellation of the previous Building Permit, and for multi-generational family accommodations unrelated to onsite farming. The applicant’s statement of intent is provided in Attachment 6. Therefore, the above-noted guidelines cannot be applied in this context and the proposal is not consistent with OCP policies.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have received one written submission which is attached (Attachment 7). In the submission, the writer does not support the rezoning application. No further comments from the public about the rezoning application have been received.

## Analysis

### Proposed Rezoning

The purpose of the proposed rezoning application is to allow a single-family dwelling with a total floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). A Building Permit (B7 18-843119) application for a new single-family dwelling (500 m<sup>2</sup> in floor area) was submitted on December 13, 2018, during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council. The withholding period began on November 13, 2018 and ended on December 17, 2018. On December 17, 2018, Council adopted amendments to the “Agriculture (AG1)” zone to limit residential development on agriculturally zoned land, including:

- a maximum house size of 400 m<sup>2</sup> (4,306 ft<sup>2</sup>);
- a maximum two storey building height;
- a maximum house footprint of 60% of the total floor area;
- a maximum farm home plate of 50% of the lot area for lots less than 0.2 ha and 1,000 m<sup>2</sup> for lots equal to or greater than 0.2 ha; and
- requiring the septic field to be located within the farm home plate.

The associated Building Permit for the subject property was subsequently cancelled after the amendments were adopted, as it did not comply with the new regulations (i.e. maximum house size). The applicant submitted a rezoning application on March 4, 2019 for a house size of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The Development Application Data Sheet in Attachment 3 provides details about the development proposal in comparison to the current requirements of the AG1 zone. A timeline of applicable events is also provided in Attachment 8.

Council recently considered similar rezoning applications for a larger house size on agricultural land, which also involved cancellation of a Building Permit submitted during the withholding period (November 13 – December 17, 2018). A summary table of these rezoning applications is provided below:

Property (Rezoning File)	Associated Building Permit Submission Date	Proposed Size of House	Council Decision
22260 River Road (RZ 19-851176)	December 14, 2018	486 m <sup>2</sup> (5,232 ft <sup>2</sup> )	Rezoning Application denied by Council on March 25, 2019
11120 Granville Ave (RZ 19-850784)	December 13, 2018	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )	Rezoning Application denied by Council on March 25, 2019
11951 Blundell Rd (RZ 19-855349)	December 13, 2018	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )	Subject Rezoning Application

A total of four Building Permit applications for single-family homes on agricultural land were submitted during the withholding period. Three of the four have submitted rezoning



applications, as referenced above. The owner of the remaining property (11131 Granville Avenue) submitted a new Building Permit application on March 25, 2019 consistent with the new regulations, which is currently in-circulation.

The Agricultural Land Reserve Regulation was amended on February 22, 2019 and established a maximum single-family dwelling size of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) in total floor area for land located within the Agricultural Land Reserve (ALR). Although the subject property is located in the ALR, the proposed house size would be within the Provincial limit and thus not required to submit an application to the Agricultural Land Commission (ALC).

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

Wei Dong Luo has applied to the City of Richmond for permission to rezone the property at 11951 Blundell Road from the "Agriculture (AG1)" zone to a Site Specific Agricultural Zone, in order to permit a single-family dwelling with a floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>).

The application is not consistent with the AG1 zone and does not comply with applicable policies and land use designations contained within the OCP and Area Plan.

On this basis, it is recommended that the application be denied.



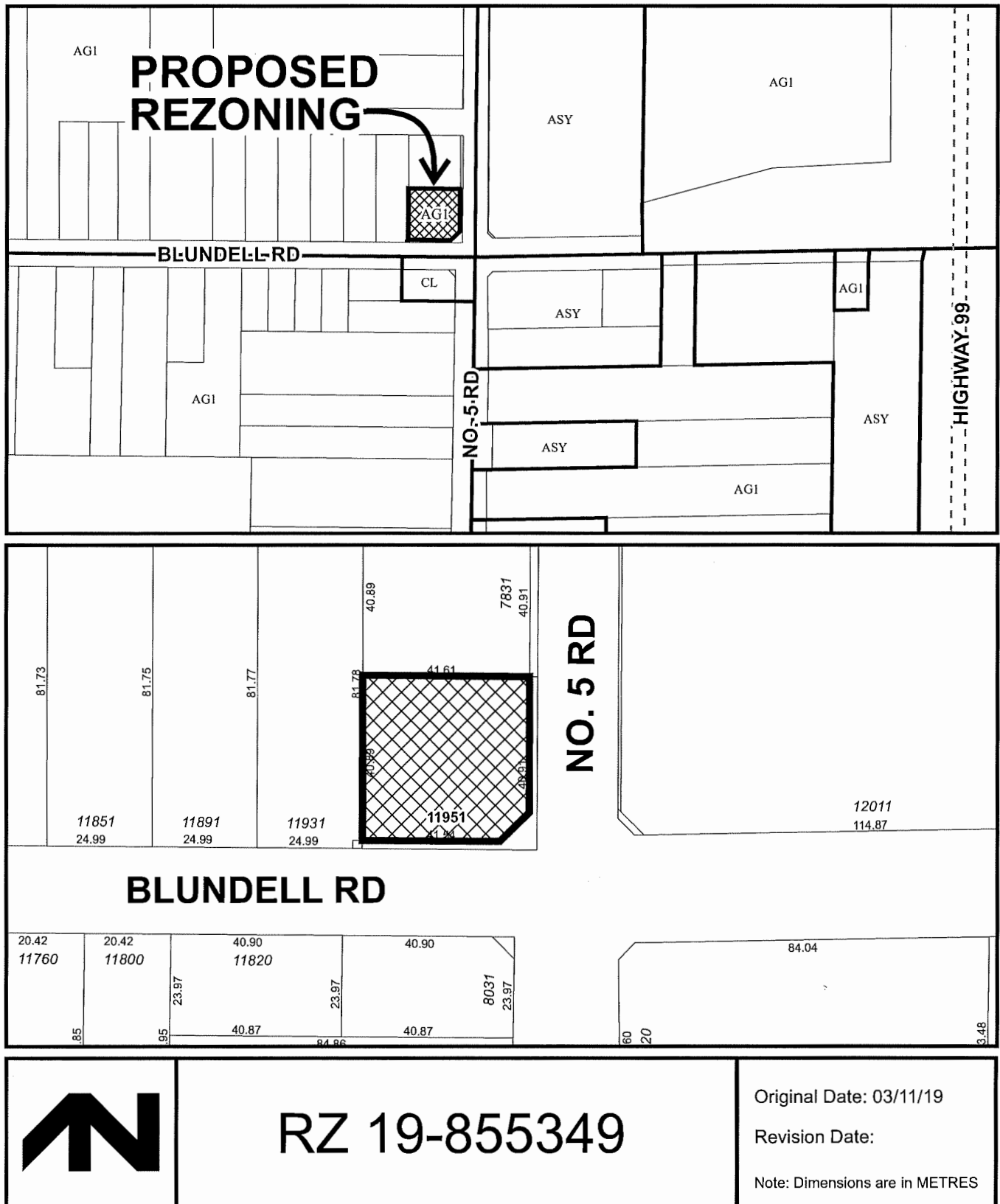
Steven De Sousa  
Planner 1

SDS:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Richmond Area McLennan Sub-Area Plan Land Use Map
- Attachment 5: Official Community Plan Section 7-4
- Attachment 6: Statement of Intent by Applicant
- Attachment 7: Written Submission on Rezoning Application
- Attachment 8: Timeline of Applicable Events



City of  
Richmond





City of  
Richmond



RZ 19-855349

Original Date: 03/11/19

Revision Date:

Note: Dimensions are in METRES

CNCL - 326



**PROJECT DESCRIPTION:**

CIVIC ADDRESS	11951 BLUNDELL ROAD RICHMOND, B.C.
LEGAL ADDRESS	LOT 153 SECTION 13 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 29845 RD. 100.000.001.001
ZONE	AS1
LOT SIZE	16,393.04 SQ. FT.
FARM HOME PLATE	PERMITTED PROPOSED 8,196.52 SQ. FT.
SOIL FILL PLACEMENT	PERMITTED PROPOSED 21,043.61 SQ. FT.
FAR	PERMITTED PROPOSED 11,511.84 SQ. FT.
MAIN FLOOR	PERMITTED PROPOSED 5,391.98 SQ. FT.
UPPER FLOOR	PROPOSED PROPOSED 5,213.98 SQ. FT.
CARAGE	PROPOSED PROPOSED 2,745.00 SQ. FT.
PERMITTED COVERED	PROPOSED PROPOSED 5,000.00 SQ. FT.
COVERED	PROPOSED PROPOSED 5,000.00 SQ. FT.
IMP. AREA	PROPOSED PROPOSED 16,393.04 SQ. FT. - 4,617.51 SQ. FT.
OUTDOOR AREA	PROPOSED PROPOSED 53,207.50 SQ. FT.
ACC. B.D.R.	PROPOSED PROPOSED 107.07 SQ. FT.
	PROPOSED PROPOSED N/A

**IMPERVIOUS AREA CALCULATION**

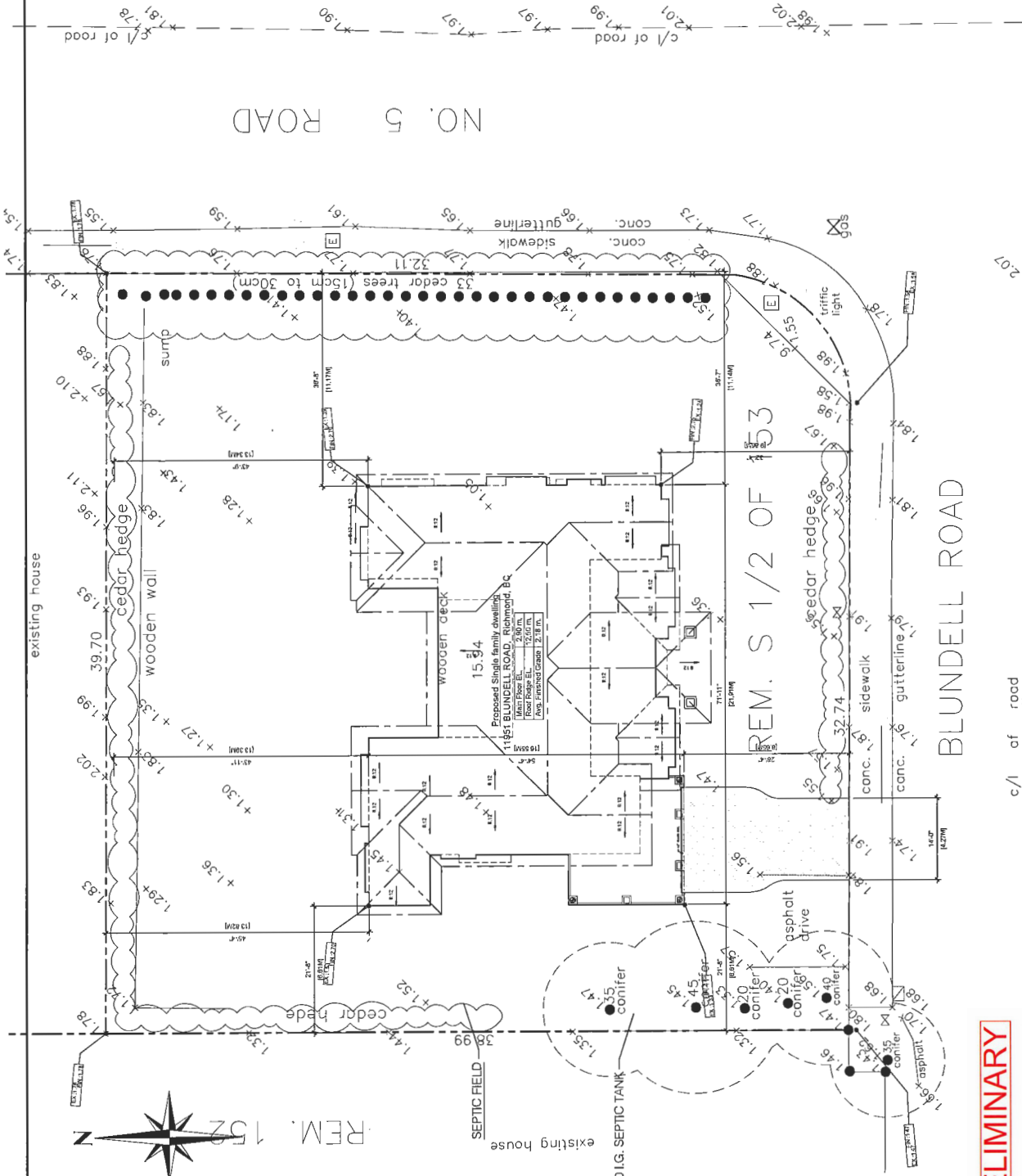
IMPERVIOUS AREA PERMITTED	5,985.08 SQ. FT.
IMPERVIOUS AREA PROPOSED	5,297.21 SQ. FT. (88.44%)
GARAGE	546.02 SQ. FT.
MAIN BLDG. & COV. PORCH	3,641.04 SQ. FT.
SIDE WALK & DRIVEWAY	798.39 - 1,471.89 SQ. FT.

**NOTES:**

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF BRITISH COLUMBIA CODE 2012 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3-A201 LATEST EDITION.
5. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO C.S.A. LATEST EDITION.
6. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR @2 OR BETTER, REGISTERED IN B.C.
7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 1221 LATEST EDITION.
8. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 1221 LATEST EDITION.
9. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 1221 LATEST EDITION.
10. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 1221 LATEST EDITION.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. THERE IS NO RESPONSIBILITY OF THE DESIGNER/CONTRACTOR/OWNER SHOULD INFORM THE DESIGNER BEFORE COMMENCEMENT OF CONSTRUCTION FOR ANY DISCREPANCY.

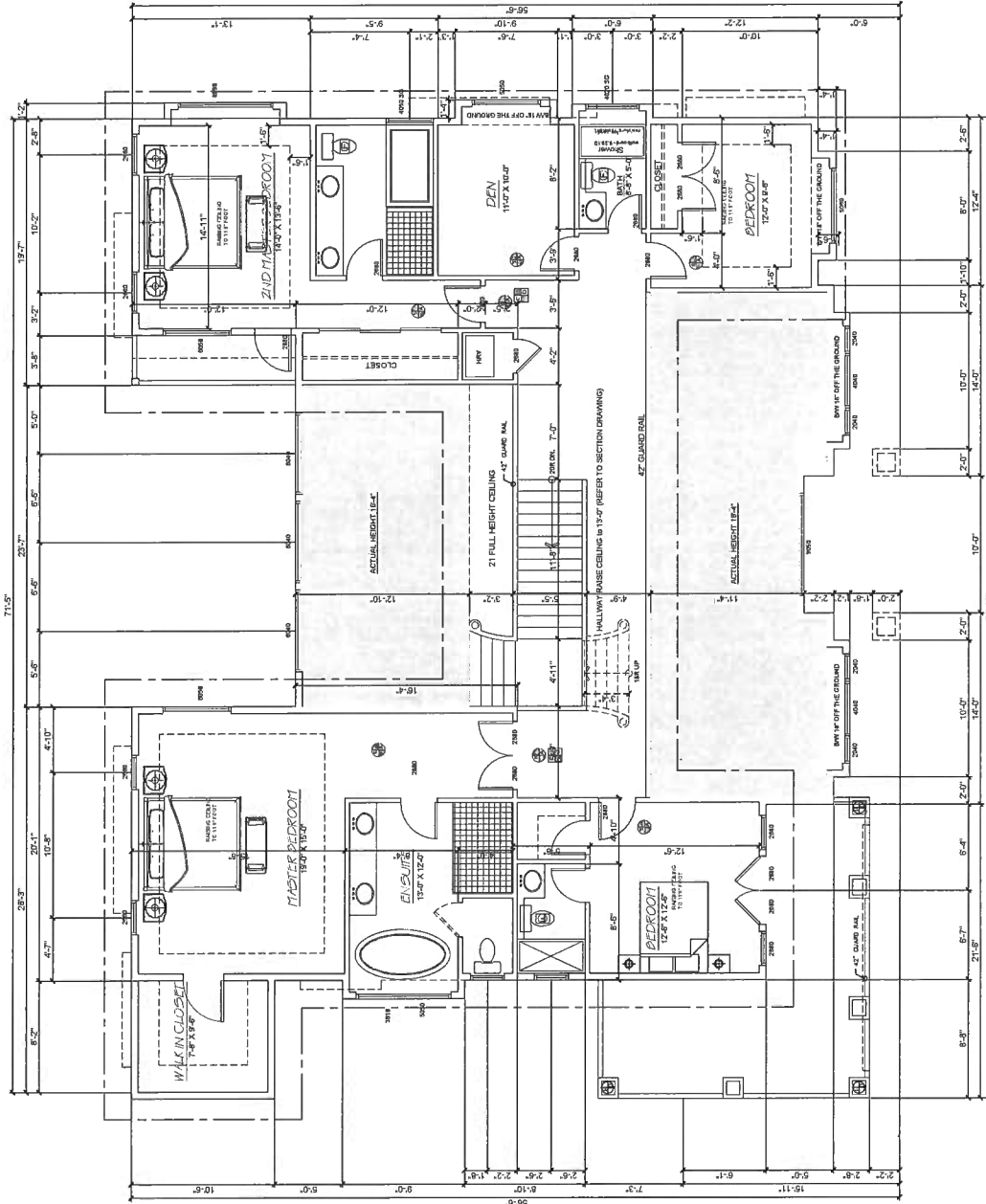
THESE PLANS CONFORM TO BCBC 2012

ADDRESS:  
11951 BLUNDELL ROAD  
RICHMOND, B.C.









UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

NET UPPER F.L.R. AREA:	2,052.96 SF
STAIR AREA:	107.63 SF
TOTAL F.L.R. AREA:	2,177.59 SF

SYMBOLS:	
	FIRE ALARM PULL STATION
	FIRE ALARM CONTROL UNIT
	FIRE ALARM SOUNDER
	FIRE ALARM BELL
	FIRE ALARM HORN
	FIRE ALARM SIREN
	FIRE ALARM STROBE
	FIRE ALARM SPEAKER
	FIRE ALARM BELL PULL STATION
	FIRE ALARM CONTROL UNIT
	FIRE ALARM SOUNDER
	FIRE ALARM BELL
	FIRE ALARM HORN
	FIRE ALARM SIREN
	FIRE ALARM STROBE
	FIRE ALARM SPEAKER
	FIRE ALARM BELL PULL STATION

UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

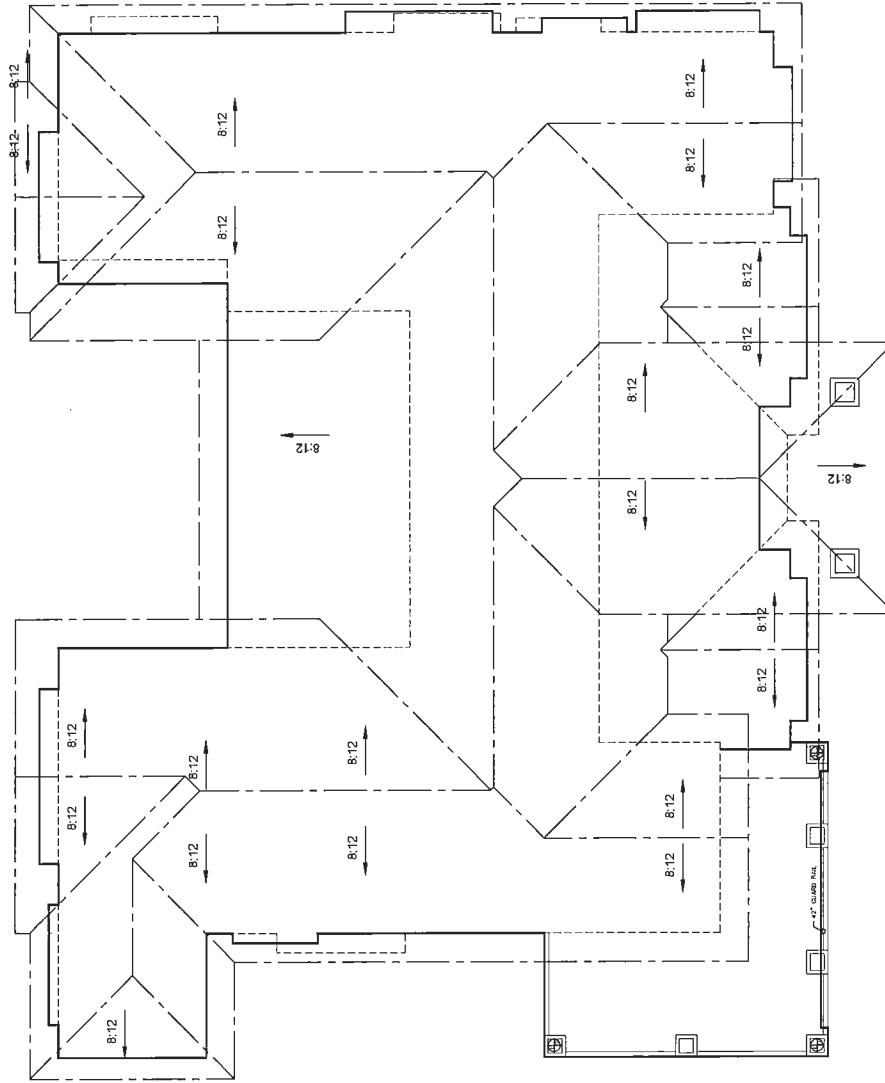
THESE PLANS CONFORM TO BCBC 2012

ENRICH DEVELOPMENT GROUP  
 N 210 - 5811 COONEY ROAD,  
 RICHMOND, BC V6X 1B5  
 T 604-275-8808 EMAIL design@enrichdevelopments.com

ADDRESS:  
 11951 BLUNDELL ROAD  
 RICHMOND, B.C.



