



**City Council
Electronic Meeting**

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

**Monday, September 25, 2023
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*
- CNCL-9 (1) *adopt the minutes of the Regular Council meeting held on September 11, 2023.*



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. 15.

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
- Land use applications for first reading (to be further considered at the Public Hearing on October 16, 2023):
 - 7560 Ash Street – Rezone From Single Family (RS1/F)” Zone To “Single Family (RS2/E)” Zone (Lung Designs Ltd – Applicant)
 - 9371 Dolphin Avenue – Rezone from “Single Detached RS1/B” Zone to “Single Detached (RS2/K)” Zone (GURJIT POONI – applicant)
- Child Care Strategy Guiding Principles
- Homelessness Strategy 2019–2029: 2022 Update
- Local Government Climate Action Program (LGCAP) Year 2 Survey Report And 2021 / 2022 Corporate Emission Inventories
- Cambie Road Overpass Repair
- 2023 Zero Carbon Step Code And BC Energy Step Code Requirements For New Buildings

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ITEM

- BC Utilities Commission - Regulatory Efficiency Initiative Intervener Request

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*

☐

Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-15 (1) the **Community Safety Committee** meeting held on September 12, 2023;
- CNCL-21 (2) the **Planning Committee** meeting held on September 13, 2023;
- CNCL-25 (3) the **Public Works and Transportation Committee** meeting held on September 13, 2023; and
- CNCL-29 (4) the **General Purposes Committee** meeting held on September 18, 2023;

be received for information.

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Consent
Agenda
Item

7. APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM “SINGLE FAMILY (RS1/F)” ZONE TO “SINGLE FAMILY (RS2/E)” ZONE

(File Ref. No. RZ 22-021110) (REDMS No. 7065366)

CNCL-33

See Page CNCL-33 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, for the rezoning of 7560 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

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Consent
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Item

8. **APPLICATION BY GURJIT POONI FOR REZONING AT 9371 DOLPHIN AVENUE FROM “SINGLE DETACHED RS1/B” ZONE TO “SINGLE DETACHED (RS2/K)” ZONE**
(File Ref. No. RZ 23-014545) (REDMS No. 7278914)

CNCL-48

See Page CNCL-48 for staff memorandum

CNCL-49

See Page CNCL-49 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.



Consent
Agenda
Item

9. **CHILD CARE STRATEGY GUIDING PRINCIPLES**
(File Ref. No. 07-3070-04) (REDMS No. 7250888)

CNCL-67

See Page CNCL-67 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the guiding principles detailed in the staff report titled “Child Care Strategy Guiding Principles”, dated August 28, 2023, from the Director, Community Social Development, be endorsed; and*
- (2) *That the guiding principles be used to inform the strategic directions and actions of the draft Child Care Strategy.*



Consent
Agenda
Item

10. **HOMELESSNESS STRATEGY 2019–2029: 2022 UPDATE**
(File Ref. No. 08-4057-11-03) (REDMS No. 7178822)

CNCL-72

See Page CNCL-72 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Homelessness Strategy 2019–2029: 2022 Update, as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2022 Update”, dated August 28, 2023, from the Director, Community Social Development, be received for information; and*

- (2) *That the Homelessness Strategy 2019–2029: 2022 Update be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City’s website.*



Consent
Agenda
Item

11. **LOCAL GOVERNMENT CLIMATE ACTION PROGRAM (LGCAP)
YEAR 2 SURVEY REPORT AND 2021 / 2022 CORPORATE
EMISSION INVENTORIES**

(File Ref. No. 10-6125-05-01) (REDMS No. 7247859)

CNCL-97

See Page CNCL-97 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION**

That as described in the report titled “Local Government Climate Action Program (LGCAP) Year 2 Survey Report and 2021 / 2022 Corporate Emission Inventories” from the Director, Sustainability and District Energy, dated August 28, 2023:

- (1) *The LGCAP Year 2 Survey Report and Attestation Form be endorsed and posted on the City’s website for public information, in accordance with Provincial requirements;*
- (2) *A funding application to the Federation of Canadian Municipalities be submitted in the amount of \$200,000 for undertaking a GHG Reduction Pathway Feasibility Study for civic facilities;*
- (3) *The Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to enter into a funding agreement with Federation of Canadian Municipalities, should the funding agreement be successful; and*
- (4) *The Consolidated 5 Year Financial Plan (2023-2027) be amended to include the GHG Emission Pathway Feasibility Study in the amount of \$525,000, which will be funded from the Energy Operating Provision Account for \$325,000 and an additional \$200,000 contingent upon confirmation from the Federation of Canadian Municipalities.*



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Item

12. **CAMBIE ROAD OVERPASS REPAIR**

(File Ref. No. 10-6000-01) (REDMS No. 7328755)

CNCL-120

See Page CNCL-120 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION**

That funding of \$1,400,000 from the MRN Rehabilitation Provision for the Cambie Road Overpass repair be approved and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly, as detailed in the report titled “Cambie Road Overpass Repair” dated August 4, 2023, from the Director, Engineering.



Consent
Agenda
Item

13. **2023 ZERO CARBON STEP CODE AND BC ENERGY STEP CODE
REQUIREMENTS FOR NEW BUILDINGS**

(File Ref. No. 10-6125-07-02) (REDMS No. 7315264)

CNCL-123

See Page CNCL-123 for full report

GENERAL PURPOSES RECOMMENDATION

- (1) *That Building Regulation Bylaw 7230, Amendment Bylaw 10467, which amends Sections 10.1.1 and 16.1 regarding updates to existing BC Energy Step Code and greenhouse gas intensity requirements for Part 9 residential buildings and Part 3 residential, hotel, commercial retail and office buildings, be introduced and given first reading;*
- (2) *That an owner would be permitted to submit a Building Permit application in compliance with prior requirements if:*
 - (a) *A Development Permit was issued by Council prior to adoption of Amendment Bylaw No. 10467; or,*
 - (b) *An in-stream Development Permit application in accordance with existing Zoning Bylaw provisions is issued by Council within one year of the adoption of Amendment Bylaw No. 10467, and an acceptable Building Permit application has also been submitted to the City within this timeframe.*



Consent
Agenda
Item

14. **BC UTILITIES COMMISSION - REGULATORY EFFICIENCY INITIATIVE INTERVENER REQUEST**

(File Ref. No. 10-6000-00) (REDMS No. 7374506)

CNCL-136

See Page CNCL-136 for full report

GENERAL PURPOSES RECOMMENDATION

- (1) *That authorization and approval be given for the City of Richmond to seek Intervener status and exercise full participatory rights, including making submissions, filing evidence, asking questions, and responding in the British Columbia Utilities Commission (BCUC) Regulatory Efficiency Initiative.*
- (2) *That the City of Richmond, as the sole shareholder of Lulu Island Energy Company Ltd. (LIEC), endorse the decision of LIEC's Board of Directors to seek Intervener status and exercise full participatory rights, including making submissions, filing evidence, asking questions, and responding in the BCUC Regulatory Efficiency Initiative.*
- (3) *That a Letter be sent to the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, expressing the City's concerns that:*
 - (i) *the BCUC's Regulatory Efficiency Initiative is inadequate in its scale and scope to address the Minister of Energy, Mines and Low Carbon Innovation's mandate to "Work with the BC Utilities Commission to identify an appropriate role for the Commission in supporting B.C. 's clean energy transition, in alignment with our province's climate goals to achieve net zero by 2050 and affordability objectives", as detailed in the report; and,*
 - (ii) *the Minister of Energy, Mines and Low Carbon Innovation appoint an Independent Task Force to review and advise on how BCUC can deliver on the Minister's mandate.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

- CNCL-169** Richmond Zoning Bylaw 8500, Amendment **Bylaw No. 10273**
(6700 Francis Road)
Opposed at 1st/2nd/3rd Readings – Cllrs. Day, Steves and Wolfe.

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DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

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

- CNCL-171** (1) *That the **Chair's report** for the Development Permit Panel meetings held on October 20, 2022, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of Development Permit (DP 21-934726) for the properties located at 6700 Francis Road, be endorsed and the Permit so issued.*

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ADJOURNMENT

☐



Regular Council

Monday, September 11, 2023

Place: Council Chambers
Richmond City Hall

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

Acting Corporate Officer – Evangel Biason

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

RES NO. ITEM

MINUTES

- R23/15-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on July 24, 2023, be adopted as circulated;*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on September 5, 2023, be adopted as circulated; and*
 - (3) *the Metro Vancouver 'Board in Brief' dated July 28, 2023, be received for information.*

CARRIED

1.



Regular Council
Monday, September 11, 2023

COMMITTEE OF THE WHOLE

- R23/15-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

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

- R23/15-3 4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

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

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Finance Committee meeting held on September 5, 2023;*
- (2) *the General Purposes Committee meeting held on September 5, 2023;*
and
- (3) *the Planning Committee meeting held on September 6, 2023;*
be received for information.

ADOPTED ON CONSENT



Regular Council
Monday, September 11, 2023

7. AWARD OF CONTRACT 8228 NOITC – ORACLE ENTERPRISE PERFORMANCE MANAGEMENT (EPM) SUBSCRIPTION CONTRACT

(File Ref. No. 03-1000-20-8228; 02-0775-50-8228NOITC) (REDMS No. 7315591)

- (1) *That Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract be awarded to Oracle Canada Inc. for an aggregate contract value of \$993,031 excluding taxes, for a contract term of five years from August 31, 2023 to August 30, 2028 as described in the report titled “Award of Contract 8228 NOITC – Oracle Enterprise Performance Management (EPM) Subscription Contract”, dated July 25, 2023 from the Director, Information Technology; and*
- (2) *That the Chief Administrative Officer and General Manager, Finance and Corporate Services be authorized to execute the contract with Oracle Canada Inc.*

ADOPTED ON CONSENT

8. UBCM COMMUNITY RESILIENCY INVESTMENT - GRANT APPLICATION

(File Ref. No. 03-1087-01) (REDMS No. 7323590)

- (1) *That staff be authorized to submit an application to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Fund for up to \$100,000 in grant funding as described in the report titled “UBCM Community Resiliency Investment –Grant Application” dated August 9, 2023 from the Fire Chief;*
- (2) *That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and*
- (3) *That Should the funding application be successful, that the Consolidated Five Year Financial Plan (2023-2027) be amended accordingly.*

ADOPTED ON CONSENT



Regular Council
Monday, September 11, 2023

9. APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE # 311069 AND ADD PATRON PARTICIPATION ENTERTAINMENT ENDORSEMENT- MARINA ONE SEAFOOD RESTAURANT LTD., DBA: MARINA ONE SEAFOOD RESTAURANT AT 170 – 3631 NO. 3 ROAD

(File Ref. No. 12-8275-30-001-Vol 01) (REDMS No. 7263719, 7215125)

- (1) *That the application from Marina One Seafood Restaurant Ltd., doing business as Marina One Seafood Restaurant, for an amendment to Food Primary Licence #311069, requesting:*
- (a) *An increase to hours of liquor service currently set at Sunday to Saturday, 9:00 AM to Midnight, be supported for a change to Sunday to Saturday, 9:00 AM to 2:00 AM; and*
 - (b) *Total person capacity currently set at 194 occupants will not change; and*
 - (c) *To add Patron Participation Entertainment Endorsement which will end at Midnight; and*
- (2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A (Attachment 1), advising that Council recommends the approval of the licence amendment for the reasons that these amendments have been determined, following public consultation, to be acceptable to the neighbouring community.*

ADOPTED ON CONSENT

10. RICHMOND CULTURAL CENTRE ANNEX PUBLIC ART MURAL PROJECT PROPOSAL

(File Ref. No. 11-7000-09-20-346) (REDMS No. 7295050, 7249530, 7319754)

That the artist project proposal for “Seasons of Colour” by Laura Kwok as detailed in the staff report titled, “Richmond Cultural Centre Annex Public Art Mural Project Proposal” dated August 2, 2023, from the Director, Arts, Culture and Heritage Services, be endorsed.

ADOPTED ON CONSENT



Regular Council
Monday, September 11, 2023

11. **APPLICATION BY AVTAR BHULLAR FOR REZONING AT 10111 & 10113 NO. 5 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)” ZONE**

(File Ref. No. 12-8060-20-010475, RZ 22-019002) (REDMS No. 7255616, 7328557, 7328547)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.

ADOPTED ON CONSENT

12. **RESPONSE TO METRO VANCOUVER’S REFERRAL: LAND USE DESIGNATION AMENDMENT TO THE METRO 2050 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 11420 – 157A STREET (FRASER HEIGHTS)**

(File Ref. No. 01-0157-30-RGST1; 01-0155-20-SURR1) (REDMS No. 7323157)

That comments from the City of Richmond be provided to the Metro Vancouver Regional District Board as outlined in the staff report titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to the Metro 2050 Regional Growth Strategy Proposed by the City of Surrey for the Property Located at 11420 – 157A Street (Fraser Heights)”, dated August 8, 2023, from the Director, Policy Planning.

ADOPTED ON CONSENT

BYLAWS FOR ADOPTION

R23/15-5

It was moved and seconded

That Housing Agreement (9300 and 9320 Cambie Road) Bylaw No. 10443 be adopted.

CARRIED



Regular Council
Monday, September 11, 2023

DEVELOPMENT PERMIT PANEL

- R23/15-6 13. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on July 26, 2023, August 9, 2023 and August 23, 2023 and the Chair's report for the Development Permit Panel meetings held on July 27, 2022, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 20-921387) for the property at 7117 Lindsay Road, be endorsed and the Permit so issued.*

CARRIED

ADJOURNMENT

- R23/15-7 It was moved and seconded
That the meeting adjourn (7:20 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, September 11, 2023.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)



Community Safety Committee

Date: Tuesday, September 12, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Alexa Loo, Chair
Councillor Andy Hobbs
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Bill McNulty

Also Present: Mayor Malcolm Brodie
Councillor Carol Day
Councillor Michael Wolfe (by teleconference)

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

AGENDA ADDITIONS & DELETIONS

It was moved and seconded

That Richmond Traffic Intersection Cameras be added to the Agenda as Item No. 1A and that Item No. 1 become Item No. 1B.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on July 11, 2023, be adopted.