REZONING APPLICATION  
 MAY 22, 2019



ROOF PLAN  
SCALE: 1/4" = 1'-0"

CNCL - 330

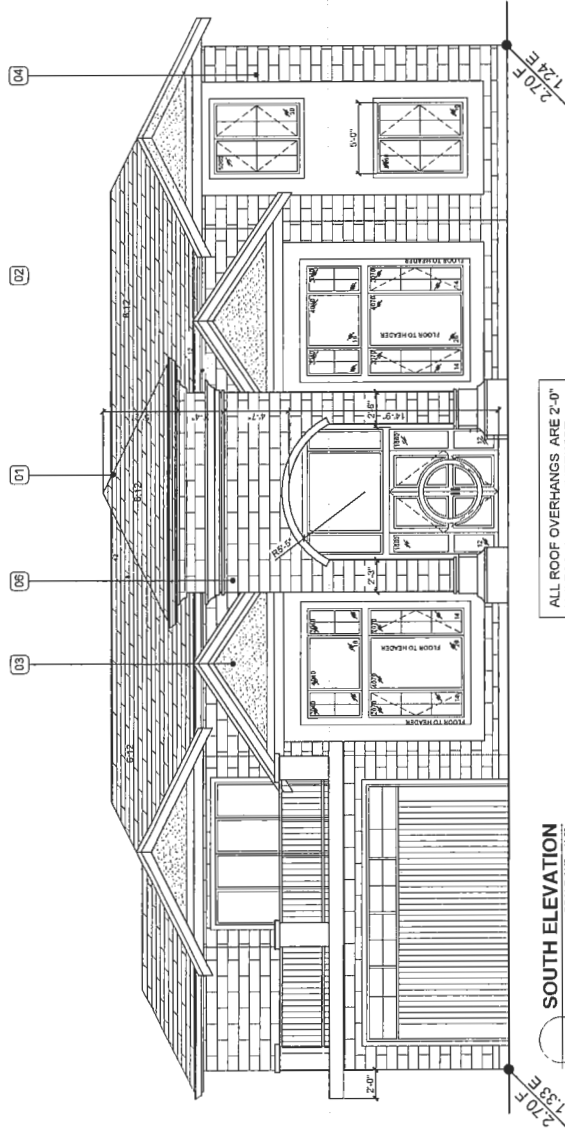
REZONING APPLICATION  
MAY 22, 2019



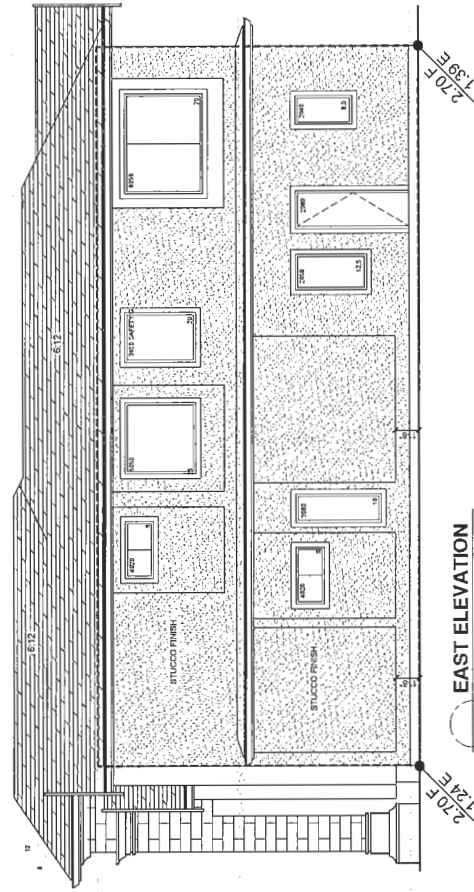
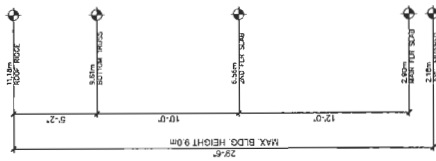
ENRICH DEVELOPMENT GROUP  
N 210 - 5811 COONEY ROAD,  
RICHMOND, BC V6X 1B5  
T 604-279-8808 EMAIL [design@enrichdevelopments.com](mailto:design@enrichdevelopments.com)

ADDRESS:  
11951 BLUNDELL ROAD  
RICHMOND, B.C.

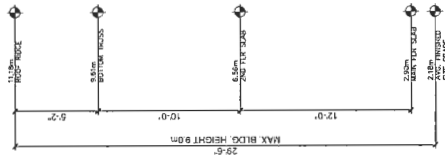
- 01 ASPHALT SHINGLE
- 02 DOUBLE GLAZED WINDOW IN VINYL FRAME
- 03 STUCCO FINISH
- 04 IMITATION FINISH
- 05 ELECTRIC GARAGE DOOR
- 06 NATURAL STONE FINISH
- 07 CORNER STONE FINISH



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



TOTAL WALL AREA (20'7" DEEL)	1,228.77 SF
UNPROTECTED OPENING PERMITTED	122.88 SF
(100% TEMP. GLAZING)	122.88 SF
UNPROTECTED OPENING PROPOSED	115.50 SF

THESE PLANS CONFORM TO CBC 2012

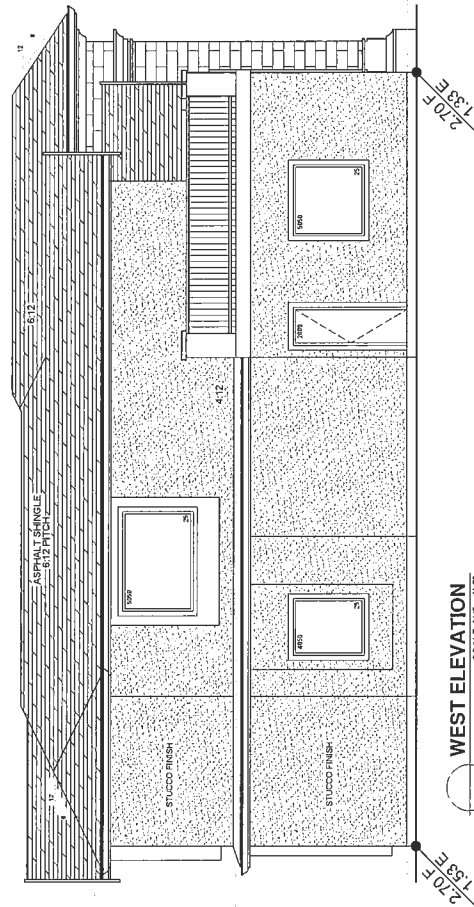
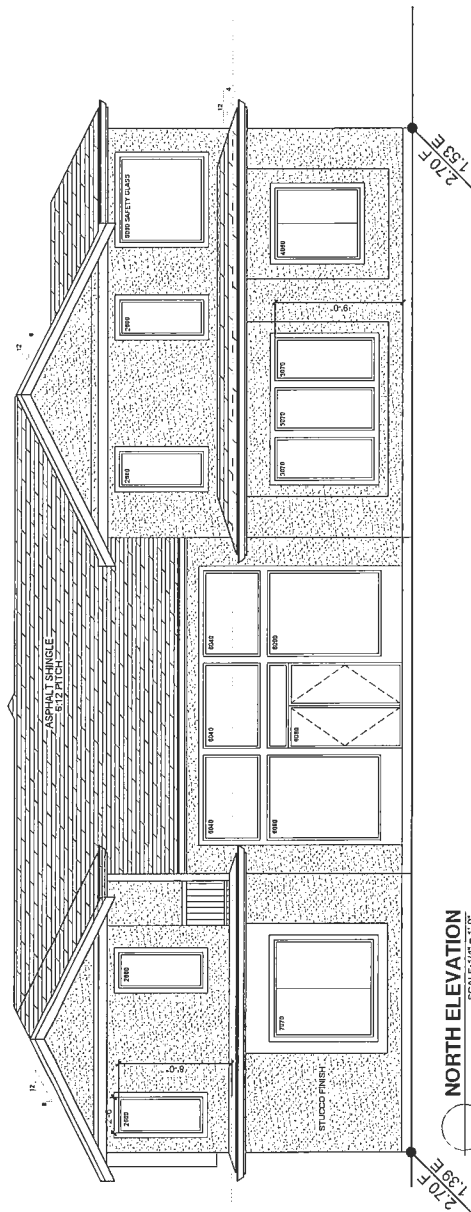
ENRICH DEVELOPMENT GROUP  
N 210 - 3811 COONEY ROAD,  
RICHMOND, BC V6X 1B5  
T 604-279-8808 EMAIL: design@enrichdevelopments.com

ADDRESS:  
111951 BLUNDELL ROAD  
RICHMOND, B.C.

PAGE 5 OF 7

REZONING APPLICATION  
REV JUNE 11, 2019





TOTAL WALL AREA: (15'-2" DIST.)	1,201.65 SF
UNPROTECTED OPENING PERMITTED:	
(20% TEMP. GLAZING)	240.33 SF
UNPROTECTED OPENING DECREASED:	110.0 SF



**RZ 19-855349**

**Attachment 3**

Address: 11951 Blundell Road

Applicant: Wei Dong Luo

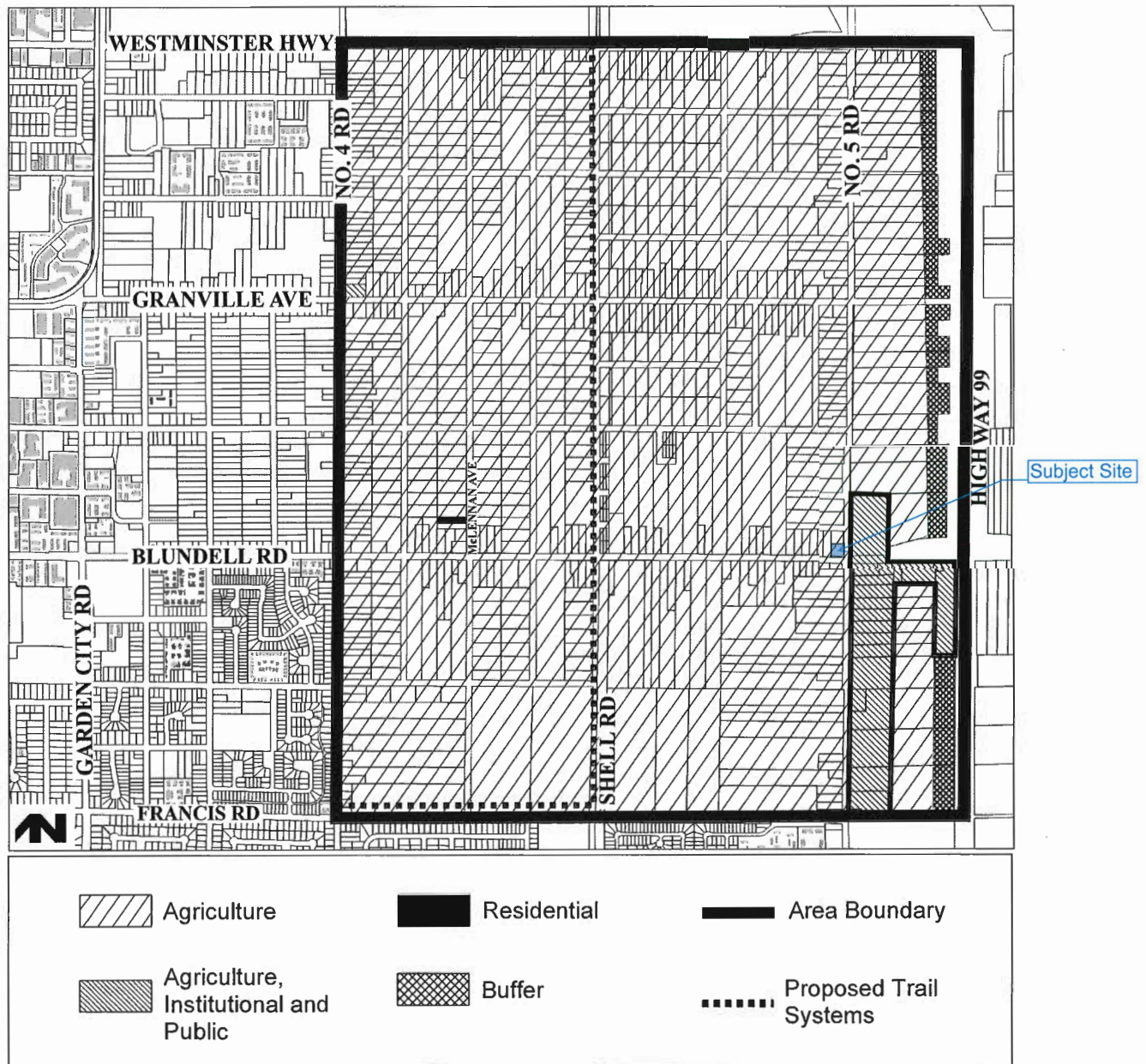
Planning Area(s): East Richmond

	Existing	Proposed
Owner:	H. Xiao	No change
Site Size:	1,523 m <sup>2</sup> (0.38 ac / 0.15 ha / 16,393 ft <sup>2</sup> )	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Agriculture (AGR)	No change
Area Plan Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Site Specific Agriculture Zone to permit a larger house size
Number of Units:	1	No change

	Bylaw Requirement (AG1)	Proposed	Variance
Buildable Floor Area:	Max. 400 m <sup>2</sup> (4,306 ft <sup>2</sup> )	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )	<b>Rezoning Requested</b>
Farm Home Plate:	Max. 50% of the lot area for lots less than 0.2 ha	50%	None
House Footprint:	Max. 60% of the maximum floor area ratio	60%	None
Setbacks – Farm Home Plate:	Max. 75 m	Complies	None
Setbacks – Single Detached Housing Building:	Max. 50 m	Complies	None
Setbacks – Front:	Min. 6.0 m	8.6 m	None
Setbacks – Interior Side:	Min. 1.2 m	6.6 m	None
Setbacks – Exterior Side:	Min. 4.0 m	11.1 m	None
Setbacks – Rear:	Min. 10 m	13.3 m	None
Height:	Max. 2 storeys (9.0 m)	2 storeys (9.0 m)	None

City of Richmond

# Land Use Map

 Bylaw 8791  
 2012/09/10




Bylaw 9706  
2017/05/17

### Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
  - verification that the site has been or can be used for agricultural production;
  - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
  - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
  - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;

Bylaw 9984  
2019/02/19

- g) limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve (ALR). Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).



TO WHOM MAY CONCERN

I am writing to apply for rezoning for 11951 Blundell Road from the "Agricultural (AG1)" Zone to a site specific Agricultural Zone to permit a Single-Family dwelling up to a maximum floor area of 500m<sup>2</sup> (5382 ft<sup>2</sup>). The reason I am writing to apply for rezoning is because my family of 3 generations will be living all together. We have spent over a year to design the new single family house so that we can have a house to live for our family. We have just arrived in Canada from China and we still don't have a house to live. We understand the Provincial government allows for 500 square meters for the new house dwelling, that's the main reason why we choose to build a new house on that lot for all our family members to live together.

Please consider our serious need for 500 square meters new houses and help our family to have the place to live in.

Should you have any questions, feel free to contact me at 604-8892691 or email me at [eloyalconstruction@gmail.com](mailto:eloyalconstruction@gmail.com).

Best Regards

Xiao Han Xiao



**CITY OF RICHMOND**

**MAY 10 2019**

**RECEIVED**

**Hopkins,John**

---

**Subject:** FW: Rezoning - 11951 Blundell Road - 19-855349

**Sent:** Tuesday, 4 June 2019 11:54 AM

**To:** DevApps

**Subject:** Rezoning - 11951 Blundell Road - 19-855349

Good afternoon,

I am looking to contact Steven De Sousa in regards to the rezoning application proposed at 11951 Blundell Road (19-855349) to express my opposition. I have been unable to find his contact information on the City's website.

I am opposed to this rezoning because it is in contradiction to the most recent amendments to the AG1 zoning.

I was present for the Council meeting where the City imposed the maximum 400 m2 house size requirement for the AG1 Zoning. Though myself and many others who live in AG1 opposed this change, as it differs from the ALR permitted maximum 500 m2, the City upheld the decision.

Now I see that a property located in AG1 is proposing a rezoning application which is contrary to the most recent amendments and the intent that AG1 should pertain to farming uses.

By allowing and supporting this rezoning, the City will only set a precedence for other applications to follow, making the AG1 amendments unnecessary and a waste of effort.

I believe that the City should uphold the requirements of the AG1 zoning and only permit the maximum 400 m2 house size limit.

Please advise if this is the correct avenue for correspondence.

Thank you,

Joseph Smallwood  
13720 Blundell Road

## Timeline of Events

Date	Event
November 6, 2018 (Special Council)	<ul style="list-style-type: none"> <li>Council directed staff to prepare a bylaw that limits residential development in the "Agriculture (AG1)" zone, which included a maximum house size of 500 m<sup>2</sup>.</li> <li>Council resolution included a withholding period for all Building Permit applications in conflict with the proposed bylaws in preparation, received more than 7 days after the passage of the resolution.</li> </ul>
November 13, 2018 (Regular Council)	<ul style="list-style-type: none"> <li>The proposed bylaws to limit residential development in the AG1 zone (Bylaw 9965, 9966, 9967 &amp; 9968) were introduced for Council's consideration.</li> <li>The proposed bylaws were amended by Council to limit house size on agricultural land to a maximum floor area of 400 m<sup>2</sup>.</li> <li>The proposed bylaws received first reading and were forwarded to the following Public Hearing (December 17, 2018).</li> </ul>
November 13, 2018 (Withholding period begins)	<ul style="list-style-type: none"> <li>Withholding period begins for all Building Permit applications in conflict with the proposed bylaws noted above, which included a maximum house size of 400 m<sup>2</sup>.</li> </ul>
November 27, 2018	<ul style="list-style-type: none"> <li>Bill 52 (<i>Agricultural Land Commission Amendment Act</i>, 2018) was given third reading and royal assent, which included a maximum house size of 500 m<sup>2</sup>.</li> </ul>
December 13, 2018	<ul style="list-style-type: none"> <li>Submission of associated Building Permit for the subject property for a single-family dwelling of 500 m<sup>2</sup> (B7 18-843119).</li> </ul>
December 17, 2018 (Public Hearing)	<ul style="list-style-type: none"> <li>Council adopted the bylaws limiting residential development in the AG1 zone (Bylaw 9965, 9966, 9967 &amp; 9968), which included a maximum house size of 400 m<sup>2</sup>.</li> </ul>
December 17, 2018 (Withholding period ends)	<ul style="list-style-type: none"> <li>Withholding period for all Building Permit applications in conflict with the proposed bylaws ends.</li> <li>Building Permits submitted during the withholding period were cancelled (did not comply with the new regulations).</li> <li>All Building Permit applications must now comply with the adopted changes to the AG1 zone.</li> </ul>
February 22, 2019	<ul style="list-style-type: none"> <li>Agricultural Land Reserve (ALR) Regulation amended to reflect the changes as per Bill 52, including a maximum house size of 500 m<sup>2</sup> for properties located in the ALR.</li> </ul>
March 4, 2019	<ul style="list-style-type: none"> <li>Subject Rezoning application (RZ 19-855349) submitted in order to permit a larger house size than permitted in the AG1 zone, as per the previous Building Permit submitted.</li> </ul>



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** James Cooper, Architect AIBC  
Director, Building Approvals  
Tim Wilkinson  
Fire Chief  
**Date:** June 7, 2019  
**File:** 12-8360-01/2019-Vol  
01  
**Re:** Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber  
Construction

### Staff Recommendation

1. That participation in the Province's program as identified in the report titled "Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction" dated June 7, 2019 from the Director, Building Approvals and the Fire Chief, Richmond Fire-Rescue be endorsed.
2. That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.

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

Tim Wilkinson  
Fire Chief  
(604-303-2701)

Att. 3

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Fire Rescue Development Applications Policy Planning	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>  



## Staff Report

### Origin

In March of 2019, the Province's Office of Housing and Construction Standards extended to the City of Richmond an invitation to participate in early adoption of new BC Building Code provisions allowing construction of buildings up to 12 storey using Encapsulated Mass Timber. These Code provisions permit the use of this innovative building system using wood in the construction of tall buildings. In order to participate in this Provincial program, Council approval is required.

### Background

Mass timber is best described as engineered, solid wood building elements manufactured in dimensions that qualify as "heavy timber construction". The Encapsulated Mass Timber system adds further fire protection with fire resistant coverings and an automatic sprinkler system. The proposed Building Code provisions consider this building system as providing an equivalent level of safety as non-combustible construction within the 12 storey height limitation. It is important to note that this is not "wood frame or stick built construction" that is limited to 6 storey but rather heavy timber using solid wood beams, columns, load bearing walls and floor slabs that together comprise the structural system of the building.

The currently proposed system has been under consideration for taller building applications by building codes and jurisdictions throughout North America and Europe with present examples having been constructed in recent years. This building type is currently described in the 2020 version of the National Building Code (NBC) with the Province stating incorporation of those NBC sections into the next version of the BC Building Code.

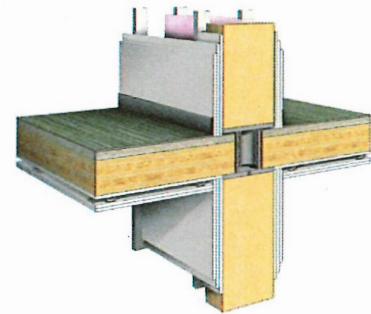


Figure 1: Encapsulated Mass Timber System incorporating fire protective coverings

### Findings of Fact

Traditionally, taller and larger buildings have relied exclusively on steel and concrete classified as non-combustible construction to provide a level of fire safety that is commensurate to the size, height and occupant load of a building. Advancing technologies for innovative use of timber are enabling building departments provincially, nationally and internationally to either consider or adopt the Encapsulated Mass Timber system for use, with some restrictions, in construction formerly reserved for non-combustible construction.