CARRIED

Community Safety Committee
Tuesday, September 12, 2023

COUNCILLOR KASH HEED

1A. RICHMOND TRAFFIC INTERSECTION CAMERAS

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

The following **referral motion** was introduced:

It was moved and seconded

- (1) *That Staff research, analyse, and recommend to the Committee a process to elevate and use high resolution Traffic Camera images for the purposes of criminal investigation and prosecution;*
- (2) *That judicial or other required oversight is considered to ensure compliance and prevent misuse; and,*
- (3) *That Staff report back to the Committee with recommendation(s) before the end of 2023.*

Before the question was called, Councillor Heed provided a background to the referral noting:

- traffic cameras currently operate at a reduced resolution;
- police are tasked with appealing for dashboard camera footage or other ways of collecting images related to investigations; and
- the need for progressive investigative assistance is vital to aid police with respect to serious crime activity.

Discussion ensued noting the following:

- since 2017, the City has been seeking increased traffic camera resolution to have the ability to assist the RCMP with efficiencies in their duty to investigate serious crimes that happen in Richmond;
- a robust policy requiring judicial oversight will be a necessary process for obtaining any camera footage (e.g. must be a serious crime);
- the position of the Privacy Commissioner to change legislation will be the central issue;
- footage from a private citizen's dashcam, a restaurant or private business is already utilized without permission, therefore having increased resolution for traffic cameras and a bonefide law enforcement process (limited to a certain type of crime) in order to obtain any traffic camera footage, is warranted;

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

Community Safety Committee

Tuesday, September 12, 2023

The Chair recessed the meeting at 4:35 p.m. for the Closed Community Safety meeting.

The meeting reconvened at 5:39 p.m. following the Closed Community Safety meeting with all members of Community Safety Committee present, including Councillor Michael Wolfe (by teleconference) and Councillor Carol Day.

COMMUNITY SAFETY DIVISION

1B. PROPERTY USE AND PARKING ENFORCEMENT MONTHLY ACTIVITY REPORT – JUNE & JULY 2023

(File Ref. No. 12-8375-01) (REDMS No. 7334739)

A brief discussion ensued with respect to noise complaints. Staff noted that, over a three year average, approximately 60% of calls are related to construction, 15% predominantly mechanical noises such as HVAC systems, and a smaller percentage relating to landscaping noises such as leaf blowers.

It was moved and seconded

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report – June & July 2023”, dated August 21, 2023, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

2. ANIMAL PROTECTION SERVICES MONTHLY ACTIVITY REPORT – JUNE AND JULY 2023

(File Ref. No. 12-8375-01) (REDMS No. 7334743)

It was moved and seconded

That the staff report titled “Animal Protection Services Monthly Activity Report – June and July 2023”, dated August 21, 2023, from the General Manager, Community Safety, be received for information.

CARRIED

3. BUSINESS LICENSE ACTIVITY REPORT – SECOND QUARTER 2023

(File Ref. No. 12-8375-01) (REDMS No. 7320433)

In response to queries from the Committee, staff noted they will follow up with a memorandum of a comparison of the Business Licenses issued currently to those issued pre-pandemic (2018-2019).

3.

Community Safety Committee

Tuesday, September 12, 2023

It was moved and seconded

That the staff report titled “Business Licence Activity Report – Second Quarter 2023”, dated July 11, 2023, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

4. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – JUNE AND JULY 2023**

(File Ref. No. 09-5140-01) (REDMS No. <#>)

A brief discussion ensued with respect to the number of overdose/poisoning calls and the general locations (indoor/outdoor, residential/commercial).

In response to queries from the Committee, Acting Fire Chief Alan McGrath provided an overview of some of the positive lessons learned through various emergency preparedness activities. In particular, (i) improvement in the way multi-agencies simulations are run, (ii) increased communication skills, and (iii) networking opportunities, enhancing relations with Richmond stakeholders.

With regards to the VAFFC spill exercise, staff was requested to provide a memorandum on the jet fuel tanks and the associated suppression system.

It was moved and seconded

That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – June and July 2023”, dated August 10, 2023, from the Fire Chief, be received for information.

CARRIED

5. **FIRE CHIEF BRIEFING**

(Verbal Report)

Items for discussion: None.

Acting Fire Chief Alan McGrath reported that 13 new recruits started on September 12, 2023, replacing retirees and a few members through attrition.

6. **RICHMOND RCMP MONTHLY ACTIVITY REPORT – JUNE AND JULY 2023**

(File Ref. No. 09-5000-01/2023) (REDMS No. 7317040)

Discussion ensued with respect to homelessness activity and welfare.

Community Safety Committee

Tuesday, September 12, 2023

In response to queries from the Committee, Chief Supt. Chauhan noted (i) the RCMP Vulnerable Persons Unit has been working with Richmond Bylaws Richmond Fire Rescue, and Ministry of Social Development and Poverty Reduction, to provide constant and proactive engagement with homeless individuals, offering assistance with shelter, transit tickets, etc., (ii) a correlation between individuals that are suffering from underlying mental health issues and incidents of serious/violent criminal offences has been noted, and there is a tracking mechanism in place to assist in identifying those individuals, (iii) RCMP Vulnerable Peoples Unit, together with Richmond Bylaws continue to look at ways to enhance communications to inform the public.

It was moved and seconded

That the report titled “RCMP Monthly Activity Report – June and July 2023”, dated August 14, 2023, from the Officer in Charge, Richmond RCMP Detachment, be received for information.

CARRIED

7. **RCMP/OIC BRIEFING**

(Verbal Report)

Chief Supt. Chauhan provided the following update:

Update on Deployment for BC Fires

Wildfires have had a devastating impact to BC communities across the province. As of the morning of September 11th, there were 404 fires burning, 5 new fires started and 172 out of control fires, 14 of which are considered noteworthy (have caused significant risk to BC communities).

On August 31st, the Province extended the provisional State of Emergency until September 14th to support the ongoing response and efforts caused by wildfires. Richmond RCMP, along with other police forces, stepped up at a moments notice and provided support to other communities, helping colleagues and community members in need. The number of requests for emergency deployment have now scaled back as the end of the wildfire season approaches.

8. **MANAGER’S REPORT**

None.

Community Safety Committee

Tuesday, September 12, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:25 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, September 12, 2023.

Councillor Alexa Loo
Chair

Lorraine Anderson
Legislative Services Associate



Planning Committee

Date: Wednesday, September 13, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (entered the meeting at 4:29 p.m.)
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs (by teleconference)

Also Present: Councillor Kash Heed
Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on September 6, 2023, be adopted as circulated.

CARRIED

1. **APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM “SINGLE FAMILY (RS1/F)” ZONE TO “SINGLE FAMILY (RS2/E)” ZONE**
(File Ref. No. RZ 22-021110) (REDMS No. 7065366)

Staff reviewed the application and highlighted that (i) the property will be subdivided into two single-family lots, (ii) vehicle access to the western lot is proposed from Ash Street and vehicle access to the eastern lot is proposed from Armstrong Street, (iii) the site is currently occupied by an existing single-family dwelling on the western portion of the lots, which will remain on proposed Lot 1, and (iv) a two bedroom secondary suite will be provided in the new home proposed on the eastern lot (Lot 2).