The structural capacities of timber elements have increased markedly through innovative manufacturing techniques used for forming solid wood slabs, known as Cross Laminated Timber (CLT), from perpendicularly laminated layers to be used as load bearing floors and walls. In combination with other engineered wood beams and posts, and specially designed connectors, the structural forces experienced in tall buildings may be well managed within this type of wood building. Such technology



Figure 2: Cross Laminated Timber Slab

and design expertise have been demonstrated by built designs executed locally and internationally, notably by Canadian architects and engineers.

The fire safety of this building system has been demonstrated in conclusive studies performed by the National Research Council and Canadian Wood Council. Timber walls, posts, and beams with the minimum required thicknesses when clad in fire resistant gypsum board passed all burn tests, remaining structurally intact. Testing in Europe, Japan and the United States has yielded similar results. Concluding from these tests, the International Code Council in the United States has recommended inclusion of this building system in the International Building Code for up to 18 storey buildings. The Province of Quebec presently has similar building code provisions as those being proposed in this report.

Brock Commons at the University of British Columbia is an 18 storey, local example constructed under a “Site Specific Regulation” approach based on engineering peer reviews. Recently completed, this students’ residence incorporates the Encapsulated Mass Timber approach and is the tallest mass timber building in North America. It demonstrates that the proposed construction system is practicable for buildings 12 storey and beyond.



Figure 3: Brock Commons, UBC, in Vancouver, BC

There are numerous other North American examples built or in design phase including office and residential towers between 10 and 12 storey in height. The applicable occupancies as proposed in the Code provisions would be residential, office, and mixed-uses on lower floors including assembly, retail shops and parking. A Norwegian example of a mixed-use tower at 18 storey and 85 m to the top of structure is currently the tallest wood structure building.



Figure 4: 10 storey office building in Portland, Oregon



Figure 5: 18 storey tower in Mjøstarnet, Norway

Richmond Fire and Rescue, Development Applications and Building Approvals departments concur with the approach described in the proposed BC Building Code amendments as derived from the National Building Code.



## Analysis

### Leadership

Early adoption of the proposed Building Code provisions would be consistent with the City of Richmond's leadership record of encouraging innovative technologies that reduce the carbon footprint of construction and improve the energy conservation of buildings. Richmond was the first municipality in BC to permit 6-storey wood frame construction, supporting the Province's innovation at that time by accepting enabling amendments to the 2008 version of the Building Code in advance of their adoption in the 2012 Building Code. Through this participation the City of Richmond is recognized as a regulatory leader managing the design, construction, and construction site safety issues in that construction typology, with staff having been asked to lecture at conferences for other jurisdictions throughout Canada.

Participation in the Encapsulated Mass Timber initiative aligns with Richmond's commitment and programs for a more sustainable community and furthers its leadership role in innovative construction.

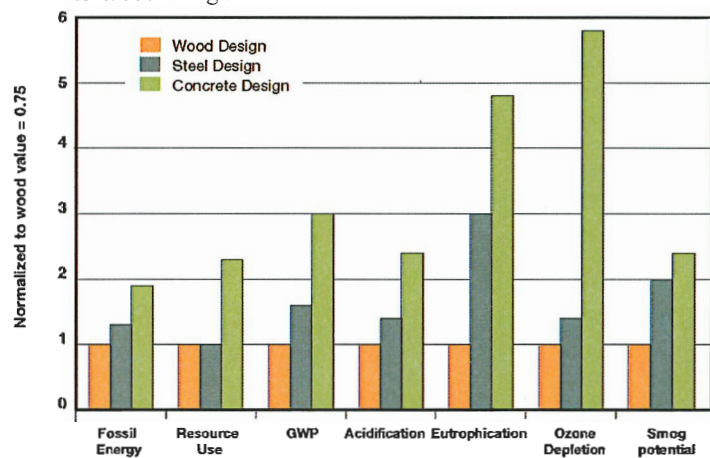
### Sustainability

Mass timber construction offers unique advantages that relate to sustainability and constructability. In general it avoids the greenhouse gas emissions commonly associated with the manufacture of steel and concrete, and lowers the embodied energy and carbon footprint involved in a building's construction.

Wood as a building material has much less embodied energy in its manufacture than concrete or steel which involves the burning of large amounts fossil fuels, releasing commensurate amounts of carbon emissions and using large amounts of water. If harvested from forests managed under the Canadian Standards Association's (CSA) Sustainable Forest Management Standards, wood represents a source of renewable building materials that uses a smaller investment in energy and water resources.

Construction using this system would allow larger, taller buildings to be less taxing on primary resources, less polluting, and present a smaller investment in energy. There is also potential for improved operational energy performance as wood has higher natural insulation value compared to other structural materials. This is an advantage when wood elements can contribute to the overall insulation value of the building exterior while providing structural support.

Figure 6: Life Cycle Assessment of Construction Types Relative to Wood Design



Source: Canadian Wood Council – Dovetail Partners using Athena Calculator 2014

### Seismic (Cost) Advantages

Technical advancements in timber structural systems make it possible to use wood in place of much heavier concrete to reduce the building's weight, and to address the lateral (seismic) and vertical forces experienced in tall buildings. The proposed system leverages advanced technology in the manufacture of cross-laminated timber slabs used for spanning floors and bearing walls, in conjunction with wood beams and posts. These elements together provide a high degree of confidence in structural designs that are capable of supporting tall buildings that are functional and light weight.

Currently, tall buildings in Richmond are typically constructed of reinforced concrete in order to address the horizontal loads experienced during an earthquake or high winds. By being comparatively lighter, a mass timber structure reduces the vertical and seismic loads that are ultimately carried by the foundation. Less heavy buildings result in lighter foundations that require less concrete and reinforcing steel, and are more suitable for Richmond's typically softer soils. In order to support heavy buildings on soft soils, "raft" concrete foundations from 5 to 8 ft thick are currently used in Richmond. It is anticipated that potentially, mass timber construction may achieve potentially very significant cost savings through reduced foundations. Other advantages of lighter buildings include less intense requirements for soil densification, as well as avoiding prolonged concrete pours that at times have proven to cause noise issues with surrounding neighbors.

### Appropriate and Likely Building Forms in the City

The most suitable applications optimizing the use of Encapsulated Mass Timber will be for taller multi-family, mixed-use or office buildings in appropriately designated areas of the City Centre with maximum permitted heights up to 35 m and potentially 10 storey (see *orange areas* identified in the Attachment 2). Within these areas, the proposed wood construction system can achieve the same maximum permitted height and density as concrete and steel buildings, and be economically competitive. Industry advises that below 8 storey the mass timber system is not economically feasible compared to other construction typologies such as "stick-built" wood frame currently used for 6-storey multi-family buildings. Building Code limitations require buildings taller than 12 storey to be constructed of non-combustible materials, typically concrete.

The City Centre Area Plan (CCAP) outlines the desired formal relationship between permitted density and building height in order to provide for an overall, varied skyline. Areas of highest density identified within the overall CCAP and for each of the specific Village Centres have the corresponding highest maximum permitted building heights, to establish core areas that are surrounded by areas of gradually lower densities and commensurate heights by design.

As the proposed Building Code amendment will limit mass timber construction to a maximum of 12 storey, staff are of the opinion that the potential height and density identified for the core Village areas in the CCAP should be preserved for built form that achieves the maximum height and density, while respecting other design guidelines including maximum floor plate size and minimum tower separation guidelines. While the technology supported by the proposed National Building Code amendment offers opportunity for innovative design and construction, a 12 storey building could only achieve the maximum permitted density if larger floor plates are utilized, which would



result in buildings which are more bulky and massive, contrary to the design guidelines and regulations set out for the City Centre. It is staff's recommendation that if Council wishes the City to participate as an 'early adopter' of this technology, the use of mass timber construction be limited to those areas in the City Centre where a maximum building height of 35 m is permitted.

Staff acknowledge that the National and Provincial Building Codes continue to evolve, and it is likely that as this new mass timber technology continues to mature and evolve, the Building Codes will allow construction of taller buildings. At that point in time, if 15 storey mass timber buildings can be constructed in compliance with the Building Codes, mass timber buildings could be constructed that would meet the anticipated height, density, floor plate and tower separation guidelines of the CCAP.

In staff's opinion, the 12 storey limitation on mass timber construction is an interim stage in the development of this construction technology that merits consideration in appropriate locations in the City Centre. Rather than an amendment to the Official Community Plan (OCP) and the CCAP to identify those locations where a 12 storey building can be considered, staff recommend that Council direct staff to consider mass timber construction only in those areas where 35 m buildings are permitted, to ensure that all other guidelines of the CCAP are met.

To assist staff and the development community with this direction, staff have prepared a draft information bulletin (Attachment 3) that will be posted on the City's website, and made available through Front of House to clarify where 12 storey Encapsulated Mass Timber construction will be permitted.

### Constructability

Encapsulated Mass Timber construction is well suited for modularization and offsite manufacture of building components. Its floor systems, beams, columns, load bearing walls by definition are pre-manufactured wood building elements that are assembled into an integrated system with special connectors on site. This construction methodology offers offsite manufacturing of building elements to reduce the erection time and construction noise on site while improving the overall build quality. The practicability has been demonstrated in built examples locally and internationally with much of the design approach and engineering developed locally. Several Vancouver architectural and engineering firms are considered leaders in design of tall wood buildings having executed designs worldwide.



Positive impacts of offsite manufacturing include need for smaller on-site crews, and reduction of construction site noise and waste materials. Building elements built in a controlled factory environment has the potential for offering improved build quality as well as reduced production costs depending on shipping costs.



A building system using Encapsulated Mass Timber is flexible, working in conjunction with other materials and systems. Typically, the elevator core may be constructed of reinforced concrete while the building envelope may be of any suitable material or design. In the Brock Commons example, the building skin comprises a pre-manufactured assembly of metal, wood, glass and insulation installed on site.

This is an introduction of a modern building system using innovative technology. Industry will have to respond to demand by increasing material production. Currently North America's first manufacturer of Cross Laminated Timber (CLT) is Structurlam, a British Columbia company based in Penticton. It is one of two operational plants in the country. As the viability of the proposed construction system is demonstrated and gains popularity, the availability of the material will have to increase in order to address provincial demands and those North America wide. It is anticipated that there is already broad acceptance of this and similar building systems as a response to environmental concerns in North America and Europe. Challenges to provide adequate supply of CLT and potential cost increases as a result may pose limitations to industry acceptance and utilization until more manufacturing facilities become accessible.

The design professions and construction associations will also have to effectively educate their members on the technical aspects involved in order to ensure competency in design and execution. Widespread use of this system will depend on availability of the knowledge, and technical expertise in addition to accessible and available material supply.

### Regulation

Similar to Richmond's experience as the early adopter of 6-storey wood frame construction that led to refined regulation and guidelines in later versions of the BC Building Code, staff anticipate participation in the present initiative to contribute significant refinement to codes, regulations and guidelines for the Encapsulated Mass Timber system. The Building Approvals Department's experience in such endeavors qualifies staff to serve in an expert capacity for regulation of the new system.

The greatest risk to wood construction and particularly for tall timber buildings is fire exposure during construction. Serious construction fires have occurred with 6-storey wood frame construction and these are motivations for strict fire safety procedures to be implemented with the proposed, taller timber system. Regulations such as those pioneered by the City of Richmond requiring the operation of fire suppression systems as each floor is constructed, the strict control of hot-works, functional operation of all fire walls during construction, and having no more than 4 storey of unprotected wood surfaces at any point during construction are already found in the provisional code items as proposed. The National Building Code provisions take a balanced approach between innovation and fire safety, incorporating levels of redundancy with passive and active fire suppression systems. The BC Professional Firefighters Association has endorsed this approach to the development of these codes. Richmond Fire and Rescue provides a comprehensive program of construction site safety, especially pertaining to a suite of special procedures and requirements for the construction of tall wood structures.

## **Financial Impact**

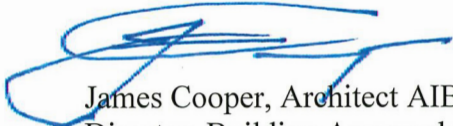
There is no financial impact.

## **Conclusion**

The use of Encapsulated Mass Timber is an important new construction typology based on innovative building science and design that holds potential for significantly improved sustainability. Participation in the Province's initiative aligns with the City of Richmond's commitment to a sustainable community and its efforts to reduce carbon emissions, improve energy efficiency, and develop using renewable resources. Moreover, it is an extension of the City's leadership position in facilitating continuous improvement in the construction process.

Therefore staff recommend:

1. That the City's participation in the Provincial initiative to introduce code provisions for buildings up to 12 storey, constructed using the Encapsulated Mass Timber system in advance of their adoption into future versions of the BC Building Code be endorsed.
2. That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.



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

JC:jc

Att. 1: Province's Expression of Interest Letter

Att. 2: Map of Permitted Building Heights by Area in Richmond City Centre

Att. 3: Proposed Bulletin 12 Storey Buildings Using Mass Timber Construction Guidelines



March 18, 2019

Dear Chief Administrative Officer:

**Re: Expression of Interest – Early Adoption Initiative for Tall Wood Mass Timber Construction**

The 2020 National Building Code is targetted to contain provisions for the construction of encapsulated mass timber wood buildings up to 12 storeys in height. As recently [announced](#), the Province will provide opportunities to build taller buildings with engineered wood products (encapsulated mass timber) in advance of provincial adoption of the 2020 National Building Code.

The Office of Housing and Construction Standards is inviting expressions of interest from local governments to participate in such an opportunity. This early adoption initiative will allow participating local governments to enable innovative tall wood buildings in their communities two to three years before adoption in the BC Building Code. At this point, the Office of Housing and Construction Standards is asking for expressions of interest only. Please see the attachment for information on the types of building occupancies allowed and requirements for participation. Further details on program requirements, links to technical information and dates of information sessions will be sent to those who respond.

If this initiative is of interest to your local government, please email [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca) using "Tall Wood - Early Adoption" in the subject line **by Friday, April 5<sup>th</sup>, 2019** (extensions may be granted). **Please be assured that an Expression of Interest does not commit you to further participation in this process.**

Thank you in advance for your consideration and we look forward to hearing from you.

Sincerely,

Gord Enemark  
Acting Assistant Deputy Minister  
Attachment:





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## ATTACHMENT

### Information for Interested Participants

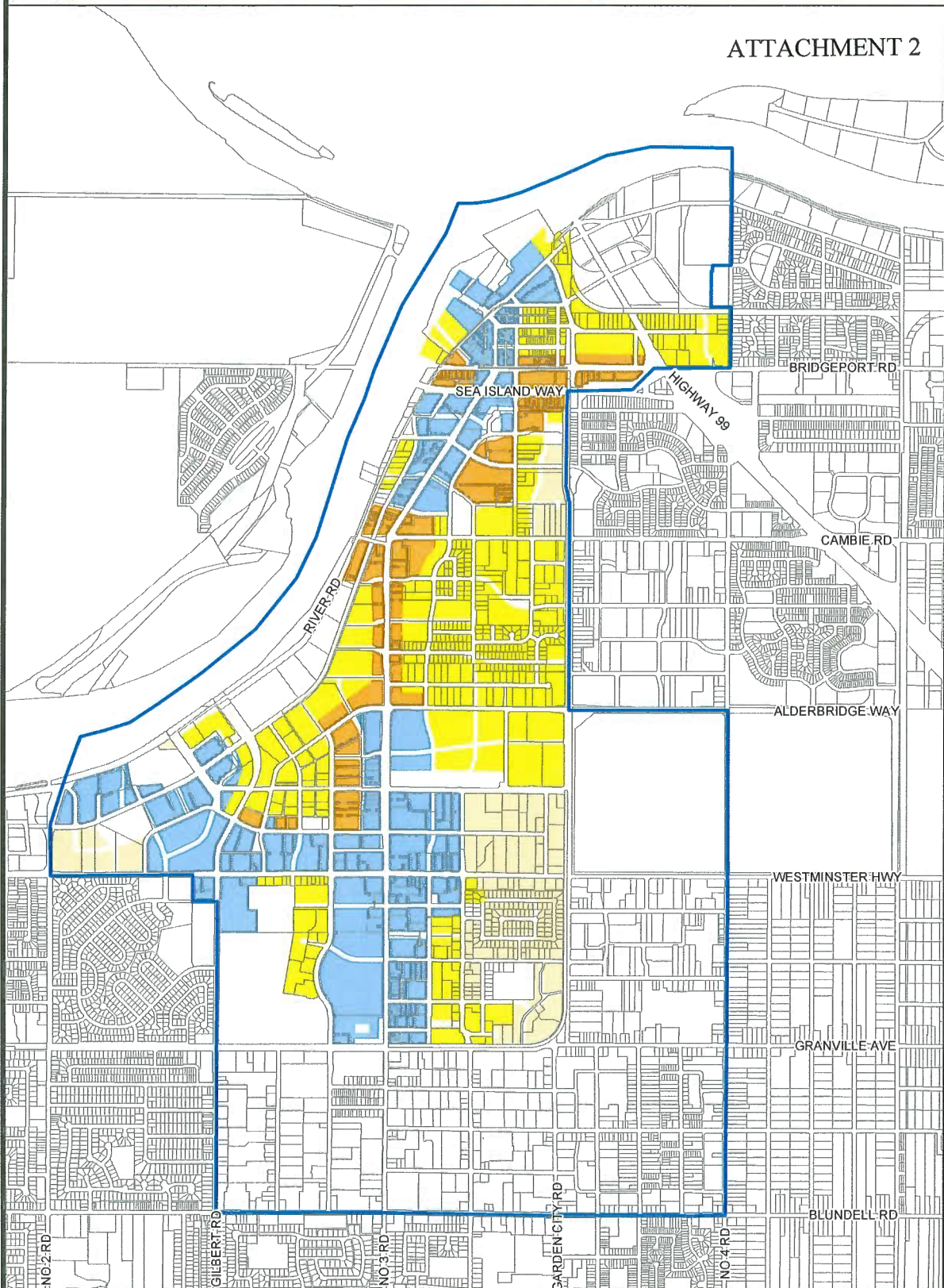
A local government is an ideal candidate for participation in the early adoption initiative if they have a Building Official with Level 3 Certification from the Building Officials Association of BC and land use bylaws that support buildings greater than six storeys in height.

While not required at this stage of the process, prior to a community's participation, a council resolution in favour will be required along with written confirmation that the planning, building/development and fire departments support participation.

The building occupancies that will be considered are Residential, and Business and Personal Services (as defined in the 2018 BC Building Code). Select mixed uses like education, restaurants and retail will be allowed on lower stories. More details can be found in the 2018 B.C. Building Code –

*Division B: Acceptable Solutions Notes to Part 3 – Fire Protection, Occupant Safety and Accessibility (pages 2-5).*





This initiative is subject to a ministerial regulation under the *Building Act*.



## Legend

 City Centre Boundary

## Permitted Building Heights by Area

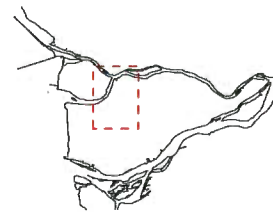
-  15m
-  25m
-  35m
-  45m

Note:  
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.  
Users are reminded that lot sizes and legal description must be confirmed at the Land Title Office in New Westminster.  
This IS NOT a legal document, and is published for information and convenience purposes only.  
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**CNCL - 349**  
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May 28, 2019  
Prepared by Onkar Buttar





**12 Storey Buildings Using Mass  
Timber Construction Guidelines**

**No.: BUILDING-XX  
Date: YYYY-MM-DD**

**Purpose:**

The purpose of this bulletin is to provide information on Richmond's adoption of Encapsulated Mass Timber construction as a permitted building system for buildings limited to 12 storey in height as applied to appropriately zoned areas.

**Background:**

After Council endorsement of the City of Richmond's participation in the Provincial Government's initiative to invite early adoption of the 2020 National Building Code provision, the City will accept building permit applications for construction of buildings up to 12 storey using the Encapsulated Mass Timber system.

**Implementation:**

The most suitable applications optimizing the use of Encapsulated Mass Timber will be for taller multi-family, mixed-use or office buildings in appropriately designated areas of the City Center with maximum permitted heights up to 35m and potentially 10 storey. *Please see orange areas identified in the Attached Map "Permitted Building Heights in City Centre".*

For more information please contact the Building Approvals Department at 604-276-4118 or email [building@richmond.ca](mailto:building@richmond.ca).





# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee  
**From:** Todd Gross  
Director, Parks Services  
**Date:** June 3, 2019  
**File:** 11-7200-30-  
ADON1/2019-Vol 01  
**Re:** Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques

### Staff Recommendation

1. That Option 2 be approved as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;
2. That the maximum number of plaques per bench be increased to three and the maximum number of plaques per picnic table be increased to four, as described in the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services;
3. That Policy 7019 “Tree, Bench and Picnic Table” be amended as proposed in Attachment 7 of the staff report titled “Tree, Bench and Picnic Table Dedication Program – Renewals, Term Lengths, Available Spaces, and Number of Plaques,” dated June 3, 2019, from the Director, Parks Services; and
4. That the moratorium on the Tree, Bench and Picnic Table Dedication Program be lifted.

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

Att. 8

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

CNCL - 351



## Staff Report

### Origin

This report addresses the following referral made at the Parks, Recreation, and Cultural Services Committee meeting held on May 28, 2019:

*That Option 2: 10-Year Renewal Exemption for Pre-2003 Program Participants as outlined in the staff report titled "Tree, Bench, and Picnic Table Dedication Program Review," dated May 1, 2019, from the Director, Parks Services be referred back to staff for further clarification and revision including:*

- (1) options for fixed term lengths and renewal;*
- (2) a list of available spaces; and*
- (3) a review of the maximum number of plaques permitted per bench and picnic table.*

This report also addresses the following referral made at the Council meeting held on February 19, 2019:

*That a moratorium be put on the Tree, Bench, and Picnic Table Dedication Program pending staff review of Policy 7019.*

### Analysis

#### Background

The City of Richmond's Tree, Bench and Picnic Table Dedication program was introduced in February 1991. The program was initiated to provide a funding source for trees, benches and picnic tables along Richmond's waterfront and high-use parks or trails. There are currently 1,283 benches and 450 picnic tables in the parks furniture system of which 481 have dedications.