Planning Committee
Wednesday, September 13, 2023

In reply to queries from Committee, staff advised that (i) the western lot is larger than the eastern lot due to the retention of the existing home. The proposed lot dimensions are the minimum required to accommodate the FAR of the existing home (ii) as the current home is owner occupied and there is no intention to remove any portion of the building, and (iii) there is a requirement for development signage to be placed on all road frontages.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, for the rezoning of 7560 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY GURJIT POONI FOR REZONING AT 9371 DOLPHIN AVENUE FROM “SINGLE DETACHED RS1/B” ZONE TO “SINGLE DETACHED (RS2/K)” ZONE

(File Ref. No. RZ 23-014545) (REDMS No. 7278914)

Staff provided a brief overview of the report noting that (i) the proposed application is to create two single-family lots with vehicle access from Dolphin Avenue, (ii) there is an existing tenant occupied single-family home on the property, (iii) applicant and the current tenants have a mutual agreement to end tenancy as the tenant is in the process of building a new home, and (iii) a minimum one bedroom secondary suite is proposed for each lot.

In response to queries from Committee, staff advised that (i) the applicant has indicated there is a mutual end of tenancy agreement between the applicant and tenants, (ii) the tree identified for removal on the adjacent property is in poor condition, (iii) staff were directed to provide Council with a memorandum with respect to the condition of the tree on the neighbouring property and an update regarding the property owner’s authorization for the removal of the neighboring tree.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.

CARRIED

3. CHILD CARE STRATEGY GUIDING PRINCIPLES

(File Ref. No. 07-3070-04) (REDMS No. 7250888)

Planning Committee
Wednesday, September 13, 2023

In response to queries from Committee, staff advised that (i) the final Child Care Strategy will be shared with the school district, (ii) the Childcare Strategy is an on-going standing agenda item on the Council Trustee Liaison Committee, (iii) through the needs assessment, staff with a consultant will undergo public consultations with the community to learn what the true need is for licenced childcare in Richmond, (iv) Richmond continues to be a leader in Metro Vancouver in child care space creation with approximately 35.6 spaces per 100 children, aged 0-12.

It was moved and seconded

- (1) *That the guiding principles detailed in the staff report titled “Child Care Strategy Guiding Principles”, dated August 28, 2023, from the Director, Community Social Development, be endorsed; and*
- (2) *That the guiding principles be used to inform the strategic directions and actions of the draft Child Care Strategy.*

CARRIED

4. HOMELESSNESS STRATEGY 2019–2029: 2022 UPDATE

(File Ref. No. 08-4057-11-03) (REDMS No. 7178822)

Discussion ensued with respect to (i) the need for more affordable housing, (ii) Vancouver Coastal health being a key partner in developing the Homelessness Strategy, (iii) the rental cost for one –bedroom Low End Market rental being about \$1,000/month compared to affordable units priced at \$350-\$500/month, (iv) increased homeless camps in the City, (v) taking a comprehensive approach including mental health, and drug addiction to deal with homelessness, (vi) inclusion of many departments and divisions and external agencies, such as Coastal Health and BC Housing to tackle the problem of homelessness, (vii) City’s initiatives to increase the amount of supportive housing, including several projects where the city has contributed land and capital funding, and (ix) the 2023 homeless count numbers which are expected to be released in the Fall of 2023.

Councillor Alexa Loo entered the meeting at 4:29 p.m.

It was moved and seconded

- (1) *That the Homelessness Strategy 2019–2029: 2022 Update, as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2022 Update”, dated August 28, 2023, from the Director, Community Social Development, be received for information; and*

Planning Committee
Wednesday, September 13, 2023

- (2) *That the Homelessness Strategy 2019–2029: 2022 Update be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City’s website.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, September 13, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



Public Works and Transportation Committee

Date: Wednesday, September 13, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Carol Day, Chair
Councillor Michael Wolfe (by teleconference)
Councillor Chak Au
Councillor Kash Heed
Councillor Alexa Loo (by teleconference)

Also Present: Councillor Bill McNulty
Councillor Andy Hobbs (by teleconference)

Call to Order: The Chair called the meeting to order at 4:31 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works and Transportation Committee held on July 19, 2023, be adopted as circulated.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

1. **LOCAL GOVERNMENT CLIMATE ACTION PROGRAM (LGCAP)
YEAR 2 SURVEY REPORT AND 2021 / 2022 CORPORATE
EMISSION INVENTORIES**
(File Ref. No. 10-6125-05-01) (REDMS No. 7247859)

Public Works & Transportation Committee

Wednesday, September 13, 2023

In response to queries from Committee, staff advised that (i) staff will provide Committee with a memorandum with information regarding the job titles of the staff dedicated to working on climate action, (ii) lack of jurisdiction is highlighted as one of the top challenges to impeding the advancement of climate action, (iii) addition of the retrofit code into the building code will increase local government jurisdiction, (iv) staff are working with the Building Safety Standards Branch to have a retrofit plan ready by the end of 2024, (v) the City of Richmond relies on the Province's Community and Energy Emission Inventory to measure the community wide GHG emissions, (vi) the City plans to create their own inventory using CEEI protocols to report on 2022 emissions, and (vii) approximately \$566,000 received by the City in 2022 was put into a reserve fund, through Council direction that money was allocated to create two new positions to focus on climate action with the Community Energy Emissions Plan.

It was moved and seconded

That as described in the report titled "Local Government Climate Action Program (LGCAP) Year 2 Survey Report and 2021 / 2022 Corporate Emission Inventories" from the Director, Sustainability and District Energy, dated August 28, 2023:

- (1) The LGCAP Year 2 Survey Report and Attestation Form be endorsed and posted on the City's website for public information, in accordance with Provincial requirements;*
- (2) A funding application to the Federation of Canadian Municipalities be submitted in the amount of \$200,000 for undertaking a GHG Reduction Pathway Feasibility Study for civic facilities;*
- (3) The Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to enter into a funding agreement with Federation of Canadian Municipalities, should the funding agreement be successful; and*
- (4) The Consolidated 5 Year Financial Plan (2023-2027) be amended to include the GHG Emission Pathway Feasibility Study in the amount of \$525,000, which will be funded from the Energy Operating Provision Account for \$325,000 and an additional \$200,000 contingent upon confirmation from the Federation of Canadian Municipalities.*

CARRIED

Public Works & Transportation Committee
Wednesday, September 13, 2023

2. **CAMBIE ROAD OVERPASS REPAIR**

(File Ref. No. 10-6000-01) (REDMS No. 7328755)

In response to queries from Committee, staff advised that (i) the repairs will involve keeping the existing alignment and structure and only replacing what was damaged, and (ii) the damage caused by the commercial dump truck was mostly to the sidewalk and signage hanging over the bridge.

It was moved and seconded

That funding of \$1,400,000 from the MRN Rehabilitation Provision for the Cambie Road Overpass repair be approved and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly, as detailed in the report titled "Cambie Road Overpass Repair" dated August 4, 2023, from the Director, Engineering.

CARRIED

3. **MANAGER'S REPORT**

(i) Steveston Highway Multi-Use Pathway

Construction of the multi-use pathway began in late August with work starting at Shell Road and working west towards No 2 Road. The anticipated completion of the project is late summer 2024 with construction being sequenced in five stages. Current works include replacing the eastside bound lane on Steveston Highway between Shell Road and No. 4 Road.

(ii) Solar Powered Driver Feedback Signage

Signage has been installed on Odlin Road near the Alexandra neighborhood park and Thompson Elementary School. A solar powered new pedestrian activated overhead special crosswalk has been installed on Williams Road and Leonard Road

(iii) Update on the New Steveston Interchange Project-

Construction is on-going on the Steveston Interchange project. Current activities in the area include: preload work, earth work and utility relocation. The project is on track for completion for 2025.

(iv) Massey Tunnel Project Update

The project is in the procurement phase. The Environmental Assessment Officer's readiness decision is forthcoming, after which the formal environmental assessment process for this project will commence. The project is on track for completion in 2030.

Public Works & Transportation Committee
Wednesday, September 13, 2023

(vi) *YVR follow up regarding bike lane*

Staff will follow up with YVR to get a status update on the projects YVR has indicated they will be initiating to increase bicycle safety in the bike lane leading up to No. 2 Rd Bridge.

(vii) *Cambie Road and No. 5 Road Project*

Staff are working with the school district to get a temporary access agreement in place while they prepare to propose a permanent agreement.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:54 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, September 13, 2023.

Councillor Carol Day
Chair

Raman Grewal
Legislative Services Associate



General Purposes Committee

Date: Monday, September 18, 2023

Place: Council Chambers
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on September 5, 2023, be adopted as circulated.

CARRIED

DELEGATION

1. Walter Cadwallader and Mark Grattan, Volunteer members of Unit 284 Veterans Association, spoke on financial hardships endured by the association during the Covid-19 pandemic and requested that the 2022 property taxes be exempt or deferred until the association can repay it.

General Purposes Committee

Monday, September 18, 2023

In response to queries from Committee, staff advised that (i) financial assistance to businesses is prohibited under the Community Charter, (ii) the premises on which the non-profit is located is a commercial space, (iii) there is no deferral opportunity in place as the special legislation that was in place during Covid-19 is no longer in effect, and (iv) non-profits located on City property are exempt.

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

It was moved and seconded

That staff work with the Unit 284 Veteran's Association to explore options regarding assistance to pay their property taxes, with the condition that Unit 284 disclose to staff the Association's financial and accounting books and records.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **2023 ZERO CARBON STEP CODE AND BC ENERGY STEP CODE REQUIREMENTS FOR NEW BUILDINGS**

(File Ref. No. 10-6125-07-02) (REDMS No. 7315264)

Staff provided an overview of the BC Energy Step Code and the Zero Carbon Step Code.

In response to queries from Committee, staff noted that (i) smaller buildings such as duplexes and single family homes are not required to be full electric at this time.

It was moved and seconded

- (1) *That Building Regulation Bylaw 7230, Amendment Bylaw 10467, which amends Sections 10.1.1 and 16.1 regarding updates to existing BC Energy Step Code and greenhouse gas intensity requirements for Part 9 residential buildings and Part 3 residential, hotel, commercial retail and office buildings, be introduced and given first reading;*
- (2) *That an owner would be permitted to submit a Building Permit application in compliance with prior requirements if:*
 - (a) *A Development Permit was issued by Council prior to adoption of Amendment Bylaw No. 10467; or,*

2.

General Purposes Committee

Monday, September 18, 2023

- (b) *An in-stream Development Permit application in accordance with existing Zoning Bylaw provisions is issued by Council within one year of the adoption of Amendment Bylaw No. 10467, and an acceptable Building Permit application has also been submitted to the City within this timeframe.*

CARRIED

3. BC UTILITIES COMMISSION - REGULATORY EFFICIENCY INITIATIVE INTERVENER REQUEST

(File Ref. No. 10-6000-00) (REDMS No. 7374506)

It was moved and seconded

- (1) *That authorization and approval be given for the City of Richmond to seek Intervener status and exercise full participatory rights, including making submissions, filing evidence, asking questions, and responding in the British Columbia Utilities Commission (BCUC) Regulatory Efficiency Initiative.*
- (2) *That the City of Richmond, as the sole shareholder of Lulu Island Energy Company Ltd. (LIEC), endorse the decision of LIEC's Board of Directors to seek Intervener status and exercise full participatory rights, including making submissions, filing evidence, asking questions, and responding in the BCUC Regulatory Efficiency Initiative.*
- (3) *That a Letter be sent to the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, expressing the City's concerns that:*
 - (i) *the BCUC's Regulatory Efficiency Initiative is inadequate in its scale and scope to address the Minister of Energy, Mines and Low Carbon Innovation's mandate to "Work with the BC Utilities Commission to identify an appropriate role for the Commission in supporting B.C. 's clean energy transition, in alignment with our province's climate goals to achieve net zero by 2050 and affordability objectives", as detailed in the report; and,*
 - (ii) *the Minister of Energy, Mines and Low Carbon Innovation appoint an Independent Task Force to review and advise on how BCUC can deliver on the Minister's mandate.*

CARRIED

3.

General Purposes Committee
Monday, September 18, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:28 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday,
September 18, 2023.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee

Date: August 28, 2023

From: Wayne Craig
Director, Development

File: RZ 22-021110

Re: Application by Lung Designs Ltd. for Rezoning at 7560 Ash Street from "Single Family (RS1/F)" Zone to "Single Family (RS2/E)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, for the rezoning of 7560 Ash Street from the "Single Family (RS1/F)" zone to the "Single Family (RS2/E)" zone, be introduced and given first reading.

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

WC:le

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

Staff Report

Origin

Danny Lung of Lung Designs Ltd. has applied on behalf of the owners, Frederico Collaco and Nancy Collaco, to the City of Richmond for permission to rezone 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone, to allow the property to be subdivided into two single-family lots (Attachment 1). Vehicle access to the west lot (Lot 1) is proposed from Ash Street. Vehicle access to the eastern lot (Lot 2) is proposed from a new extension of Armstrong Street. The site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1. The proposed subdivision plan is in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The existing single detached house is currently owner-occupied and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Two single-family lots zoned “Single Detached (RS2/E)” one lot fronts onto Ash Street while the other lot fronts onto Armstrong Street which were rezoned and subdivided (RZ 09-500671 and SD 09-500672).

To the South: Two single-family lots, one zoned “Single Detached (RS2/E)” fronting onto Ash Street and one zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Armstrong Street, which were rezoned and subdivided (RZ 16-732500 and SD 16-732501).

To the East: Across Armstrong Street, a single-family dwelling zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Breden Avenue.

To the West: Across Ash Street, the City-owned Paulik Park.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Ash Street (minimum 18 m [59 ft.] frontage and 550 m² [5,920 ft²] area) and along Armstrong Street (minimum 11.3 m [37 ft.] frontage and 320 m² [3,444 ft²] area).

The proposed lot along Ash Street (Lot 1) will be approximately 19.2 m (63 ft.) wide and 1,031.2 m² (11,099.7 ft²) in area. The proposed lot along Armstrong Street will be approximately 19.2 m (63 ft.) wide and 566.9 m² (6,102.1 ft²) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

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 properties.

Should the Planning Committee endorse this application and Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10472 (the "Rezoning Bylaw"), the Rezoning 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* and the City's *Zoning Bylaw 8500*.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). The applicant has provided a review by a qualified professional confirming that the existing dwelling meets all of the requirements of the proposed zone upon rezoning and subdivision. There is an existing unauthorized carport in the front yard of proposed Lot 1, which the applicant must remove prior to final adoption of the rezoning bylaw.

This development proposal is consistent with the redevelopment along this block of Ash Street, including the adjacent properties, 7540 Ash Street to the north (RZ 09-500671) and 7580 Ash Street to the south (RZ 16-732500).

Transportation and Site Access

Vehicle access to the western lot (Lot 1) is proposed to be from Ash Street and vehicle access to the eastern lot (Lot 2) is proposed to be from Armstrong Street.