The program was immediately popular as a means to commemorate friends, family members, or important events through plaques placed on park benches and picnic tables or through the planting of trees in select parks or trails. In the period February 1991 to March 2003, 325 benches and 32 picnic tables (totalling 357) were funded and installed through the dedication program.

As the lifecycle of the standard bench is approximately 10 years, it became evident that the City did not have a sustainable funding source for the replacement of the original benches once they deteriorated. To address this issue, the City conducted a program review and in March 2003, the original Policy 7004 "Tree and Bench Donation" was repealed and replaced with Policy 7019 "Tree, Bench and Picnic Table" This new policy included an updated fee structure for the program to account for maintenance and replacement costs, and established a 10-year term associated with each bench and picnic table dedication.

The 357 existing program participants were provided an extension in that their 10-year dedication term commenced April 14, 2003, as opposed to the actual date that the bench or picnic table was installed. All program participants on file were mailed a letter informing them of this update to the

Council policy, and that in ten years there would be an opportunity to renew their dedication at current day costs. During that period, the City would maintain and replace the assets as needed through existing operating or capital budgets.

Several program participants have recently notified staff that they did not receive the letter informing them of the policy update, either because the contact information was not up to date or because the primary contact for the dedication had changed and the information had not been passed on.

#### Tree, Bench and Picnic Table Donation Account

Dedication program funds are received by the City as donations. A tax receipt is issued to the dedicator for the amount of the dedication, minus the cost of the plaque. Following the policy update in 2003, the maintenance funding for new dedications (124 in total) has been placed in tree, bench, or picnic table donation accounts. Table 1 illustrates the amount of existing funds available in the tree, bench and picnic table donation accounts as of April 30, 2019.

Table 1 – Funds Remaining in Tree, Bench and Picnic Table Donation Accounts

<b>Donation Account</b>	<b>Remaining Funds (as of April 30, 2019)</b>
Tree Donations	\$8,454.77
Bench Donations	\$224,698.82
Picnic Bench Donations	\$50,402.38
<b>Total</b>	<b>\$283,555.97</b>

The bench and picnic table donation funds are used to service the 106 benches and 18 picnic tables (124 in total) that were dedicated after April 2003, for which the funds were collected.

The City has been maintaining and replacing the 357 benches and picnic tables that were dedicated prior to April 2003 through existing operating or capital budgets.

#### 2018 Policy Update and Initiation of 10-Year Renewals

To initiate the 10-year renewal process, on March 12, 2018, Council approved an update to Policy 7019 “Tree, Bench and Picnic Table Dedication” (Attachment 1) and accompanying Fee Schedule 7019.01 (Attachment 2) to reflect 2018 operating and maintenance costs for the bench and picnic table portion of the dedication program. No changes were made to the tree dedication program as it operates on a full cost recovery model and has sufficient capacity to meet current demands.

The renewal fee schedule for dedicated benches and picnic tables (2018) is summarized in Table 2 below. These costs do not include a charge for a plaque as it assumes that the pre-existing plaque(s) will transfer over to the dedication renewal. If a new plaque is required, the donor will incur the cost of \$500 per plaque for manufacturing and installation.

Table 2 – Renewal Fee Schedule for Dedicated Benches and Picnic Tables (2018)

Item	Manufacture Cost	Installation/Admin	Maintenance	Plaque	Total
Bench	\$1,200	\$800	\$1,000 (\$100/yr)	\$0	<b>\$3,000</b>
Picnic Table	\$1,700	\$800	\$1,000 (\$100/yr)	\$0	<b>\$3,500</b>

In October 2018, renewal letters were sent to all program participants that had a bench or picnic table dedication up for renewal. This includes the 357 program participants (325 bench dedications and 32 picnic table dedications) whom requisitioned dedications prior to 2003.

Following this correspondence, several of the original program participants voiced their concerns to staff, Council, and the media about having to renew their dedications as they had believed the dedication was in perpetuity and at no further cost. Although all original program participants on file were notified of the renewal terms in 2003, there are several instances in which the primary contact for the dedication changed over the past 15 years without notice to the City. As such, the current contact was not aware of the policy update and the introduction of the renewal term.

#### In Perpetuity Dedications

At the Parks, Recreation, and Cultural Services Committee meeting held on January 29, 2019, there was discussion related to in perpetuity dedications.

From the onset of the program in 1991 to the policy update in 2003, there were three different administrative forms used to process dedication requests (see Attachment 3 for an example). The forms do not indicate that the City would maintain the dedication in perpetuity. The forms also do not address the inevitable replacement of these benches. The forms do state, however, that the costs are subject to change without notice. Council updated the policy in 2003 to clarify this information and to provide a sustainable framework by which donors could continue their dedications when the original bench was due for replacement. Many other Metro Vancouver municipalities were faced with similar challenges with their dedication programs and implemented similar policy changes over the past two decades. A common approach that municipalities have taken is to service dedications made prior to the introduction of the renewal term until the end of the bench's lifecycle, at which point the dedication would need to be renewed.

Very few cities offer in perpetuity dedication programs, and those that do exist are being phased out due to high costs and/or program saturation. The City of Vancouver previously offered an in perpetuity option at a cost of \$25,000, whereby funds were placed into an endowment fund to finance ongoing maintenance. This option was discontinued in January 2018 due to program saturation, which bars new donors from accessing dedication opportunities in popular areas. New York City charges \$10,000 USD for in perpetuity bench dedications in Central Park, which are similarly invested into an endowment fund for ongoing maintenance and replacement.

In perpetuity dedication programs are not common as cities are thereby committed to maintain the dedicated assets forever. City landscapes have changed a great deal over the past century, and are continuing to change at a rapid pace. Committing to maintain dedicated park assets indefinitely

restricts the ability of cities to adapt to changes in service delivery needs, landscape and environmental factors, and regulatory regimes.

A scan of dedication term lengths and associated costs for other municipalities is included as Attachment 4.

#### Parks, Recreation and Cultural Services Committee's Consideration of Options (May 28, 2019)

At the Parks, Recreation, and Cultural Services Committee meeting held on May 28, 2019, staff presented four options for the 10-year renewal term for Council's consideration. These options included:

- Option 1 – Proceed with the Renewal Process as Per Existing Council Policy
- Option 2 – 10-Year Exemption for Pre-2004 Program Participants
- Option 3 – One-Time Reduced Renewal Fees for Pre-2003 Program Participants
- Option 4 – Implement Fixed Term Dedications with No Option to Renew

A referral was made to further clarify and refine Option 2 (10-Year Renewal Exemption for Pre-2003 Program Participants). This report presents a revised Option 2 for Council's consideration.

#### Option 2 – 10-Year Renewal Exemption for Pre-2003 Program Participants

This option involves creating a one-time renewal exemption for the 357 program participants that had dedicated a bench or picnic table prior to the policy change in 2003. As several program participants have expressed that they were unaware of the policy update in 2003 and the introduction of the renewal terms, this would allow them an additional 10 years to prepare for the renewal process.

The ongoing maintenance and replacement costs for the next 10 years will continue to be funded through existing operating budgets, including the bench and picnic table donation accounts.

Program participants from the period April 2003 onwards are not granted the exemption and will be required to renew their dedications as per existing Policy 7019. Initiation of the renewal process for the 46 dedications made in the period 2003 – 2009 is projected to result in \$140,000 of revenue, should all program participants choose to renew, which will be added to the bench and picnic table donation accounts. Over the next ten years (2020 – 2029), an additional \$241,500 is projected to be generated from the renewal of 78 dedications made in the period 2010 – 2019.

#### Available Dedication Spaces

An impact of Option 2 is that the opportunity for natural turnover would be delayed. Staff will direct new dedication inquiries to parks and trails that have available capacity, such as:

- Aberdeen Neighbourhood Park;
- Blundell Neighbourhood Park;
- Garden City Community Park;
- Hugh Boyd Community Park;



- King George Community Park;
- Lang Park;
- McLean Neighbourhood Park;
- Minoru Park;
- Paulik Neighbourhood Park;
- Railway Greenway;
- Richmond Nature Park;
- South Arm Community Park;
- South Dyke Trail (by No. 5 Road and Finn Slough);
- Steveston Community Park; and
- Terra Nova Rural Park.

A list of benches and picnic tables that are available for dedication is included in Attachment 5.

#### Fixed-Term Dedications (with No Option to Renew)

The existing Policy 7019 allows program participants to renew their dedication every 10 years. As part of the Council referral, staff were asked to explore options for fixed-term dedications. Fixed-terms would allow for predictable and consistent turnover of program participants. The City of Surrey recently adopted this approach by implementing a fixed dedication term length of 20 years with no option to renew in the same location. Table 3 presents proposed fees for fixed-term lengths of 10, 15, and 20 years.

Table 3 – Proposed Fee Schedule for Fixed-Term Dedications

Item	Plaque	10-Years	15-Years*	20-Years*
Bench	\$500	\$3,000	\$4,750	\$6,600
Picnic Table	\$500	\$3,500	\$5,550	\$7,700

\*Costs assume an annual CPI increase of approximately 2 per cent.

Should Council endorse fixed-term dedications, the recommended term length is 10 years for all new dedications for the following reasons.

- A 10-year term is consistent with the existing policy;
- The average lifecycle of a bench is approximately 10-years;
- The lower costs are more affordable; and
- The shorter term allows the City with flexibility to adapt to potential future changes in service delivery needs, landscape and environmental factors, and regulatory regimes.

Staff do not recommend amending the existing policy to introduce fixed-term lengths with no option to renew as this change could potentially impact long-term sustainability of the dedication program. While there is believed to be a sufficient demand in popular waterfront areas, many benches and picnic tables may go undedicated in other parks and open spaces.

Should Council endorse fixed-term lengths, all existing dedications will be permitted one renewal term, after which no additional renewal terms will be granted. Staff would revise existing Policy 7019 to reflect this change and would bring this updated policy to Council for adoption at a future date.

#### Number of Dedication Plaques

The existing council policy allows up to two dedication plaques to be installed on a dedicated bench or picnic table. The cost of a second plaque is not included in the dedication fee and is an added cost of \$500 for manufacturing and installation. A second plaque can be added to a bench or picnic table at any time during the dedication period, but will not extend the original term itself.

Attachment 6 provides illustrations of a standard bench with 2, 3, or 4 plaques. An increased number of plaques allows for an increased number of individuals to be commemorated on a single bench. However, an increased number of plaques decreases the amount of “clear” space available on a bench for sitting. This can pose a challenge as the plaques are sometimes perceived as private memorial markers, in front of which some individuals prefer not to sit out of respect.

To increase the number of permissible plaques while maintaining a balance of plaque space with clear seating space, it is recommended that Policy 7019 be amended to increase the maximum number of plaques permitted per bench from two to three (Attachments 7 and 8). As picnic tables have more available space, it is recommended that Policy 7019 be amended to increase the maximum number of plaques permitted per picnic table from two to four.

Dedicators wishing to commemorate more than three individuals on a bench or four individuals on a picnic table can do so by combining multiple names onto a plaque.

#### Lifting the Moratorium

At the Council meeting held on February 19, 2019, a moratorium was placed on the dedication program pending the outcome of a review process. Should Council endorse Option 2 as outlined in this report, staff recommend that the moratorium on the dedication program be lifted.

#### **Financial Impact**

None.

## Conclusion

The City of Richmond's Tree, Bench and Picnic Table Dedication program remains a popular opportunity for community members to recognize loved ones, while simultaneously contributing to the enhancement of Richmond's parks and open space system. The existing Council policy allows this limited resource to be accessible to a wide range of community members, and ensures the program is sustainably funded over the long-term.



Paul Brar  
Manager, Parks Programs  
(604-244-1275)

- Att. 1: Policy 7019 – Tree, Bench and Picnic Table Dedication  
2: Fee Schedule 7019.01 – Tree, Bench and Picnic Table Dedication  
3: Sample Pre-2003 Dedication Application Form  
4: Best Practices Scan of Other Municipalities  
5: Dedication Bench and Picnic Table Inventory  
6: Dedication Plaque Options  
7: Proposed Policy 7019 – Tree, Bench and Picnic Table Dedication (red-lined)  
8: Proposed Policy 7019 – Tree, Bench and Picnic Table Dedication (clean)



Page 1 of 1	<b>Tree, Bench and Picnic Table Dedication</b>	<b>Policy 7019</b>
	Adopted by Council: April 14, 2003 Amended by Council: March 12, 2018	

## **POLICY 7019:**

It is Council policy that:

1. The cost of the purchase and planting of the tree shall be charged to the dedicator. This is to be based on the average cost for purchase and installation by City forces of a seven-centimetre calliper tree, subject to annual review.
2. The City shall have final approval of the tree type and planting location. All requests for special tree species/varieties or particular planting areas shall be accommodated, whenever possible. Higher costs incurred by these requests shall be charged to the dedicator.
3. The City shall include the tree in its normal schedule of care or maintenance.
4. The cost of the purchase, installation and maintenance of the bench or picnic table shall be charged to the dedicator. This is to be based on the average cost for purchase, installation and maintenance by City forces of a standard City bench or picnic table for a 10-year period. City staff will review costs annually and will adjust accordingly. The maintenance funding is placed into a tree, bench, and picnic table reserve account.
5. City Staff will acknowledge the bench or picnic table dedication for a period of 10 years from the date of installation.
6. Dedicators will have the opportunity to continue their sponsorship of the bench or picnic table after the 10 year dedication period by paying the current fee for replacement of the bench or picnic table. If the dedicator is not interested in continuing the dedication or cannot be contacted (within six months of the 10-year term expiring), the plaque will be removed and the site will become available for a new dedication. It will be the responsibility of the dedicator to keep their contact information current with the City of Richmond.
7. The City shall have final approval of the location and style of the bench or picnic table.
8. The City shall have final approval of plaque size, style, and wording. A maximum of two plaques per bench is permitted.
9. The tree, bench and picnic table shall become City property. Staff reserves the right to relocate or remove the tree, bench, or picnic table whenever necessary. A reasonable effort shall be made to notify the dedicator if their tree, bench, or picnic table is affected.
10. A tree, bench, and picnic table dedication account shall be established for those unable to purchase a whole tree, bench, or picnic table, but who wish to contribute funds. No plaques shall be permitted in this case, but City recognition of some type shall be considered.
11. A City record will be established to record all commemorative trees and contributions.
12. Placement of memorial wreaths, flowers, or other items or any modifications to the tree, bench, or picnic table will not be permitted.





Page 1 of 2	<b>Tree, Bench and Picnic Table Dedication</b>	<b>Fee Schedule 7019.01</b>
	Approved by Council: April 14, 2003 Amended by Council: March 12, 2018	

## FEE SCHEDULE 7019.01:

### Tree, Bench and Picnic Table Dedication Charges Schedule

Effective February 2018, the following fee schedule will apply for City of Richmond Tree, Bench and Picnic Table Dedications:

- Dedication fees will be levied so as to recover all or a portion of overall operating costs.**
  - To ensure the dedicator pays all or a portion of the direct operating costs for tree, bench and picnic table installation and 10 years guaranteed maintenance.
  - All rates and charges will be adjusted to accommodate the changes in operating and maintenance costs and tree, bench and picnic table acquisition costs.
- The General Manager, Community Services or designate will have the authority to waive or reduce fees and alter fees for services for promotional purposes and to quickly establish fees for experimental services.**
  - To permit the General Manager, Community Services or designate to make allowances for unusual circumstances.
  - Unusual dedication requests for tree, bench or picnic table installations where a higher cost is involved will be considered on an individual basis, taking in to account the true cost of acquisition and installation, and maintenance costs.
- Dedication fees are as follows:**

Item	Includes	2018 Rate
<b>Trees</b>	Each dedication will recover the full cost of tree acquisition, site preparation, and planting of the tree to City of Richmond standards.	<b>Full cost recovery.</b>
<b>Benches</b>	The dedication amount for benches will be inclusive of installation, site preparation, plaque production and installation, and 10 years guaranteed maintenance.	<b>\$3,500.00</b>
<b>Picnic Tables</b>	This dedication amount will include the cost of picnic table manufacturing, site preparation, delivery, plaque production and installation, and 10 years guaranteed	<b>\$4,000.00</b>



Page 2 of 2	<b>Tree, Bench and Picnic Table Dedication</b>	<b>Fee Schedule 7019.01</b>
	Approved by Council: April 14, 2003 Amended by Council: March 12, 2018	

	maintenance.	
--	--------------	--

4. Renewal fees for a 10-year dedication period are as follows:

Item	Includes	2018 Rate
<b>Trees</b>	Not applicable.	<b>Not applicable.</b>
<b>Benches</b>	The renewal amount will include the cost of bench refurbishing or manufacturing, installation, and 10 years guaranteed maintenance.	<b>\$3,000.00</b>
<b>Picnic Tables</b>	The renewal amount will include the cost of picnic table refurbishing or manufacturing, installation, and 10 years guaranteed maintenance.	<b>\$3,500.00</b>

5. Dedication fees for sharing a bench or picnic table are as follows:

Item	Includes	2018 Rate
<b>Trees</b>	Not applicable.	<b>Not applicable.</b>
<b>Benches</b>	The dedication fee will include the costs of bench manufacturing or refurbishing, site preparation, plaque production and installation, and 10 years guaranteed maintenance.	<b>\$2,000.00</b>
<b>Picnic Tables</b>	The dedication fee will include the costs of picnic table manufacturing or refurbishing, site preparation, plaque production and installation, and 10 years guaranteed maintenance	<b>\$2,250.00</b>

## Dedication Program – Sample Application Form (1991)



### The Corporation of the Township of RICHMOND

8911 No. 3 ROAD, RICHMOND, B.C. V6V 2C1  
(604) 276-4000 FAX 276-5130

PURCHASE, INSTALLATION AND MAINTENANCE

#### BENCH DONATION

- . DONATION AMOUNT EFFECTIVE JANUARY 1991:
  - . minimum amount of donation required for construction and installation of standard park bench, on crushed limestone pad \_\_\_\_\_ \$1,000
  - . on asphalt pad, \_\_\_\_\_ \$1,100
  - . on concrete pad, \_\_\_\_\_ \$1,250
  - . on interlocking bricks, \_\_\_\_\_ \$1,500
- . COMMEMORATIVE PLAQUES ARE PERMITTED, BUT ARE THE RESPONSIBILITY OF THE DONOR. PLAQUE SIZE TO BE MAXIMUM 4" X 8"; DESIGN AND WORDING MUST BE APPROVED BY THE CITY BEFORE INSTALLATION. CONTACT CITY STAFF FOR MORE INFORMATION.
- . PLEASE ALLOW UP TO 60 DAYS FOR INSTALLATION.
- . COSTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- . ESTIMATES FOR SPECIAL BENCHES WILL BE PROVIDED ON REQUEST.
- . ALL BENCH PADS ARE CONSTRUCTED TO PROVIDE SPACE FOR A WHEELCHAIR.
- . FOR MORE INFORMATION, PLEASE CALL 276-4107, WEEKDAYS 8:15 a.m. - 5:00 p.m.