Tree Retention and Replacement

There are no bylaw-sized trees on the subject property or on adjacent City property. Any existing bylaw-sized trees on neighbouring properties are to be retained and protected. The applicant has agreed to plant a minimum of two trees in the front yard and two trees in the back yard of each of the proposed lots (for a total of eight trees). The proposed trees are to meet the minimum size requirements of a minimum 8 cm deciduous caliper or 4 m high conifers.

The current landscaping on proposed Lot 1 does not meet the proposed zone's requirements for live landscaping. To ensure that the future landscaping on Lot 1 meets the City's Zoning Bylaw requirements, the applicant must:

- 1) Submit a Landscape Plan for the subject site that includes: the proposed landscaping on Lot 1 and the eight trees to be planted on the subject site, an associated cost estimate and deposit of a Landscaping Security based on 100 per cent of the cost estimate (including hard and soft landscaping, installation costs and a 10 per cent contingency) and;
- 2) Enter into a legal agreement with the City that sets the terms for use and release of the Landscaping Security (e.g. the release of 90 per cent of the security after landscape inspection and the release of the remaining 10 per cent of the security after a one-year maintenance period).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The existing single detached dwelling which will be retained on the proposed western lot (Lot 1), does not contain a secondary suite. Consistent with the Affordable Housing Strategy, the applicant has agreed to the registration of a covenant on Title that stipulates that any future construction of a new dwelling unit on Lot 1 must include a minimum one-bedroom secondary suite. Registration of this legal agreement will be required prior to final adoption of the rezoning bylaw.

On the proposed eastern lot (Lot 2), the applicant proposes to provide a minimum two-bedroom 46 m² [500 ft²] secondary suite. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a minimum two-bedroom 46 m² [500 ft²] secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property for the widening of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 5. Frontage improvements include, but are not limited to, the following:

- Install a new storm service connection, complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: pavement widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 5.

Financial 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).

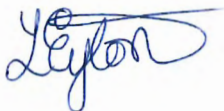
Conclusion

The purpose of this rezoning application is to rezone the property at 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone to permit the property to be subdivided into two single-family lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

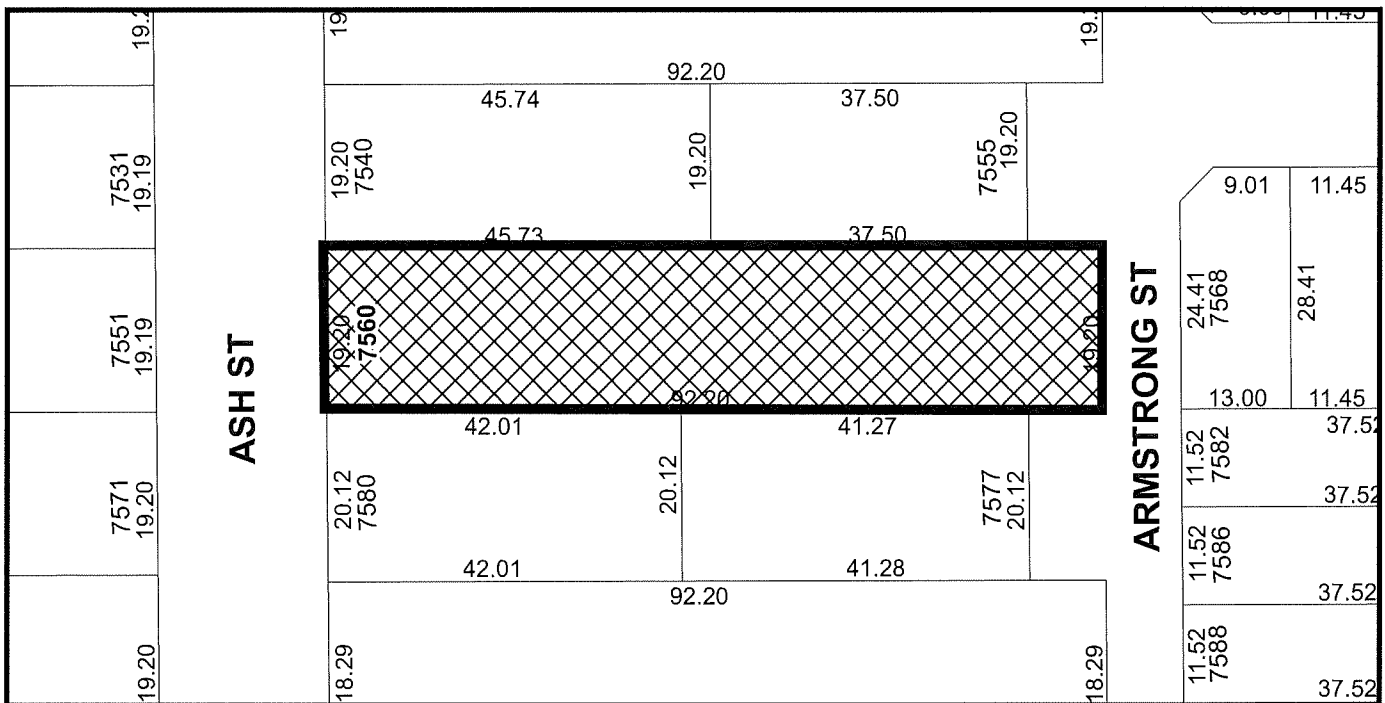
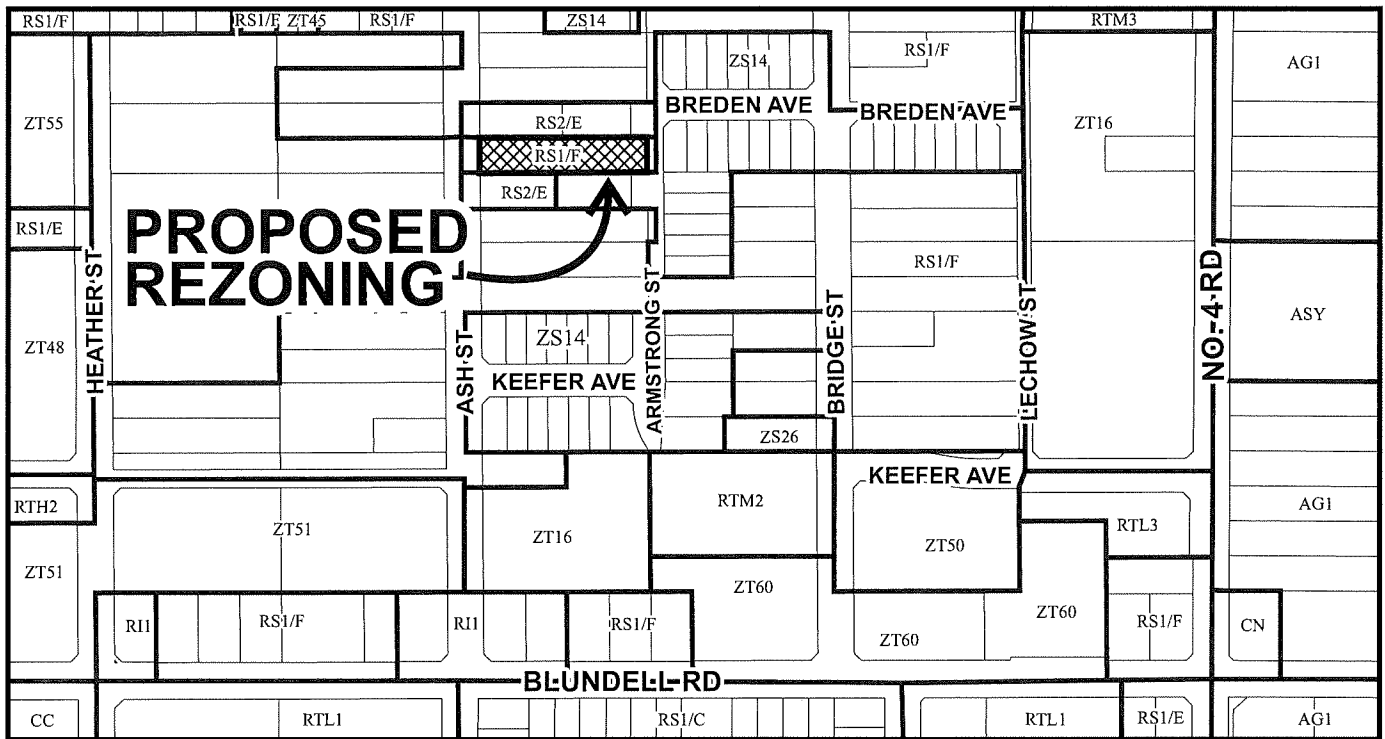
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be introduced and given first reading.