6292P-67

RICHMOND DEPARTMENT OF PARKS & LEISURE SERVICES

BENCH DONATION DATA SHEET

DONOR INFORMATION

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
POSTAL CODE: \_\_\_\_\_ HOME PHONE: \_\_\_\_\_ BUS. PHONE: \_\_\_\_\_

INCOME TAX INFORMATION: As Above \_\_\_ or

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
POSTAL CODE: \_\_\_\_\_

LOCATION INFORMATION: (ATTACH A MAP OR SKETCH)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLAQUE WORDING:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SPECIAL REQUIREMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

Office Use Only

SIGNATURE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6292P-65





**City of  
Richmond**

**Dedication Program**  
Community Services Division

**Dedication Program – Best Practices Scan of Other Municipalities**

Updated March 1, 2019

Municipality	Dedication Cost (2019)	Term	Renewal Cost (2019)	Max. Number Plaques
<b>Banff National Park (Parks Canada)</b>	\$4,000/bench	10-years	\$4,000/bench	1
<b>BC Parks</b>	\$3,000/bench \$4,000/picnic table	10-years	\$3,000/bench \$4,000/picnic table	1
<b>Metro Vancouver</b>	\$4,500/bench \$4,040/picnic table Or \$2,500 + \$300/year for 10 years (\$5,500)	15-years	\$4,500/bench \$4,040/picnic table Or \$2,500 + \$300/year for 10 years (\$5,500)	1
<b>City of Richmond</b>	\$3,500/bench \$4,000/picnic table	10-years	\$3,000/bench \$3,500/picnic table	2
<b>City of Vancouver</b>	\$5,500/bench \$5,500/picnic table	10-years	\$5,500/bench \$5,500/picnic table	1
<b>City of Surrey</b>	\$3,500 bench \$5,000 picnic table	20-years	No renewals.	1
<b>City of Burnaby</b>	Starting at \$3,000/bench \$5,000/picnic table	10-years	Starting at \$3,000/bench \$5,000/picnic table	1
<b>City of Coquitlam</b>	\$2,500/new bench \$1,250/existing bench \$4,500/picnic table	10-years	\$400/bench \$600/picnic table	1
<b>City of Delta</b>	\$3,000/bench \$3,500/picnic table	10-years	After 10 years, if bench needs to be removed because it cannot be repaired, donor is offered first option to replace the bench at the full rate.	1
<b>City of Port Moody</b>	\$4,000/bench \$5,000/picnic table	10-years	\$4,000/bench \$5,000/picnic table	2
<b>City of Edmonton</b>	\$4,500/bench	10-years	\$2,500/bench <i>Program currently under review.</i>	1
<b>City of Kelowna</b>	\$2,800/bench \$2,800/table	10-years	\$2,800/bench \$2,800/table	1



<b>City of Langley</b>	\$2,000/bench \$1,700/picnic table	10-years	\$2,000/bench \$1,700/picnic table	1
<b>City of New Westminster</b>	\$2,884/bench	In perpetuity	Does not apply <i>Program currently under review to add term lengths and renewal fees.</i>	2
<b>City of North Vancouver</b>	\$2,300-\$4,500/bench \$5,000/picnic table	10-years	\$2,300-\$4,500/bench \$5,000/picnic table	2
<b>City of Penticton</b>	\$2,570/bench \$3,060/picnic table	15-years	\$1,285/bench \$1,530/picnic table (50% of current fees)	1
<b>City of Port Coquitlam</b>	\$1,500/bench in park or cemetery \$2,500/bench in premium location \$3,750/picnic table	10-years	Full cost. <i>Dedications prior to the 10-year term are serviced until the end of the bench's lifecycle.</i>	1
<b>City of Victoria</b>	\$3,500/bench	10-years	\$3,000/bench 1 renewal only.	1
<b>City of West Vancouver</b>	\$3,600/bench	10-years	\$3,600/bench	1
<b>City of White Rock</b>	\$3,175/bench \$3,400/picnic table	10-years	\$1,590/bench \$1,700/picnic table	1
<b>District of North Vancouver</b>	\$2,200/bench	10-years	\$2,200/bench <i>Program currently under review.</i>	1
<b>District of Sooke</b>	\$2,000/bench \$4,000/bench \$6,000/bench	10-years 20-years 30-years	\$2,000/bench for 10-year renewal	1
<b>City of Abbotsford</b>	\$2,971/bench \$3,236/bench with 2 plaques \$3,502/bench with view of Mt. Baker \$3,767/bench with view & 2 plaques \$2,653/picnic table	10-years	<i>Renewal process currently under review.</i>	2
<b>New York City (Central Park)</b>	\$10,000 USD endowed	In perpetuity	Does not apply.	1
<b>Town of Sidney</b>	\$3,000/bench	10-years	No renewals; must apply for new dedication.	1
<b>Township of Langley</b>	2,200/standard bench \$3,400/premium bench	10-years	2,200/standard bench \$3,400/premium bench	1



## Dedication Bench and Picnic Table Inventory

Park/Trail	Total Benches	Benches Dedicated	Benches Available for Dedication	Total Picnic Tables	Tables Dedicated	Tables Available for Dedication
Aberdeen Park	9	0	9	5	0	5
Albert Airey Park	3	1	2	1	0	1
Burkeville Park	5	1	4	6	1	5
Dolphin Park	4	0	4	0	0	0
Dover Park	14	2	12	2	0	2
Dyke Trail – Hamilton	5	5	0	3	1	2
Dyke Trail – Middle Arm	81	79	2	8	6	2
Dyke Trail – South	57	51	6	16	16	0
Dyke Trail – West	35	35	0	9	9	0
Finn Slough Park	9	7	2	0	0	0
Garden City Park	19	11	8	0	0	0
Garry Point Park	46	46	0	11	9	2
Great West Cannery Park	5	0	5	1	1	0
Homma Elementary	1	1	0	0	0	0
Hugh Boyd Park	7	3	4	5	1	4
King George Park	30	5	25	0	0	0
Lang Park	8	4	4	0	0	0
London Landing	13	13	0	1	1	0
Lord Byng Elementary	1	1	0	0	0	0
McDonald Beach Park	10	10	0	0	0	0
McLean Park	4	0	4	2	0	2
McNair Secondary	4	4	0	0	0	0
Minoru Park	73	69	4	3	1	2
Paulik Park	4	1	3	2	0	2
Railway Greenway	14	3	11	0	0	0
Richmond Ice Centre	2	1	1	0	0	0
Richmond Nature Park	10	0	10	0	0	0
South Arm Park	17	15	2	0	0	0
Spul'u'kwuks Elementary	6	3	3	0	0	0
Steveston Harbour	17	17	0	0	0	0
Steveston Park	33	26	7	12	3	9
Steveston-London Park	6	3	3	3	0	3
Tait Elementary	3	2	1	1	0	1
Terra Nova Rural Park	15	7	8	2	1	1
Thomas Kidd Elementary	1	1	0	0	0	0
Thompson/Burnett Park	2	2	0	2	0	2
Whiteside Elementary	2	2	0	0	0	0
<b>TOTAL</b>	<b>575</b>	<b>431</b>	<b>144</b>	<b>95</b>	<b>50</b>	<b>45</b>





**City of  
Richmond**

**Dedication Plaque Options**  
Community Services Division

**Dedication Plaque Options**



**Figure 1: One Plaque**



**Figure 2: Two Plaques**



**Figure 3: Three Plaques**



**Figure 4: Four Plaques**





**POLICY 7019:**

It is Council policy that:

1. The cost of the purchase and planting of the tree shall be charged to the dedicator. This is to be based on the average cost for purchase and installation by City forces of a seven-centimetre calliper tree, subject to annual review.
2. The City shall have final approval of the tree type and planting location. All requests for special tree species/varieties or particular planting areas shall be accommodated, whenever possible. Higher costs incurred by these requests shall be charged to the dedicator.
3. The City shall include the tree in its normal schedule of care or maintenance.
4. The cost of the purchase, installation and maintenance of the bench or picnic table shall be charged to the dedicator. This is to be based on the average cost for purchase, installation and maintenance by City forces of a standard City bench or picnic table for a 10-year period. City staff will review costs annually and will adjust accordingly. The maintenance funding is placed into a tree, bench, and picnic table reserve account.
5. City Staff will acknowledge the bench or picnic table dedication for a period of 10 years from the date of installation.
6. Dedicators will have the opportunity to continue their sponsorship of the bench or picnic table after the 10-year dedication period by paying the current fee for replacement of the bench or picnic table. If the dedicator is not interested in continuing the dedication or cannot be contacted (within six months of the 10-year term expiring), the plaque will be removed and the site will become available for a new dedication. It will be the responsibility of the dedicator to keep their contact information current with the City of Richmond.
7. The City shall have final approval of the location and style of the bench or picnic table.
8. The City shall have final approval of plaque size, style, and wording. A maximum of ~~two~~ up to three plaques per bench is permitted. A maximum of up to four plaques per picnic table is permitted. The maximum number of plaques is subject to vary depending on the style of bench or picnic table that is installed.
9. The tree, bench and picnic table shall become City property. Staff reserves the right to relocate or remove the tree, bench, or picnic table whenever necessary. A reasonable effort shall be made to notify the dedicator if their tree, bench, or picnic table is affected.
10. A tree, bench, and picnic table dedication account shall be established for those unable to purchase a whole tree, bench, or picnic table, but who wish to contribute funds. No plaques shall be permitted in this case, but City recognition of some type shall be considered.
11. A City record will be established to record all commemorative trees and contributions.
12. Placement of memorial wreaths, flowers, or other items or any modifications to the tree, bench, or picnic table will not be permitted.



Page 1 of 1	<b>Tree, Bench and Picnic Table Dedication</b>	<b>Policy 7019</b>
	Adopted by Council: April 14, 2003 Amended by Council: March 12, 2018	

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12. Placement of memorial wreaths, flowers, or other items or any modifications to the tree, bench, or picnic table will not be permitted.



**City Centre District Energy Utility Bylaw No. 9895  
Amendment Bylaw No. 10012**

The Council of the City of Richmond enacts as follows:

1. The **City Centre District Energy Utility Bylaw No. 9895** is further amended:
  - (a) by deleting Schedule A (Boundaries of Service Area) in its entirety and replacing with a new Schedule A attached as Schedule A to this Amendment Bylaw; and
  - (b) by deleting Schedule E (Energy Generation Plant Designated Properties) in its entirety and replacing with a new Schedule E attached as Schedule B to this Amendment Bylaw.
2. This Bylaw is cited as “**City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10012**”.

FIRST READING

SECOND READING


THIRD READING

ADOPTED

JUN 24 2019

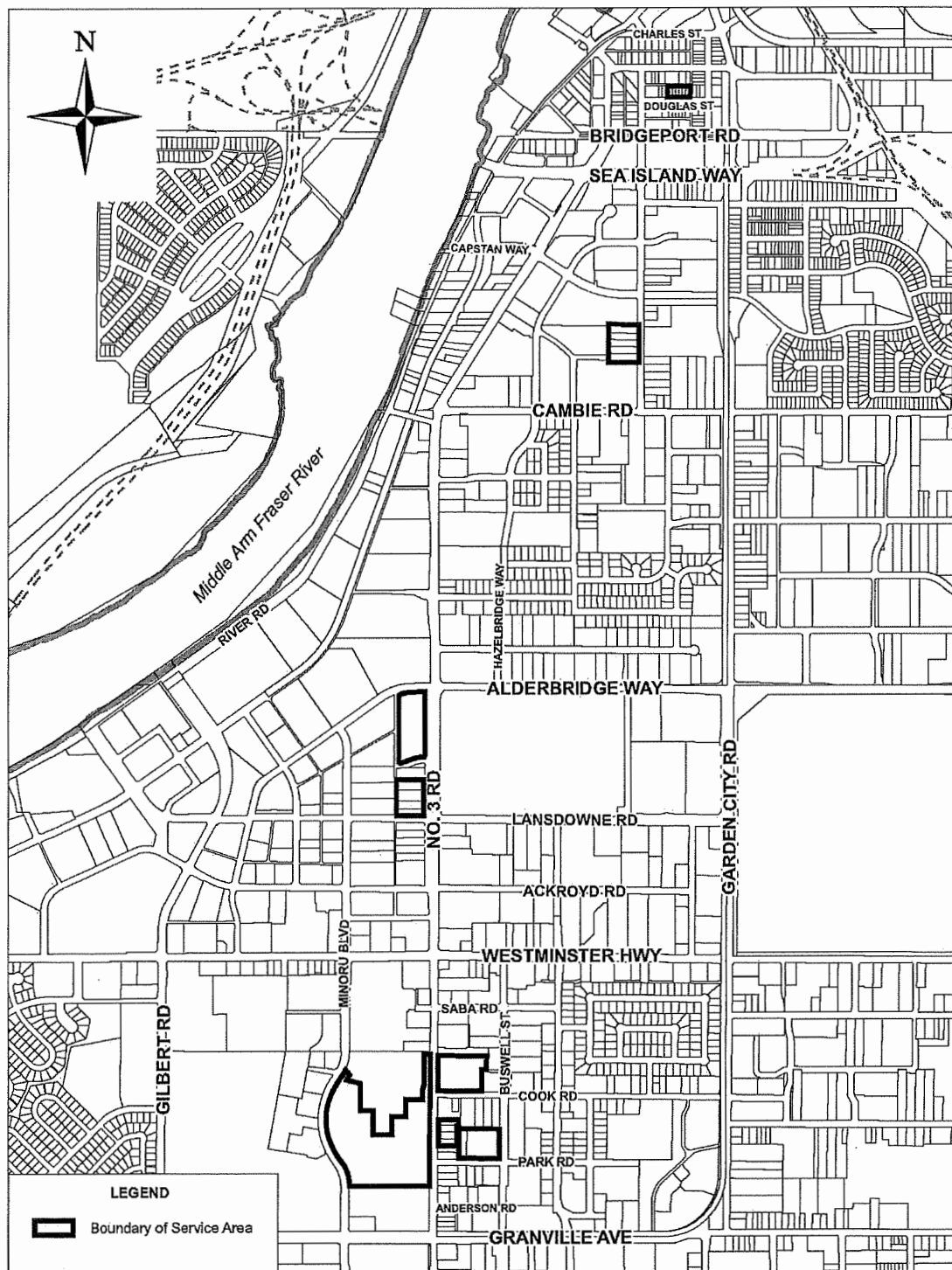
JUN 24 2019

JUN 24 2019

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
B2B

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

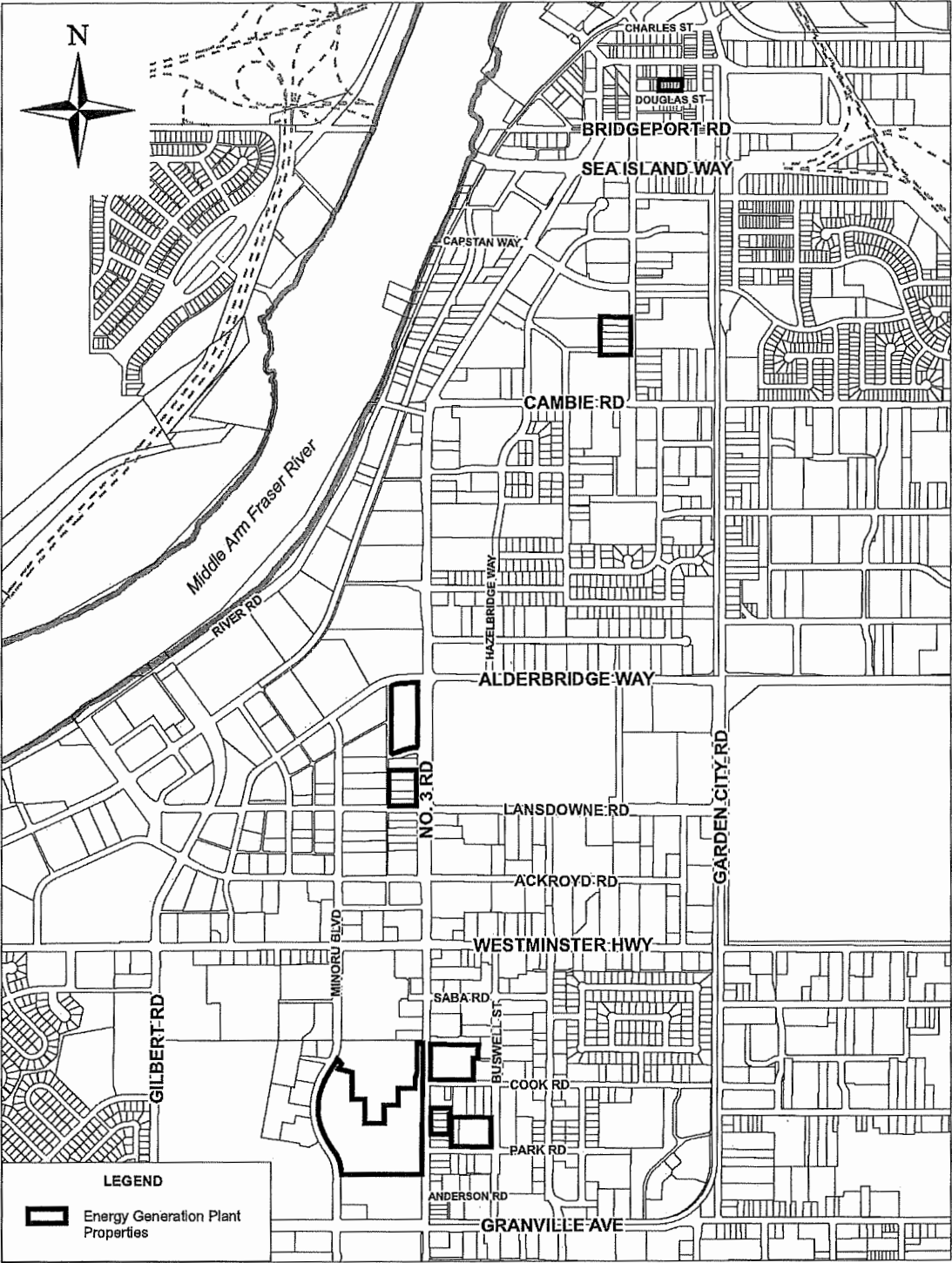
**Schedule A to Amendment Bylaw No. 10012*****SCHEDULE A to BYLAW NO. 9895******Boundaries of Service Area***



Schedule B to Amendment Bylaw No. 10012

*SCHEDULE E to BYLAW NO. 9895*

*Energy Generation Plant Designated Properties*





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9681 (RZ 15-713048)  
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &  
4451 Boundary Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:

- a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

**“Hamilton**

means the area included in the  
Hamilton Area Plan.

**Hamilton Area Plan  
community amenity capital  
reserve**

means the statutory Capital Reserve  
Fund created by Hamilton Area  
Plan Community Amenity Capital  
Reserve Fund Establishment Bylaw  
No. 9276.”; and

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

**“8.8.4 Permitted Density**

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
  - a) “0.75” in the RTH1 **zone**;
  - b) “0.80” in the RTH2 **zone**;
  - c) “0.85” in the RTH3 **zone**; and
  - d) “0.90” in the RTH4 **zone**,if the following conditions occur:

- e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and
  - f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":
- That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

LEGAL REQUIREMENTS SATISFIED

ADOPTED

FEB 27 2017

MAR 20 2017

MAR 20 2017

MAR 20 2017

JUN 26 2019

APR 05 2017

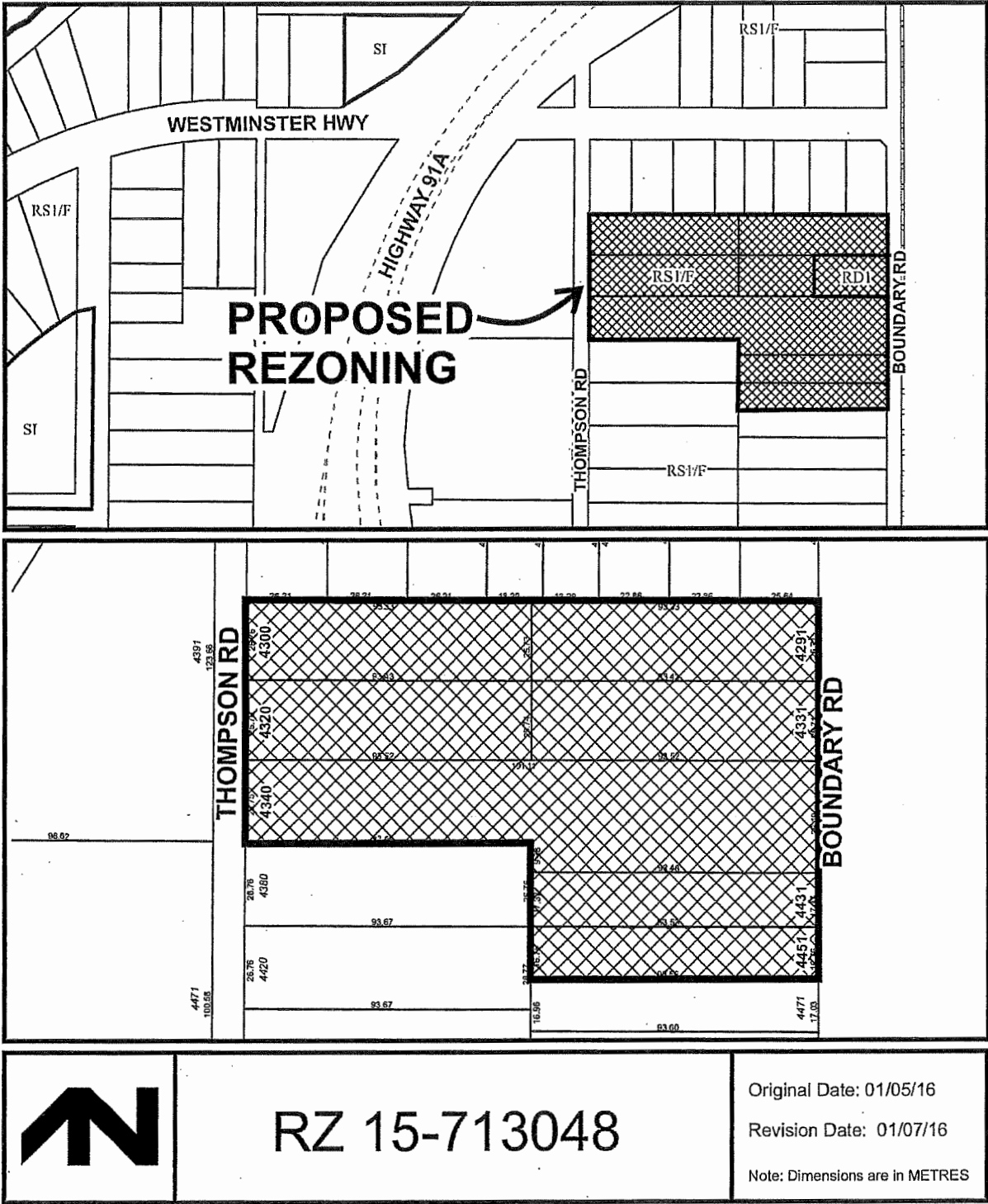
JUN 25 2019

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of  
Richmond







**Development Permit Panel  
Wednesday, June 12, 2019**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Cecilia Achiam, Chair  
Laurie Bachynski, Director, Corporate Business Service Solutions  
Milton Chan, Acting Director, Engineering

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on May 29, 2019 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 18-818748**  
(REDMS No. 6160725)

APPLICANT: Polygon Fiorella Homes Ltd.

PROPERTY LOCATION: 3551, 3571, 3591, 3611 and 3631 Sexsmith Road

**INTENT OF PERMIT:**

Permit the construction of a high-rise building containing two affordable (work-only) studios for professional artists and approximately 168 dwellings, including 11 affordable (low-end-of-market) units at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road on a site zoned "Residential/Limited Commercial (RCL4)".

**Applicant's Comments**

Walter Francel, Francel Architecture, accompanied by Jorge Palos, Francel Architecture, Bruce Hemstock, PWL Partnership, and Robin Glover, Polygon, and with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the proposed development and highlighted the following:

1.

## **Development Permit Panel**

### **Wednesday, June 12, 2019**

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- the subject site is located to the east of the existing Polygon “Avanti” multi-family residential development;
- the largest portion of the building is angled to reflect and accommodate the curve at the corner of Brown Road and Sexsmith Road;
- the three-storey townhouses on the west side of the proposed development mirror the townhouses at the existing development across the shared north-south mid-block mews;
- a substantial residential outdoor amenity space separates the townhouses on the west side and the tower and low-rise building on the east side of the subject development;
- the outdoor amenity space at the podium roof level steps down to the urban agriculture space which overlooks the Brown Road Plaza;
- a generous public open space fronts the main residential entry to the building facing Sexsmith Road;
- the townhouses fronting Sexsmith Road breaks down the building massing and provides a pedestrian scale to the streetscape; and
- coloured glass panels are incorporated into the façade of the two work-only artist studios and will also be integrated into other areas of the building.