Laurel Eyton Planning
Technician
(604-276-4262)

LE:js

- Att.
- 1: Location Maps
 - 2: Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: South McLennan Sub Area Plan
 - 5: Rezoning Considerations



RZ 22-021110

Original Date: 09/22/22

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 22-021110

Original Date: 09/22/22

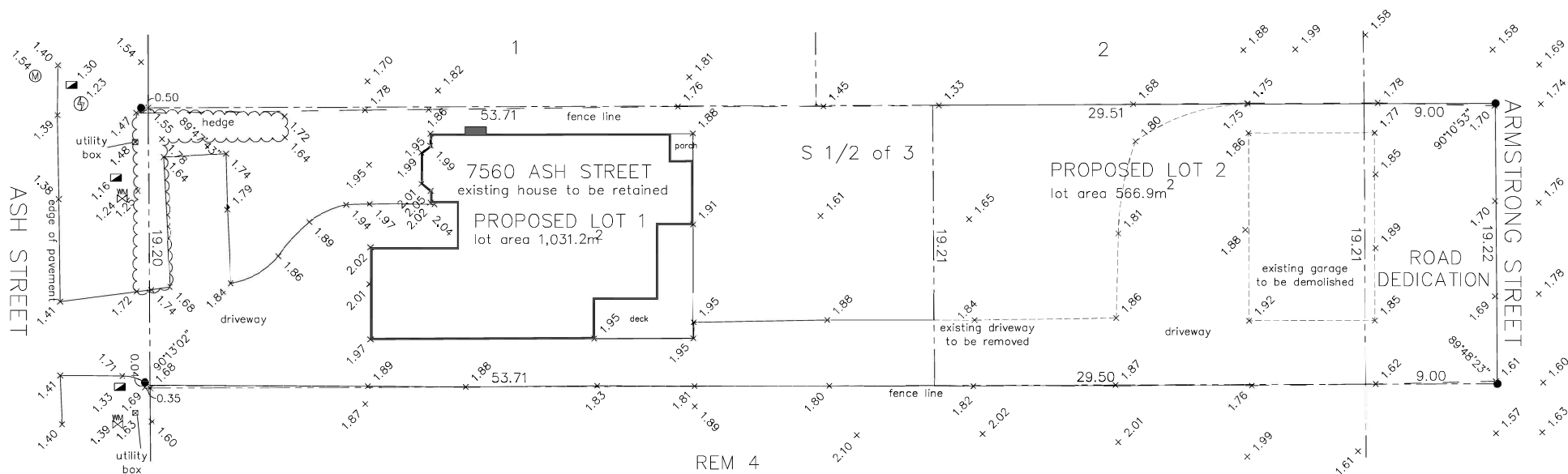
Revision Date:

Note: Dimensions are in METRES

ASH STREET

Copyright reserved. This plan and design are, and at all times remain the exclusive property of Long Design Group Ltd. The General Contractor shall verify all dimensions and be responsible for all conditions on the job site. He shall request clarification of errors and discrepancies in the contract drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and costs of rectification.

Revisions		
No.	Description	Date



Lung Designs Group Ltd. building design & interior
266 - 2633 Viking Way, Richmond, B.C. V6V 3R6 Tel: 604-278-7492 E-MAIL: LOG.DIG@TELUS.NET



Project For:
REZONING AND SUBDIVISION
FOR THE COLLAGO
RESIDENCE

7560 ASH STREET
RICHMOND, B.C.

Drawing Title:
SUBDIVISION PLAN

Date: AUGUST 2023

Dyane DL.

Scale: $\frac{3}{8}'' = 1'-0''$

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2

7



RZ 22-021110

Attachment 3

Address: 7560 Ash Street

Applicant: Danny Lung, Lung Designs Group Ltd.