Mr. Hemstock provided an overview of the main landscape features of the project, noting that (i) landscaping for the small public park to the west of the public open space plaza includes mounded landscape, custom design benches and replacement trees, (ii) a bicycle rack and benches are provided near the main residential entry fronting Sexsmith Road, (iii) a bicycle rack is also provided near the artist studios, (iv) the outdoor amenity area on the podium roof level includes a gathering area, children’s play area, large open lawn space, and mounded landscape, (v) the residential patios to the east and west of the outdoor amenity area will activate the space, and (vi) the urban agriculture space is located one level below the outdoor amenity area and overlooks the artist’s plaza and public park below.

In reply to queries from the Panel, Mr. Glover acknowledged that (i) the proposed 11 affordable housing units are evenly distributed throughout the residential component of the project and consist of a mix of studio and one to three bedroom units, and (ii) no rental market housing units are provided in the project.

In reply to a query from the Panel, Sara Badyal, Planner 2, advised that the north-south mid-block mews could be extended northward to create a mid-block pedestrian trail up to Capstan Way subject to the future redevelopment of the property to the north.

## Development Permit Panel

### Wednesday, June 12, 2019

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In reply to queries from the Panel, Mr. Hemstock and Mr. Glover noted that (i) in addition to the green roofs, the significant landscaped areas on the ground, second, and third levels will enhance stormwater management on the site, (ii) bollard lighting is proposed along the accessible pedestrian routes on the podium roof level outdoor amenity area to avoid light pollution, (iii) a guardrail will be installed along the west and south edges of the children's play area, (iv) resilient rubber surfacing is proposed for the children's play area, (v) the indoor amenity building is primarily for fitness uses, and (vi) parkade access is located off the north-south mews.

In reply to further queries from the Panel, the design team acknowledged that (i) the residential outdoor and indoor amenity areas are for shared use of affordable housing tenants and residents of market units, (ii) a project arborist will oversee the protection of adjacent existing trees on the neighbouring site to the north, and (iii) a loading area is provided off the north-south mid-block mews.

#### Staff Comments

Suzanne Smith, Acting Director, Development, noted that (i) the project includes 11 low-end of market rental housing units and two rentable-affordable-work-only studio units, (ii) there is a Servicing Agreement associated with the project which includes works for the eastward extension of Brown Road to Sexsmith Road, Sexsmith Road improvements, significant public open space secured through statutory right-of-ways including Brown Road Plaza and storm and sanitary, storm and water works.

Ms. Smith further noted that (i) the project's Transportation Demand Management (TDM) measures include the completion of the protected bicycle route along Brown Road and Sexsmith Road and provision of electric bicycle charging, (ii) the subject development will become part of the City Centre District Energy Utility (DEU), constructing and transferring ownership of an on-site low carbon energy plant to the City, (iii) the developer will provide a contribution towards the City's Public Art Program, and (iv) accessible housing features are proposed for the project including aging in place features in all dwellings and provision of 32 Basic Universal Housing (BUH) units.

In reply to a query from the Panel, Ms. Badyal confirmed that the applicant is required to provide a significant Letter-of-Credit to the City for on-site landscaping.

#### Gallery Comments

None.

#### Correspondence

Mark Treskunov, 901-3333 Brown Road ([Schedule 2](#))

Ms. Smith noted that Mr. Treskunov expressed concern regarding irrigation, walkway pavers and other issues related to the neighbouring Polygon "Avanti" development to the west of the subject site, noting the individual suggested that these issues could arise in the subject development.

## Development Permit Panel

### Wednesday, June 12, 2019

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Ms. Smith advised that (i) the subject development provides irrigation to common landscaped areas except for the planted gardening beds where hose bibs are provided, (ii) there are paved walkways on the subject site leading to entrances to the units, and (iii) the developer is aware of Mr. Treskunov's concerns and is willing to meet with the strata management for Polygon "Avanti" to address any remaining concerns.

#### Panel Discussion

The Panel expressed support for the project, noting that (i) significant green spaces are provided in the proposed development, (ii) the podium roof level outdoor amenity space and the streetscape along Sexsmith Road are attractive, (iii) the subject development fits well with existing developments in the neighbourhood, and (iv) the developer's contribution to the future construction of Capstan Canada Line Station is appreciated.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a high-rise building containing two affordable (work-only) studios for professional artists and approximately 168 dwellings, including 11 affordable (low-end-of-market) units at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road on a site zoned "Residential/Limited Commercial (RCL4)".*

**CARRIED**

## 2. DEVELOPMENT PERMIT 18-841402

(REDMS No. 6155516)

APPLICANT: Curtis Rockwell on Behalf of Wales McLelland Construction

PROPERTY LOCATION: 12951 Bathgate Way

INTENT OF PERMIT:

1. Permit exterior alterations to the existing warehouse building at 12951 Bathgate Way on a site zoned "Industrial Retail (IR1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.

Note: A corrected copy of page 6 of the Staff Report to Item No. 2 (DP 18-841402) was circulated to Panel members at the June 12, 2019 meeting of the Development Permit Panel (attached to and forming part of these Minutes as Schedule 3)



## Development Permit Panel

### Wednesday, June 12, 2019

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#### Applicant's Comments

Chantal Bobyn, Christopher Bozyk Architects, Ltd., accompanied by Al Tanzer, LandSpace Design Inc. and Curtis Rockwell, Wales McLelland Construction, and with the aid of video presentation (attached to and forming part of these Minutes as Schedule 4) provided background information on the subject development permit application and highlighted the following:

- exterior renovations will be done mainly on the south and east façades of the existing split two-storey and one-storey warehouse building which will not significantly impact the building design and footprint;
- the proposed exterior renovations will fit with the surrounding industrial and commercial neighbourhood;
- minor interior work is proposed mainly at ground level;
- proposed building materials include painted concrete, corrugated metal panel and clear glass, among others;
- a new pedestrian walkway with canopy above will be integrated along the south side of the building to enhance accessibility and provide weather protection;
- the existing surface parking lay-out will essentially be maintained; however, additional landscaping including installation of landscaped parking islands within the surface parking area is proposed;
- new bicycle racks are proposed near building entries; and
- a new garbage and recycling station will be installed on the site.

Mr. Tanzer provided an overview of the main landscape features of the project, noting that (i) the more prominent on-site trees will be retained, (ii) additional landscaping around the perimeter of the site will be installed including boxwood hedge and other flowering shrubs, (iii) the three-meter wide City Services Statutory Right-of-Way (SRW) along the south and east property lines limited the number of trees to be planted on the site, (iv) small ornamental street trees are proposed along Bathgate Way under existing overhead utilities, (v) new trees will be installed in the parking area and near the building entry, and (vi) feature planting consisting of black bamboo with lighting underneath is proposed to provide screening for the existing blank wall of the adjacent building along the west property line.

In reply to a query from the Panel, Mr. Rockwell acknowledged that should it be necessary, existing rooftop mechanical equipment will be screened with the same materials used for external cladding.

In reply to further queries from the Panel, Ms. Bobyn and Mr. Tanzer noted that (i) clear glazing will be used on the building facade, (ii) black bamboo will be planted along the exposed building wall on the adjacent property to the west which is near the new garbage and recycle area on the subject site, and (iii) a low laurel hedge will be installed along the north property line of the subject site.

## Development Permit Panel

Wednesday, June 12, 2019

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### Staff Comments

Ms. Smith advised that there is a Servicing Agreement associated with the project for frontage improvements including a 1.5-meter grass boulevard and a concrete multi-purpose sidewalk along the Bathgate Way frontage, and a 0.15-meter wide road curb, 1.5-meter wide concrete sidewalk and 1.5-meter grass boulevard along the Jacombs Road frontage.

In addition, Ms. Smith further noted that (i) frontage works also include the construction of two wheelchair ramps at the northwest corner of the Bathgate Way and Jacombs Road intersection, (ii) a new pedestrian connection from Jacombs Road to the building, and (iii) a new southbound bicycle lane and bicycle pavement markings along Jacombs Road.

In response to a query from the Panel, Joshua Reis, Program Coordinator, Development, advised that staff support the proposed variance to reduce the required minimum landscaping requirement from a minimum of 3 meters to 2 meters along a portion of the Bathgate Way frontage as it will improve the existing condition of the site's frontage.

### Gallery Comments

None.

### Correspondence

None.

### Panel Discussion

The Panel expressed support for the project, noting that (i) the proposed building exterior alterations and landscape enhancements would significantly improve the existing development, and (ii) the renovated building would be a welcome addition to the industrial and commercial neighbourhood which includes high-end furniture retail stores.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. permit exterior alterations to the existing warehouse building at 12951 Bathgate Way on a site zoned "Industrial Retail (IR1)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum landscaping requirement from a minimum of 3.0 m to 2.0 m along a portion of the frontage of the site abutting Bathgate Way.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, June 12, 2019**

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3.    **Date of Next Meeting: June 26, 2019**

4.    **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:19 p.m.*

**CARRIED**

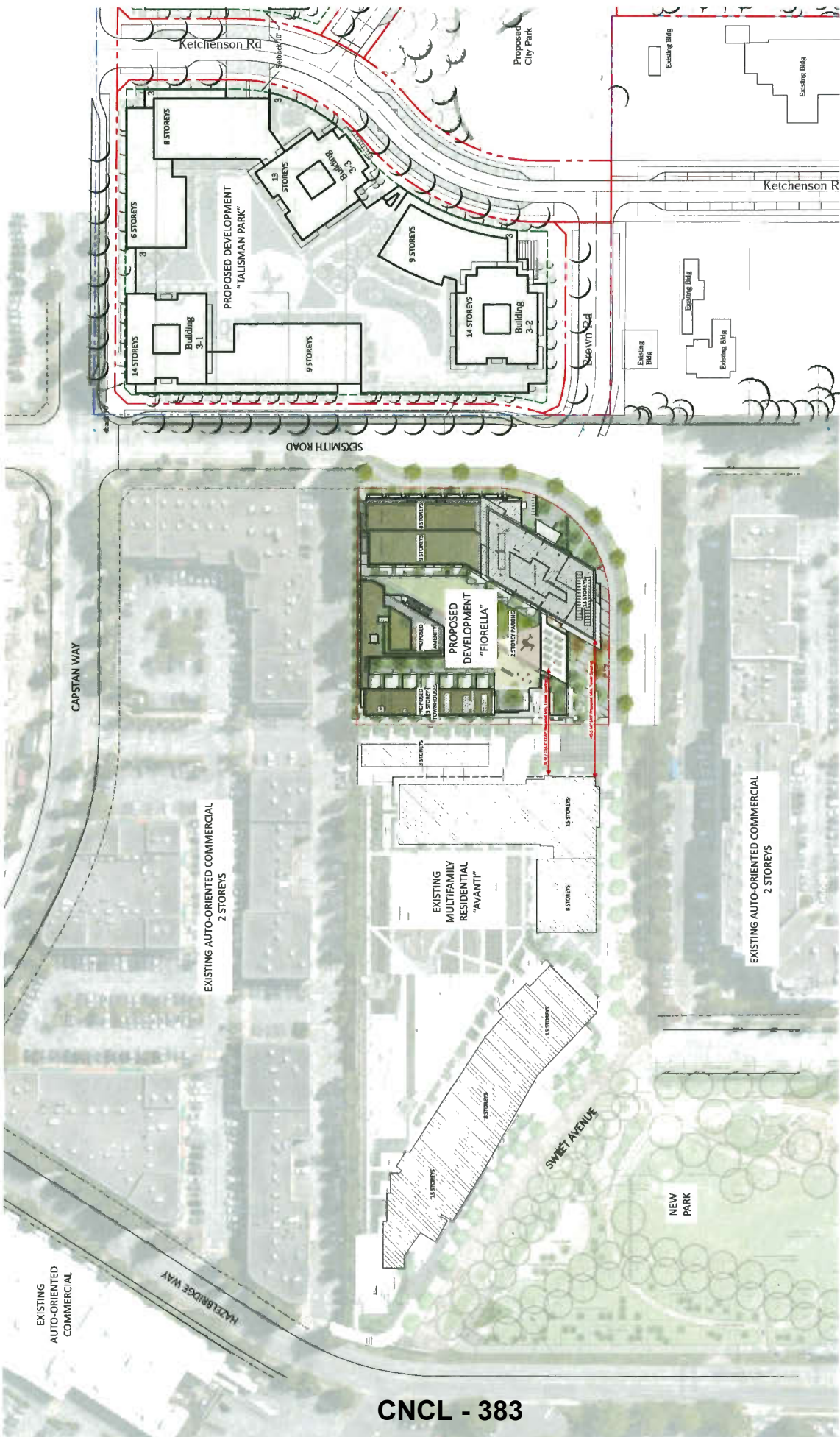
Certified a true and correct copy of the  
Minutes of the meeting of the  
Development Permit Panel of the Council  
of the City of Richmond held on  
Wednesday, June 12, 2019.

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Cecilia Achiam  
Chair

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Rustico Agawin  
Committee Clerk



CNCL - 383





DEVELOPMENT PERMIT PANEL PRESENTATION  
JUNE 12TH, 2019

SITE PLAN

BROWN ROAD

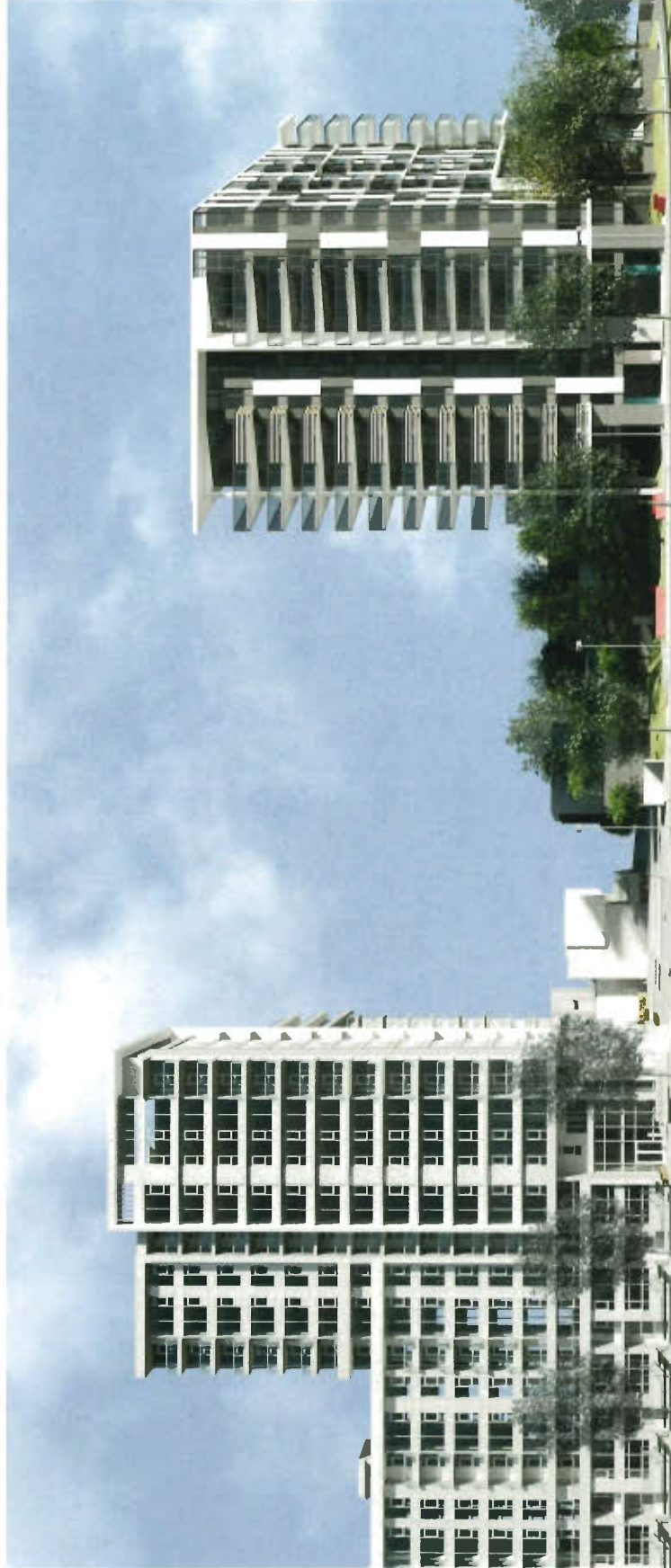
SEXSMITH ROAD



FRANCL  
ARCHITECTURE



CNCL - 385



CNCL - 386

AVANTI PHASE 3

IORELLA



BROWN ROAD STREETSCAPE

DEVELOPMENT PERMIT PANEL PRESENTATION  
JUNE 12TH, 2019





CNCL - 387











RESIDENTIAL MAIN ENTRY



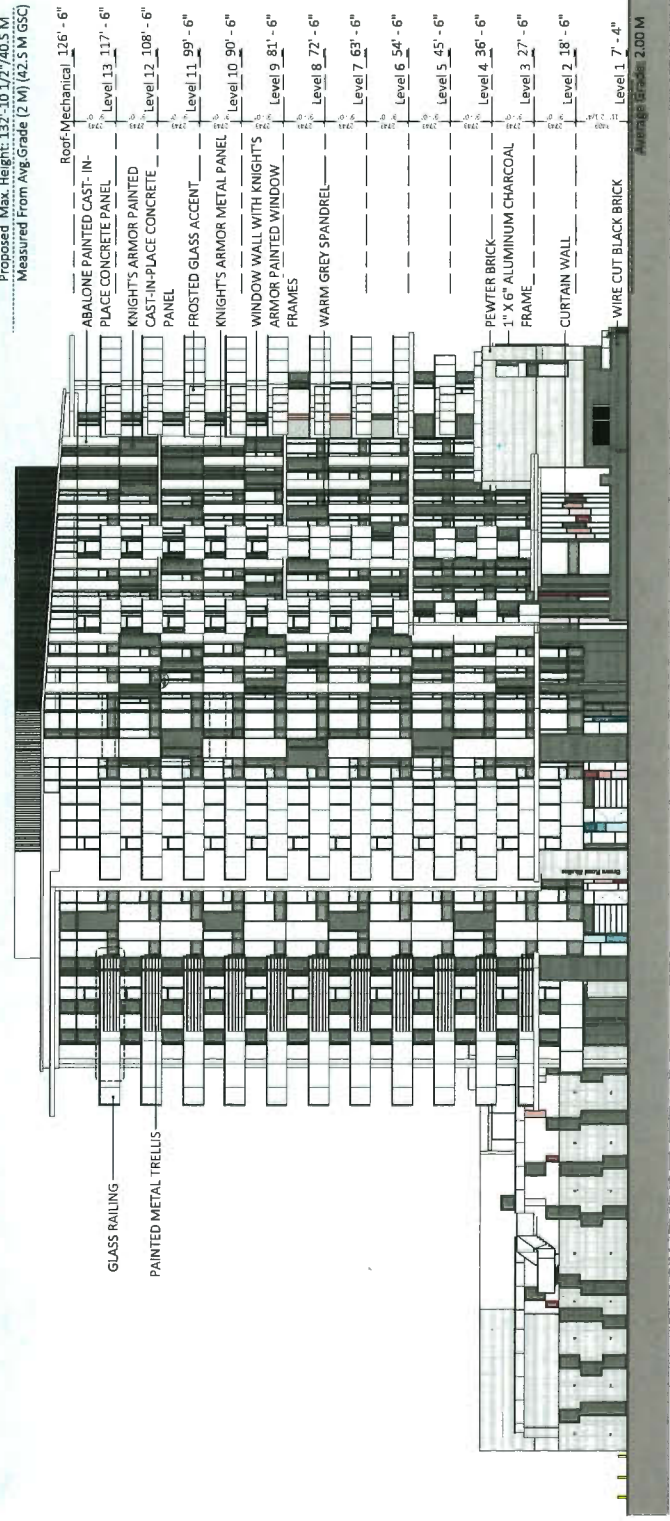
ARTIST STUDIO - OVERALL VIEW



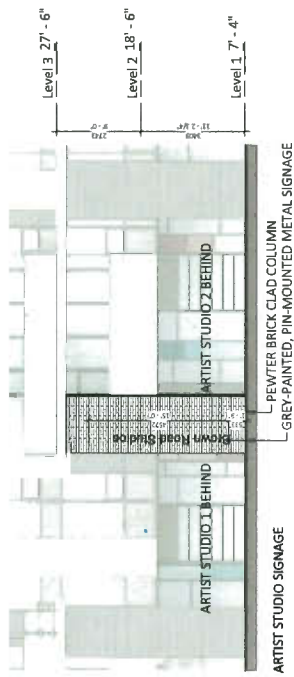
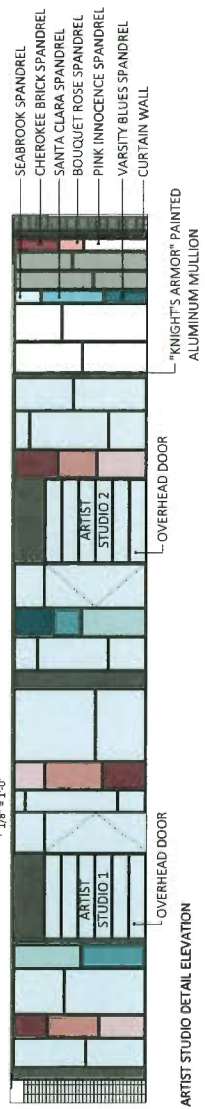
ARTIST STUDIO PLAZA

Allowable Max. Height: 147'-7 1/2" / 45 M  
Measured From Avg. Grade (2 M) (47' N GSC)

Proposed Max. Height: 132'-10 1/2" / 40.5 M  
Measured From Avg. Grade (2 M) (42.5 M GSC)



1 | South Elevation (Brown Road)  
1/8" = 1'-0"



FRANCL-  
ARCHITECTURE



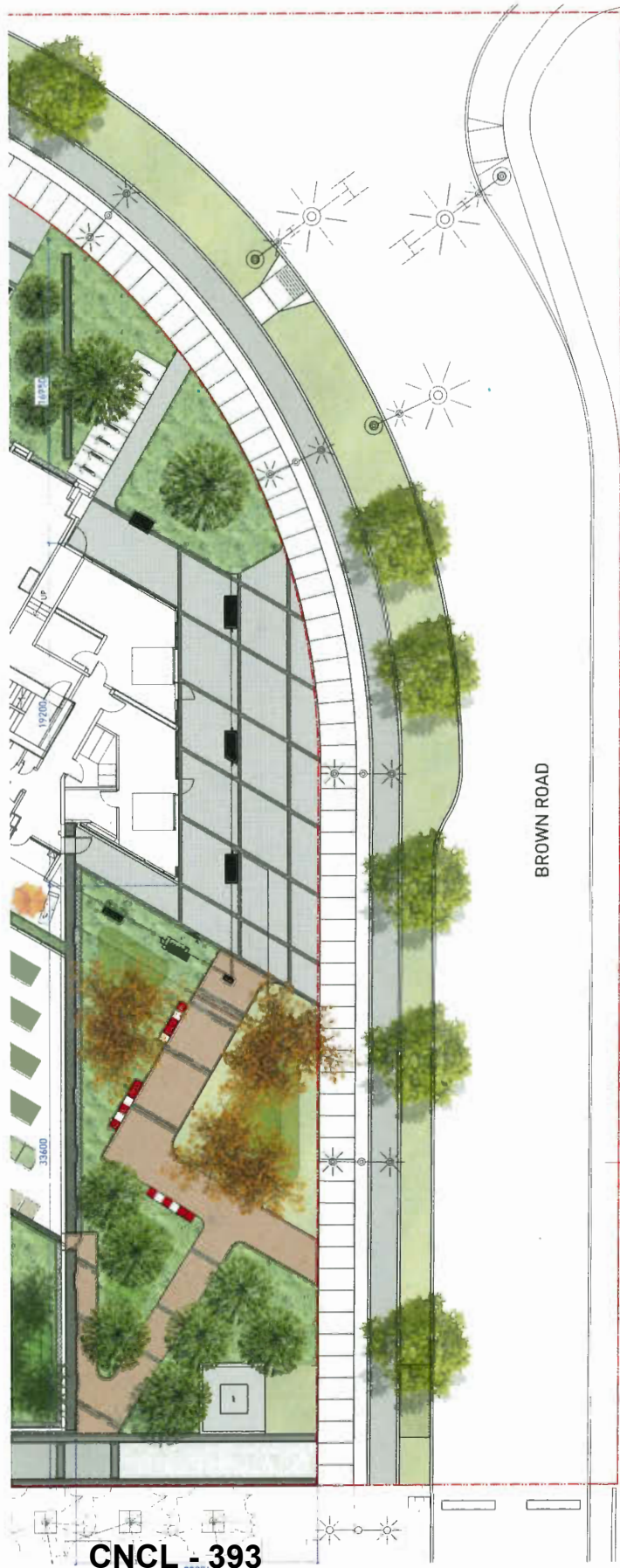
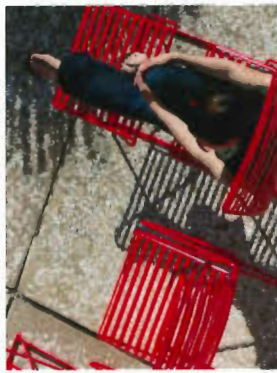
BUILDING ELEVATION - ART STUDIO ENTRY FEATURES

DEVELOPMENT PERMIT PANEL PRESENTATION  
JUNE 12TH, 2019





CNCL - 392

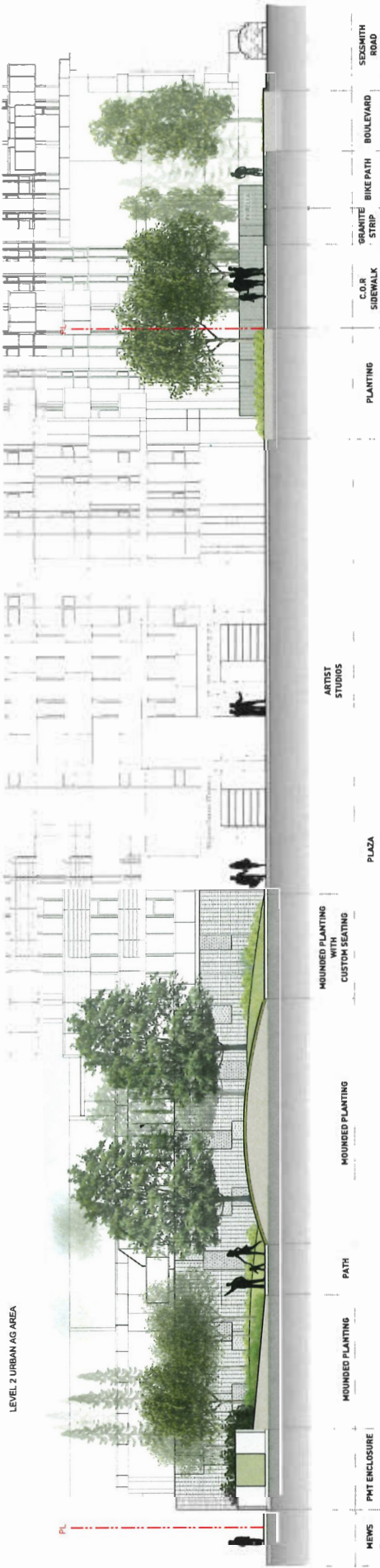


CNCL - 393

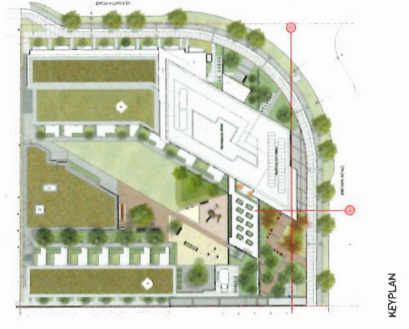
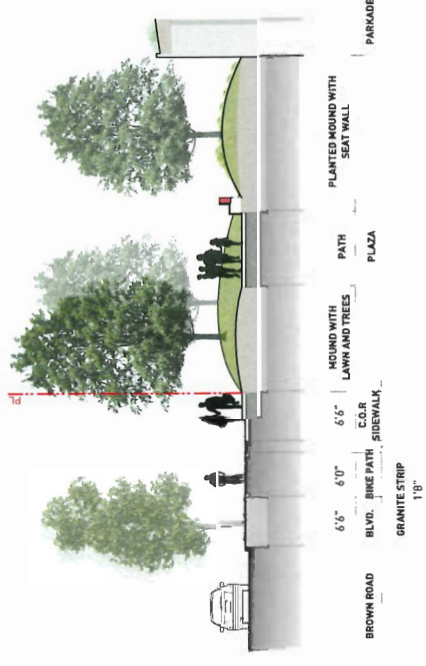
## Fiorella | Public Plaza

Polygon | Richmond, BC | June 2019 | 1:100





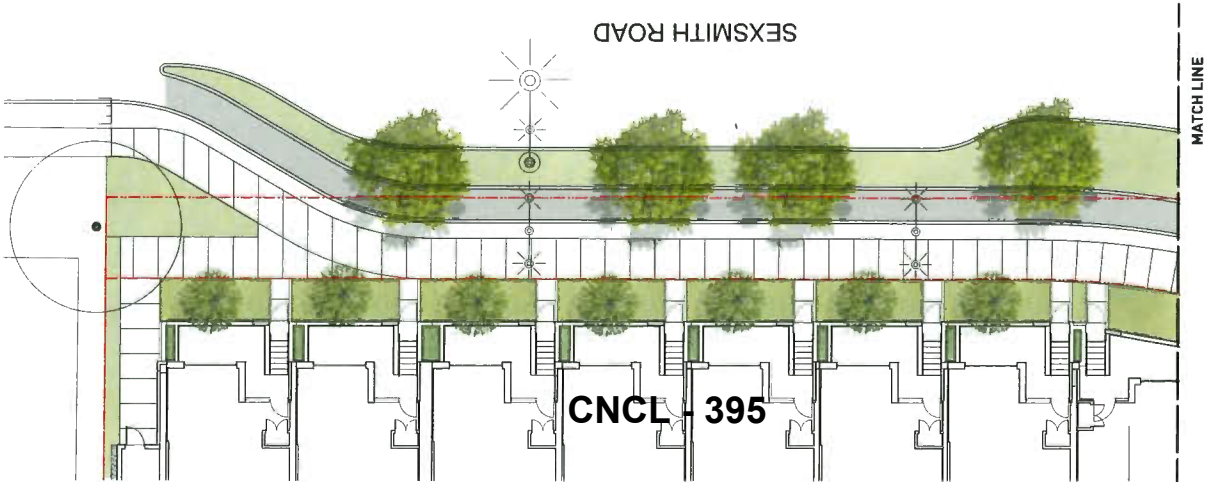
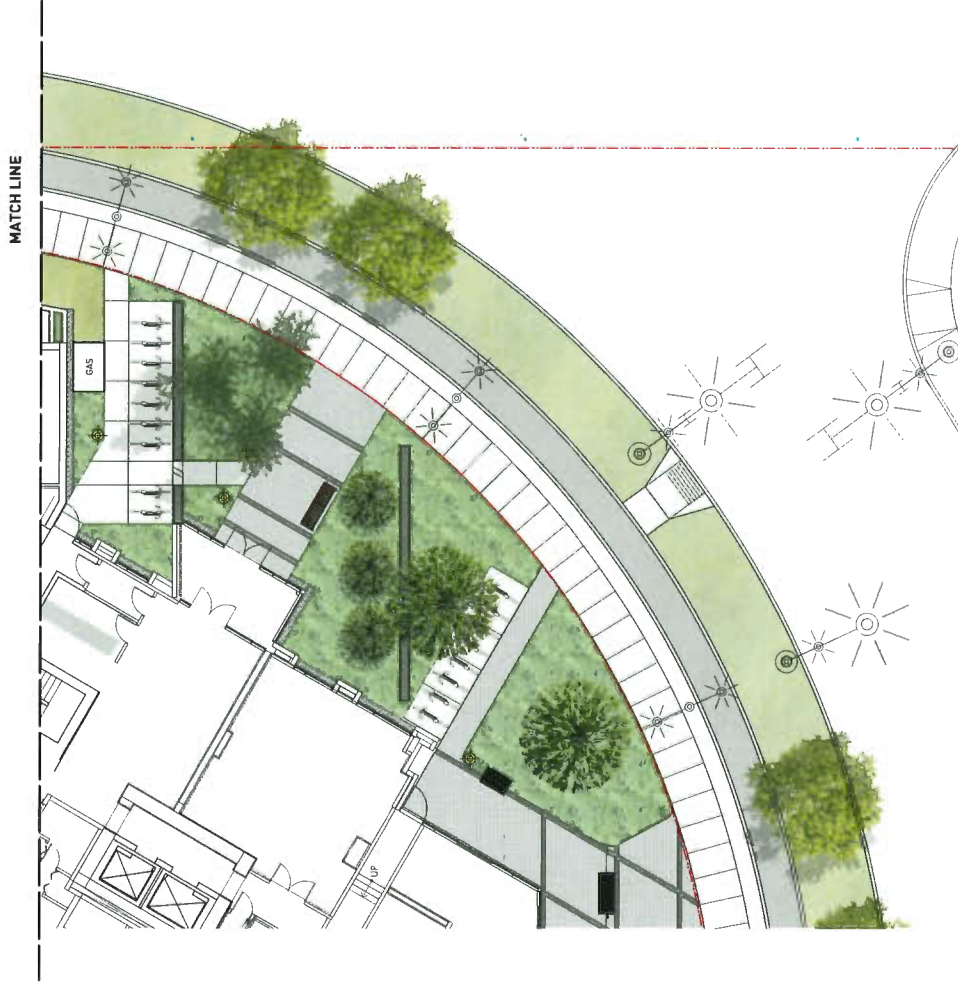
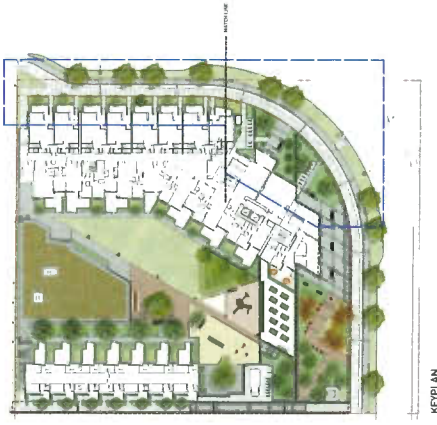
CNCL - 394



2 SECTION 2  
1/100

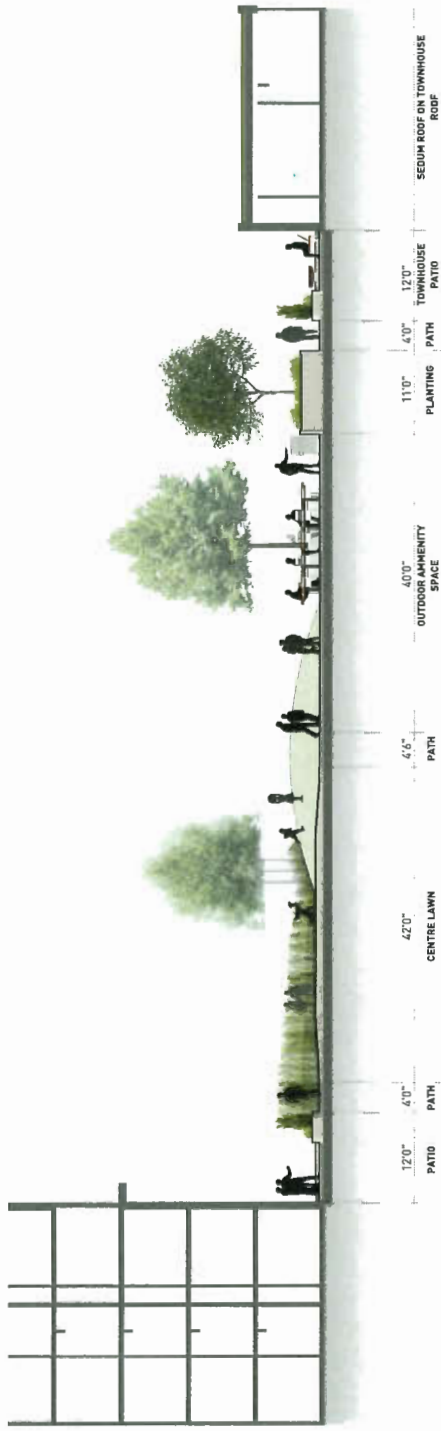
Fiorella | Public Plaza

Polygon | Richmond, BC | June 2019 | 1:100

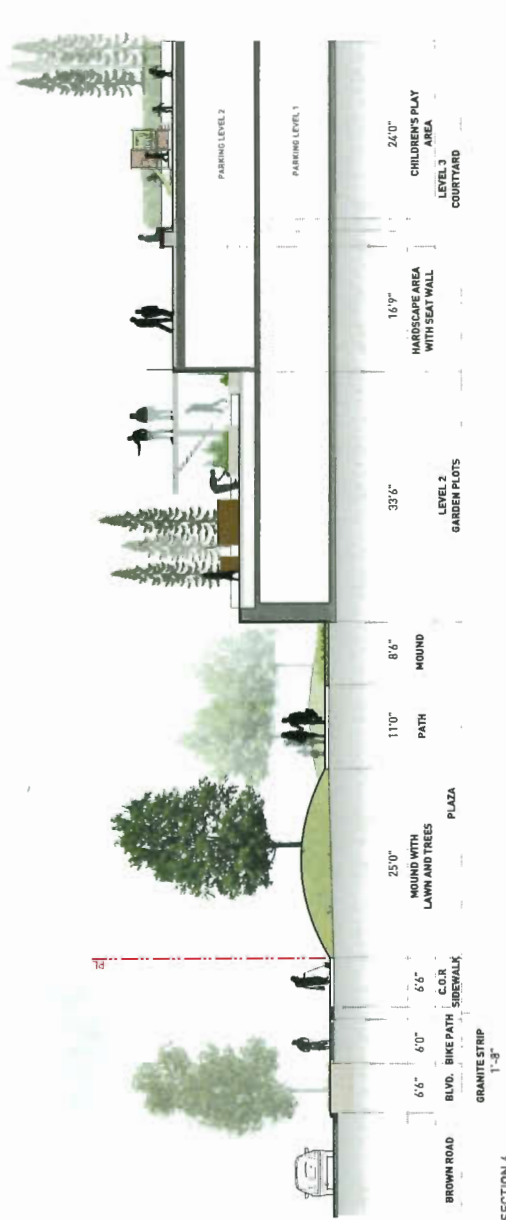








3 SECTION 3  
1"=10'



4 SECTION 4  
1"=10'



KEY PLAN





CNCL - 398

Shaw Webmail

liliat319@shaw.ca

<b>To Development Permit Panel</b>
Date: <u>June 12, 2019</u>
Item # <u>1</u>
Re: <u>DP 18-818748</u>

**New development under discussion and public comments , property location: 3551, 3571, 3611 and 3631 Sixsmith road, Rich.b.c . By applicant : Polygon Fiorella Homes LTD**

**From :** liliat319 <liliat319@shaw.ca>

Sat, Jun 08, 2019 01:02 PM

**Subject :** New development under discussion and public comments , property location: 3551, 3571, 3611 and 3631 Sixsmith road, Rich.b.c . By applicant : Polygon Fiorella Homes LTD

2 attachments

It came to my attention, rather late , and I <sup>CANIT</sup> organize and form broad consensus within such short time.

But, I would take a leap of courage and ask City and Polygon as a developer of Avanti and future developer of the project next to it, in view of several current difficulties and future inconveniences, like increased traffic, construction noise and other intrusions on a quality of life to the residents of neighboring Strata Avanti consisting of more than a thousand people to make a few improvements and those improvements, no doubt, will be beneficial to the future residents of the proposed new development:

1. To install underground sprinkler system, at least, running from building B to building C of Strata Avanti and consider the same to be done for the future front garden of new building to be built. Currently, Strata Avanti has to water front garden manually and it presents some difficulties, including safety concerns, as people could triple over water hoses and sue Strata, if injured .
2. To plant a garden alongside green grass strip going from building B to building C.
3. Lay out paved entrances across the green grass strip at the entrances to buildings B and C.

The proposed improvements will, no doubt, will improve Strata Avanti appearance and increase sight, marketability of new development . I would add , that presently it

(S) ~~does~~ not looking good at Avanti entrances to buildings B, C.

If Polygon and City agree, in general, to about mentioned improvements to be implemented, they, then, would contact Council of Strata Avanti for consent, specifications and any other questions that could arise.

Regards, Mark Treskunov  
901 3333 Brown rd. Richmond b.c  
Ph 604 724 0406.

Email liliat319@shaw.ca

Sent from my Samsung Galaxy smartphone.

Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
June 12, 2019



It came to my attention, rather late , and I organize and form broad consensus within such short time. But, I would take a leap of courage and ask City and Polygon as a developer of Avanti and future developer of



## Conclusions

Considerations associated with this application are provided in Attachment 5. As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

### Attachments:

- Attachment 1: Location Map
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Existing Conditions versus Proposed Plan
- Attachment 5: Development Considerations

Schedule 3 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
June 12, 2019



## Jordans Bathgate

12951 Bathgate Way, Richmond



Streetscape along Jacombs Way



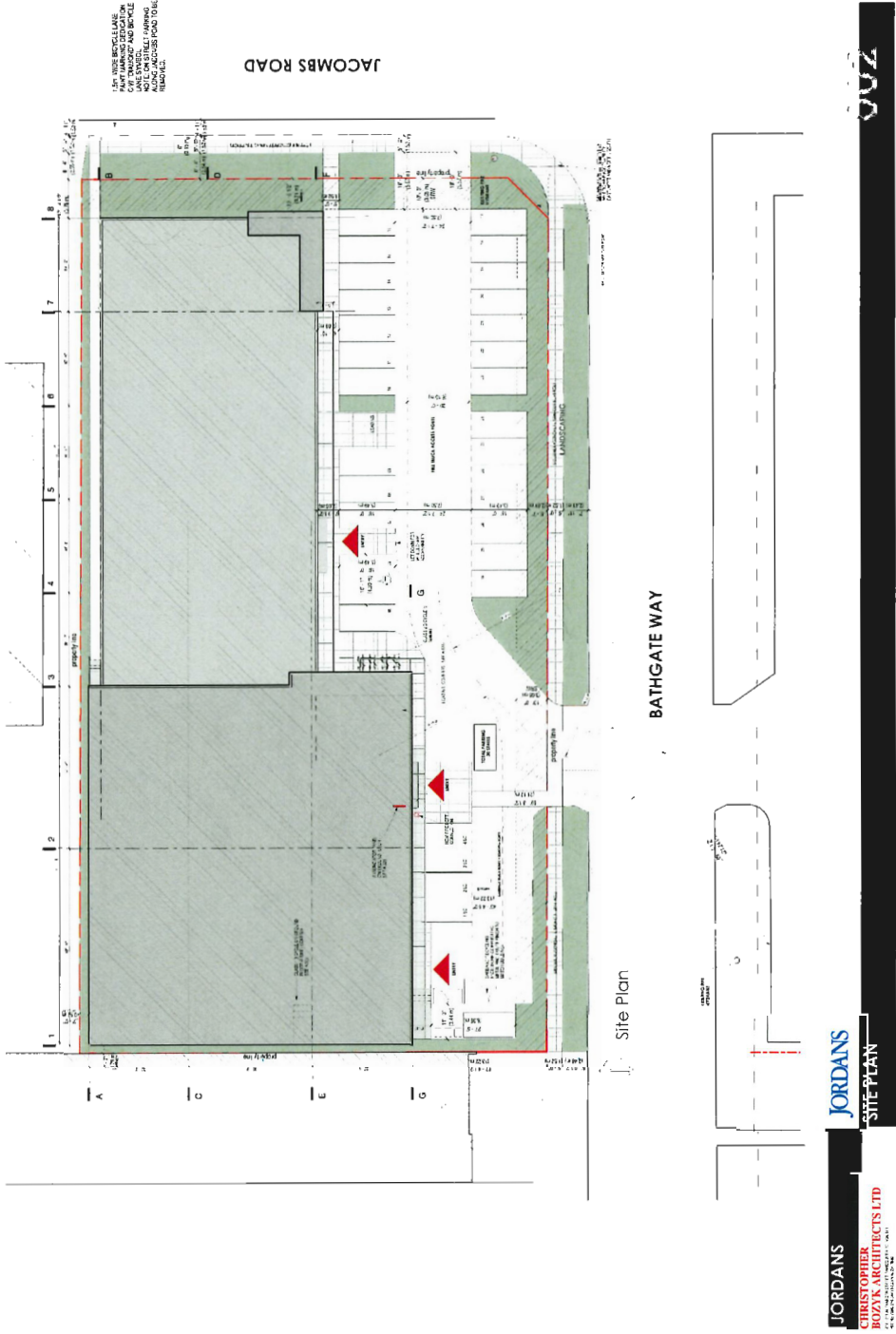
Streetscape along Bathgate Way



Location plan  
**JORDANS**  
CONTEXT



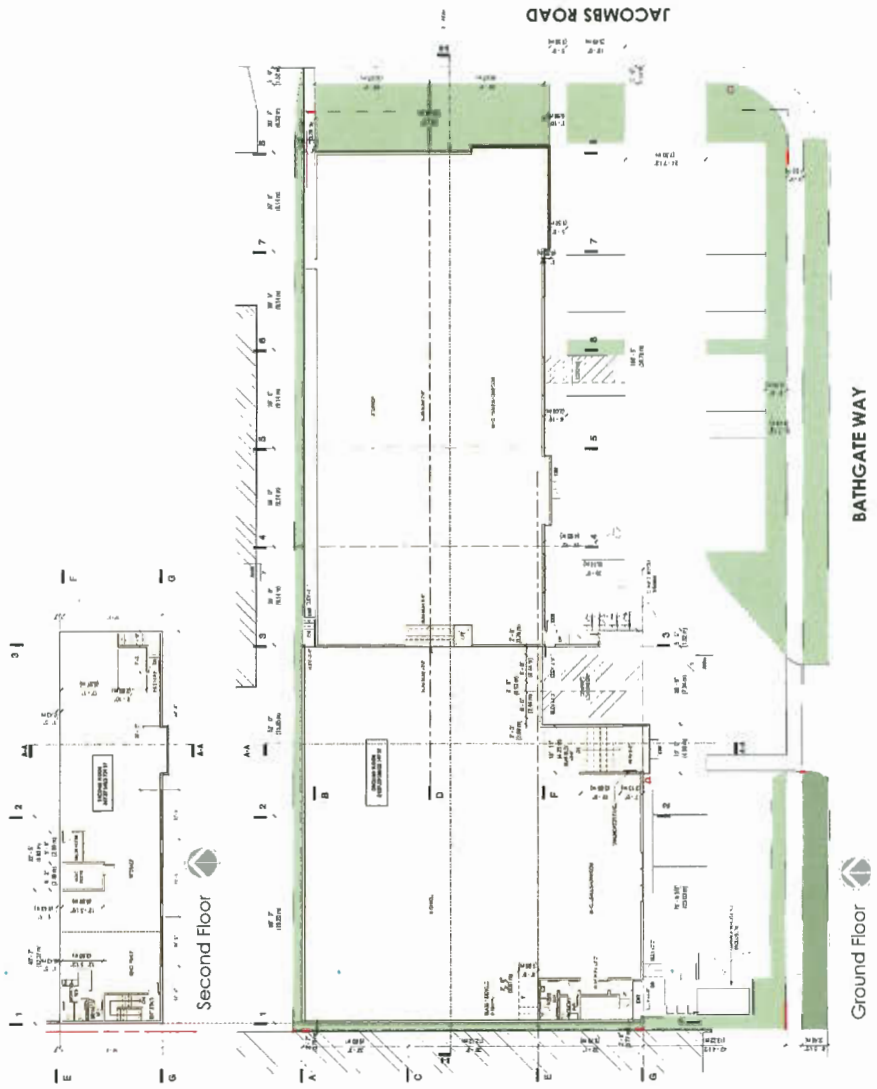
Perspective

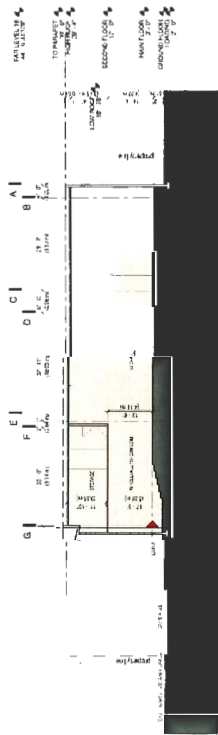


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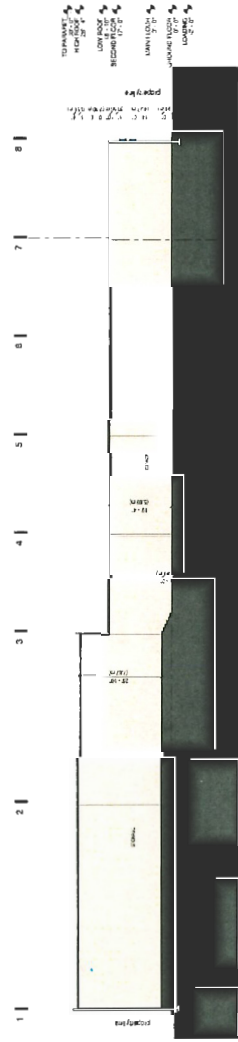
JORDANS  
CHRISTOPHER  
BUZAK ARCHITECTS LTD  
SITE PLAN





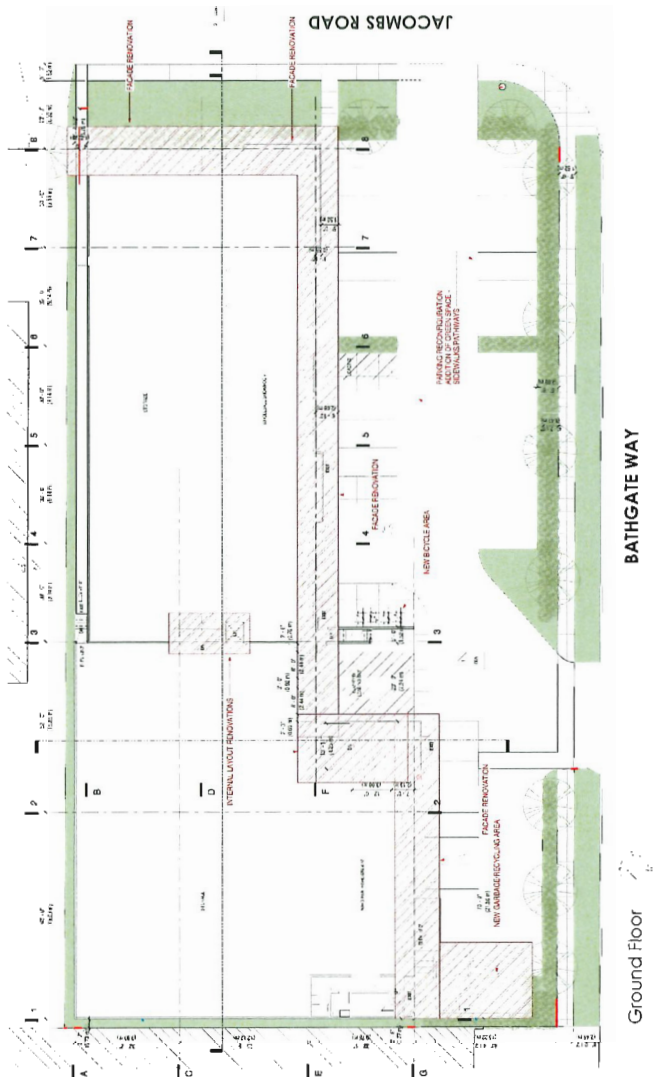


Building Section A-A












Building Section B-B







## PLANT LIST

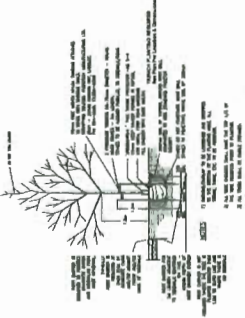
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### TREE PROTECTION FENCE DETAIL



### STREET TREE PLANTING & TRENCH DETAIL



## BATHGATE WAY

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LANDSCAPE

## PLAN

Year	Population
1954	1,000,000
1964	1,500,000
1974	2,000,000
1984	2,500,000
1994	3,000,000
2004	3,500,000
2014	4,000,000
2024	4,500,000
2034	5,000,000
2044	5,500,000
2054	6,000,000
2064	6,500,000
2074	7,000,000
2084	7,500,000
2094	8,000,000
2104	8,500,000

150000

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## SITE QUOTAS FOR REFERENCE





# City of Richmond

## Report to Council

---

**To:** Richmond City Council  
**From:** John Irving  
Chair, Development Permit Panel  
**Date:** June 25, 2019  
**File:** 01-0100-20-DPER1-  
01/2019-Vol 01  
**Re:** Development Permit Panel Meeting Held on January 30, 2019

---

### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-788728) for the property at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451 Boundary Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "John Irving".

John Irving  
Chair, Development Permit Panel  
(604-276-4140)

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on January 30, 2019

DP 17-788728 – PARC THOMPSON PROJECT INC. – 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431, 4451 BOUNDARY ROAD  
(January 30, 2019)

The Panel considered a Development Permit application to permit the construction of a 120-unit townhouse project on a site zoned “High Density Townhouses (RTH1)”. A variance is included in the proposal for accessory building increased height for a centrally-located indoor amenity space building.

Architect, Taizo Yamamoto, of Yamamoto Architecture, Inc., and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that:

- The site plan is organized around the east-west and north-south pedestrian pathways.
- An indoor amenity building and an outdoor amenity area are located at the intersection of the east-west and north-south pedestrian pathways.
- Children’s play areas are located adjacent to the retained trees on the north side of the site and along the north-south pedestrian pathways.
- Pedestrian entrances to townhouse units are located as much as possible off pedestrian pathways to activate the pedestrian realm and allow segregation from vehicular circulation.
- Two subtly different color schemes are proposed for townhouse units in the perimeter and interior of the site to provide differentiation and variety of units.
- Six affordable housing units, 26 convertible units, and one fully accessible unit are provided.
- A Pressure Reducing Valve (PRV) station will be constructed on the subject site as a voluntary contribution by the applicant to the City.
- The proposed public pedestrian pathways create connectivity to the external community.
- Environmentally Sensitive Area (ESA) compensation areas on-site, include contiguous areas along the east-west pathway adjacent to the yards of units and native materials are chosen to provide habitat value and visual interest.
- Six existing coniferous trees on the site will be retained and protected.
- Private patios facing the public pathways are slightly elevated to provide separation.
- Off-site ESA compensation planting is proposed on the City’s Hamilton Highway Park.

In reply to Panel queries, Ms. Mitchell and Mr. Yamamoto noted that: (i) native planting materials will be installed on the park for off-site ESA compensation; (ii) on-site ESA planting along the east-west public pathway is also part of the townhouse units yard landscaping; (iii) there are separate maintenance requirements for ESA and non-ESA planting on the site; (iv) open fencing along the east-west pathway allows ESA planting to provide visual interest to the residents and the public; (v) townhouse units yards open picket fencing is setback from the east-west pathway, allowing for larger ESA planting areas along the pathway; (vi) there is limited planting along the internal drive aisles due to limited available planting areas and survivability concerns; (vii) columnar trees are proposed along the internal drive aisles; (viii) pedestrian scale bollard lighting is proposed along the pathways to provide ambient light which is appropriate for ESA planting and addressing pedestrian safety; and (v) controlled architectural lights are provided in the porches of units along the pathways.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage works along Boundary Road and Thompson Road; (ii) the internal drive aisle and east-west pathway that connect Boundary Road and Thompson Road will be covered by a statutory right-of-way (SRW) allowing public access along the roadway and walkway; (iii) there is also a park Servicing Agreement for the off-site ESA planting within the City's Hamilton Highway Park which includes the removal of invasive species from a 5.45 acre area within the park and the planting of approximately 1,200 native trees and 6,500 shrubs within a 1.6 acre area of the park; (iv) the planting plan associated with the off-site ESA planting is included in the staff report; (v) six affordable housing units have been secured by a housing agreement; and (vi) the project will be designed to achieve LEED Silver equivalency and EnerGuide 82 rating for energy efficiency.

In reply to Panel queries, staff advised that: (i) on-site ESA compensation areas are subject to a legal agreement with the City which specifies maintenance and monitoring requirements; (ii) the off-site ESA planting covered by a Servicing Agreement is a condition in the rezoning application of the subject site; (iii) the environmental strategy for the project is detailed in the rezoning application which Council considered; (iv) design of the publicly-accessible east-west and north-south pathways will be further refined as part of the Servicing Agreements; (v) bollard lighting details are included in the landscape plan; (vi) details for the proposed bollard lighting will be further refined through the Servicing Agreement process to ensure pedestrian safety during low light times of the day; (v) low-level pedestrian scale bollard lighting and not overhead lighting is proposed along the pathways; and (vi) lighting details for the porches of units will be reviewed through the Building Permit process to ensure that they will not negatively impact ESA planting along the pathways.

The Chair advised that appropriate lighting for the project should be a condition of Development Permit to ensure that it will address both on-site ESA planting and pedestrian safety.



In reply to further queries from the Panel, the design team noted that: (i) proposed on-site ESA planting includes native trees and non-ESA on-site planting includes non-native trees such as Japanese Cherry trees; (ii) off-site ESA planting consists solely of native trees and plant materials; (iii) non-ESA on-site planting includes a mix of native and non-native plant materials; (iv) sunny and shaded areas are proposed in the outdoor amenity areas; (v) passive and active spaces for different age groups are proposed for the children's play areas using natural materials and manufactured play equipment; (vi) engineered wood fiber and rubber tile ground surfacing materials are proposed for the children's play area; (vii) the children's play areas adjacent to the pathways are publicly accessible; and (viii) irrigation is provided in the ESA and non-ESA planting areas.

In reply to a query from the Panel, Ms. Mitchell noted that the project's ESA enhancement and compensation planting scheme was reviewed by a Qualified Environmental Professional (QEP).

In reply to the same query from the Panel, staff confirmed that: (i) a third party QEP had conducted a baseline assessment of existing on-site ESA condition as part of the rezoning review; and (ii) the proposed on-site and off-site ESA compensation and enhancement scheme provides for a much higher value habitat in the area than currently exists.

A resident in a neighbouring property addressed the Panel, expressing concerns regarding: (i) ground sinking in the area and previous construction activities in the area resulting in damage to her property; (ii) construction activities on the subject site causing further damage to her property; and (iii) the potential negative impact of raising the grade of the subject site to neighbouring properties.

In response to the resident's concerns, the Chair advised that: (i) the applicant coordinate with City staff regarding her concerns as they are outside the jurisdiction of the Panel; (ii) the developer/contractor is responsible for any damage to City or private property as a result of construction activities; (iii) the developers/contractors are expected to fully communicate with owners of neighbouring properties and address their concerns as provided in the City's Good Neighbour Policy; and (iv) she could likewise coordinate with City staff regarding her concerns on flooding.

In response to the resident's concern, staff advised that: (i) the Flood Construction Level for the subject site is 3.5 m geodetic; (ii) the applicant is required to provide geotechnical reports to deal with foundation settlement as part of the Building Permit process; and (iii) the resident could work directly with the developer regarding her concerns.

Jimmy Dhillon, of 23960 Thompson Gate, addressed the Panel, expressing concerns regarding the proposed development's interface with his property which is located immediately adjacent to the north of the subject site, noting that his property's elevation is currently higher than the subject site's. Mr. Dhillon also asked for clarity regarding the proposed height variance for the project's indoor amenity building.

In response to Mr. Dhillon's concern, Mr. Yamamoto noted that: (i) the existing grade of the subject site will be raised; however, the final grade will still be lower than Mr. Dhillon's property; (ii) the existing retaining wall adjacent to Mr. Dhillon's property will be retained; and (iii) the applicant's decision whether to install reinforcements to the existing retaining wall will be subject to a geotechnical analysis.

In response to Mr. Dhillon's query, staff advised that with the proposed additional height, the final height of the indoor amenity building will still be lower than the height of the three-storey townhouse buildings in the proposed development.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel expressed support for the townhouse buildings' design and color scheme, substantial off-site ESA compensation planting, and proposed pedestrian and vehicular circulation on the site; however, the applicant was encouraged to investigate opportunities for enhancing the proposed on-site ESA and non-ESA landscaping, particularly in the interior of the site.

Subsequent to the Panel meeting, Ms. Mitchell confirmed that: (i) the proposed pathways bollard lighting will provide sufficient lighting for pedestrian safety and will not adversely affect the ESA plantings; (ii) all landscape lighting will be dark skies compliant and will not impact wildlife as lights have low light levels; (iii) the total on-site ESA and decorative landscape planting area covers 4,094 m<sup>2</sup> or 23% of the site area, exceeding zoning requirements; and (iv) additional planting within the landscape areas is not advisable given the plant species and proposed planting density.

The Panel recommends the Permit be issued.



# City of Richmond

## Report to Council

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<b>To:</b>	Richmond City Council	<b>Date:</b>	June 25, 2019
<b>From:</b>	Cecilia Achiam Chair, Development Permit Panel	<b>File:</b>	01-0100-20-DPER1- 01/2019-Vol 01
<b>Re:</b>	<b>Development Permit Panel Meeting Held on May 15, 2019</b>		

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a) A Development Permit (DP 18-816029) for the property at 6811 Pearson Way;
  - b) A Heritage Alteration Permit (HA 18-840992) for the property at 6900 River Road; and
  - c) An Environmentally Sensitive Area Development Permit (ESA DP 18-840993) for the property at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Waybe endorsed, and the Permits so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
(604-276-4122)

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on May 15, 2019.

DP 18-816029 – OVAL 8 HOLDINGS LTD. INC. NO. 0805724 – 6811 PEARSON WAY;  
HA 18-840992 – OVAL 8 HOLDINGS LTD. INC. NO. 0805724 – 6900 RIVER ROAD; AND  
ESA DP 18-840993 – OVAL 8 HOLDINGS LTD. INC. NO. 0805724 – 6900 RIVER ROAD  
AND PORTIONS OF 6899 PEARSON WAY AND 6811 PEARSON WAY  
 (May 15, 2019)

The Panel considered Development Permit (DP) application to permit the construction of three residential towers consisting of approximately 459 units on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. Variances are included in the proposal to waive the requirement for large on-site size loading spaces; and to allow increased balcony projections along Pearson Way. The Panel also considered an associated Heritage Alteration Permit (HA) application to permit the construction of an elevated public walkway and installation of heritage interpretative panels. The Panel also considered an associated Environmentally Sensitive Area Development Permit (ESA DP) to permit construction of a public walkway and to introduce ecological enhancements.

Architect, Gwyn Vose, of IBI Group Architects Inc.; Landscape Architect, Chris Phillips, of PFS Studio; and Environmental Consultant, Keven Goodearle, of PGL Environmental Consultants, provided a brief presentation, noting that:

- The three buildings have been arranged to maximize views from the site and open space.
- Building G is angled to the side to open up a new public open space to the west.
- The new driveway to the south of Tower F is intended to provide access to loading and garbage for the entire residential development and the new driveway to the north provides access to the underground parkade.
- The building massing is controlled by the new flight approach slope determined by the Vancouver Airport Authority (VAA).
- High quality building materials are proposed throughout the development, including dark and light stones, metal panels, and energy efficient glazing with low-e coating.
- Vertical bands of stone cladding and glass strips between the balcony rows provide a vertical expression to the proposed towers.
- The three towers are connected by a low-rise indoor amenity structure and common areas.
- The project has been designed to achieve LEED Silver equivalency. The subject site is within the Oval Village District Energy Utility service area and will connect to the District Energy Utility (DEU). The project’s open space concept expands the continuous riverfront park and dike trail. It includes improved landscaping elements along the riverfront and increasing the elevation of the dike.
- The proposal includes a large public open space on the western portion of the site and north/south and east/west connections through the site to establish a strong walking and cycling network.



- The public realm improvements include introduction of Gilbert Greenway, a north/south public pedestrian walkway that will provide a direct connection between River Road and the waterfront. It includes a section of elevated walkway and heritage interpretation panels.
- A wayfinding strategy has been developed for the site.
- Construction of the proposed elevated section of the walkway will encroach approximately 200 square meters into the ESA.
- Mitigation of ESA encroachment and impacts to the site include: i) creation of new ESA over parkade on Lot 17; (ii) a modified natural successional approach to compensate for ESA and RMA impacts; and (iii) the proposed ESA compensation and enhancement scheme will result in a net gain of 726 square meters of ESA.
- Areas of native planting are incorporated into the landscaping and compensation plan.

Staff noted that: (i) the heritage aspects of the proposal were reviewed and supported by the Richmond Heritage Commission; (ii) the Transportation Demand Management (TDM) measures strategy associated with the project includes three bicycle maintenance areas within the development as well as access to the private Aspac shuttle service; (iii) the project has been designed to achieve aircraft noise standards; and (iv) a five-year ESA enhancement monitoring period is proposed which exceeds the typical three-year period based on the type of planting proposed and the public access into the area.

In response to a Panel query, staff confirmed that: (i) the City-owned child care facility on Lot 13 will be subject to a separate process; and (ii) legal agreements secured to date require the child care facility to be delivered prior to occupancy of the development site.

No correspondence was submitted to the Panel regarding the Development Permit, Heritage Alteration Permit, or Environmentally Sensitive Area Development Permit applications.

The Panel expressed support for the project, noting that: (i) the applicant has put a lot of thought and effort into the project; (ii) the dike improvements are an important addition to the island's overall dike system; (iii) controlled access to the heritage designated property (6900 River Road) and ESA are well done; and (iv) the large public open space area is well designed and a significant addition to the neighbourhood.

The Panel recommends the Permits be issued.