Planning Area(s): City Centre – McLennan South

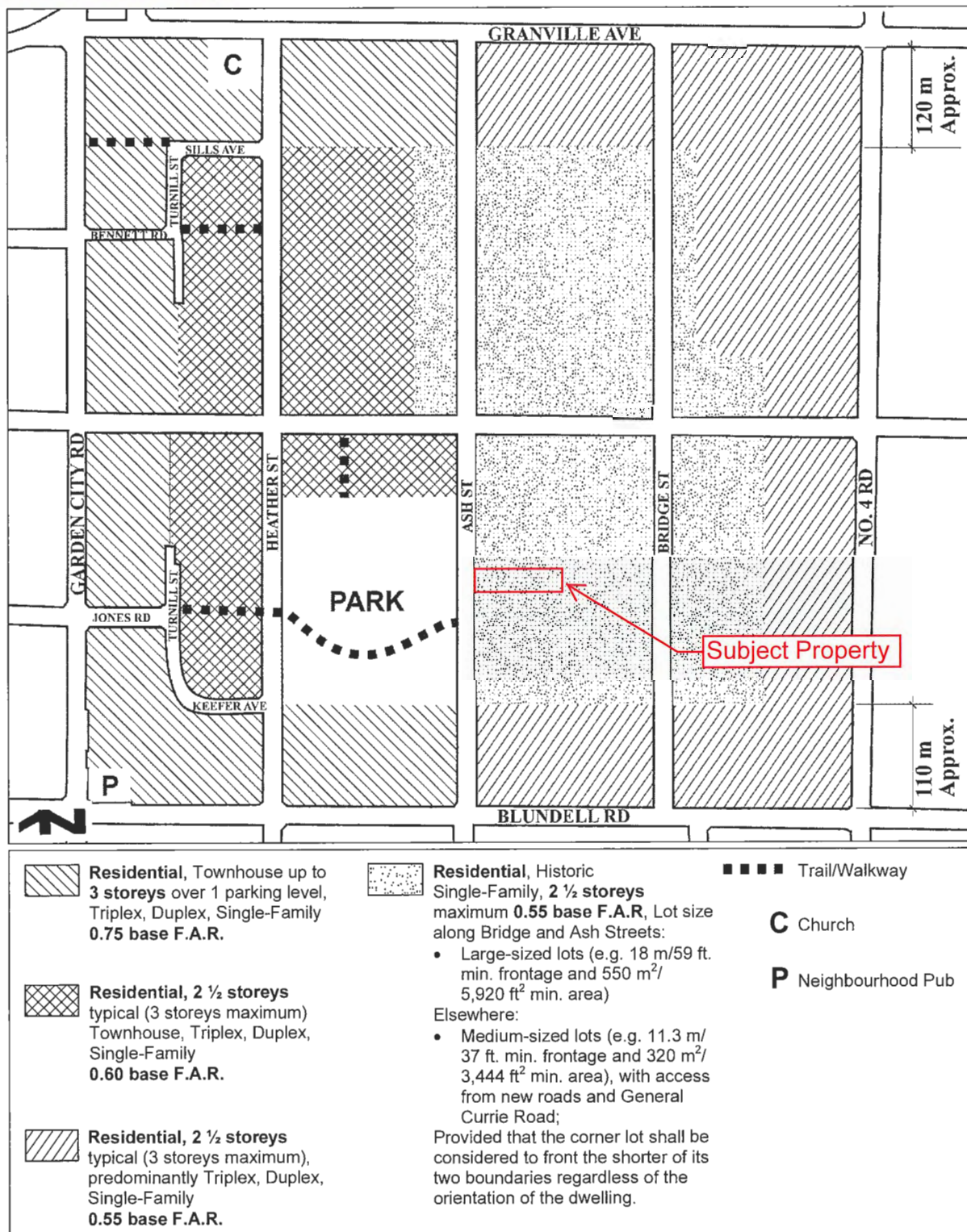
	Existing	Proposed
Owners:	Frederico and Nancy Collaco	Lot 1: No change Lot 2: To be determined
Site Size (m²):	1771.00 m ²	Lot 1: 1031.2 m ² Lot 2: 566.9 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single Family	No change
Zoning:	Single Detached (RS1/F)	Single Detached (RS2/E)
Number of Units:	One existing Single Family Dwelling	2 Single Family Dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 425.5 m ² (4580.0 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²)	Lot 1: Existing House 412.7 m ² (4442 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	none
Lot Size:	Min. 550 m ²	Lot 1: 1031.2 m ² Lot 2: 566.9 m ²	none
Lot Dimensions (m):	Width: Min. 18.0 m Depth: Min. 24.0 m	Lot 1 Width: 19.20 m Lot 1 Depth: 53.71 m Lot 2 Width: 19.20 m Lot 2 Depth: 29.50 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 8.32 m (1 st storey) /10.40m (2 nd storey) Side: Min. 1.8 m	Lot 1 Front: 15.13 m Lot 1 Rear: 16.47 m Lot 1 Side : 1.81 m (north); 3.30m (south) Lot 2 Front: 6.04 m Lot 2 Rear: 6.09 m (60%); 7.38 m (40%) Lot 2 Side : 1.89 m (north); 1.86 m (south)	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map

Bylaw 9106
2015/09/14

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



Address: 7560 Ash Street

File No.: RZ 22-021110

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, the developer is required to complete the following:

1. Removal of unauthorized structure (carport) on proposed Lot 1.
2. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscaping, installation costs, and a 10% contingency). The Landscape Plan should:
 - comply with the requirements of the zone regarding lot coverage, non-porous surfaces, and live landscaping percentages.
 - include the required four trees to be planted and maintained on each proposed lot (for a total of eight trees); minimum 8 cm caliper deciduous and 4 m high conifers. A minimum security of \$6,000.00 (\$750/tree) for these new trees must be included in the Landscape Cost Estimate. **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection for a new dwelling unit is granted until a minimum one-bedroom secondary suite is constructed on Lot 1, and a minimum two-bedroom 46 m² (500 ft²) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The legal agreements will need to be modified at the time of subdivision to ensure that each subdivided lot has the correct legal agreement attached.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Installation of tree protection fencing around all trees on neighbouring properties 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 must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the developer must complete the following requirements:

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
2. 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:
 - a) *Water Works:*
Using the OCP Model, there is 400 L/s of water available at a 20 psi residual at the Ash Street frontage and 210 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

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

- b) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) Inspect and retain existing water service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the water service connection via the Servicing Agreement.
- d) Install a new water service connections complete with water meters per City standards near the Armstrong Street frontage to service proposed Lot 2.
- e) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

At Developer's cost, the City will:

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

Storm Sewer Works:

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

- g) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- h) Inspect and retain existing storm service connections near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the storm service connections via the Servicing Agreement.
- i) Install a new storm service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

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

Sanitary Sewer Works:

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

- k) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- l) Inspect and retain existing sanitary service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the sanitary service connection via the Servicing Agreement.
- m) Install a new sanitary service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

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

Street Lighting:

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

- o) Review street lighting levels along all road and lane frontages, and upgrade as required.
- p) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.

Frontage Improvements

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

- q) Complete other frontage improvements as per Transportation requirements, e.g.:

- (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
- (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- (3) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

* This requires a separate application.

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

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

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

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10491 (RZ 22-021110)
7560 Ash Street**

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

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

P.I.D. 003-936-538

The South Half Lot 3 Block "F" Section 15 Block 4 North Range 6 West New Westminster
District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10491"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

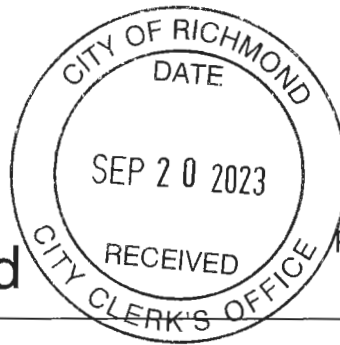
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of
Richmond



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

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors

Date: September 19, 2023

From: Wayne Craig
Director, Development

File: RZ 23-014545

Re: Application by Gurjit Pooni for Rezoning at 9371 Dolphin Avenue from
"Single Detached (RS1/B)" Zone to the "Single Detached (RS2/K)" Zone

The purpose of this memorandum is to respond to a request from Planning Committee on September 13, 2023, regarding the above-referenced rezoning application, to obtain information from the applicant regarding neighbouring tree retention.

As part of the application, an arborist report was submitted from a registered professional arborist assessing two off-site trees located on the neighbouring property to the east (8595 Ash Street). One tree, a Western Red cedar tree (tag # OS-1), was assessed as being in good condition and will be retained and protected. The second tree, a Western Red cedar (tag #472), has historically been aggressively topped, altering its natural shape and structure, resulting in no lateral limbs or foliage on its west side. As a result, the project arborist has recommended the removal of the tree. City Tree Protection staff agree with the assessed condition of the tree.

Based on the existing health of tree #472, the tree is not an ideal candidate for long-term retention. Prior to the writing of the staff report, the applicant had been unsuccessful in making contact with the neighbouring property owner for the purposes of obtaining their authorization/consent to remove tree #472, as such the rezoning considerations are structured to:

- ensure the tree is retained; or
- 2:1 tree replacement is provided subject to the property owner authorization to remove the tree.

Subsequent to Planning Committee consideration, the applicant has advised City staff that they have met with the neighbouring property owner and that the owner has verbally consented to the removal of the tree. Removal of the tree will only be permitted subject to written authorization as outlined in the rezoning considerations.

Should you have any questions regarding this information, please contact me at 604-247-4625.

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

WC:ac

pc: SMT
Josh Reis, Program Manager, Development
Suzanne Smith, Program Manager, Development

PHOTOCOPIED

SEP 20 2023

& DISTRIBUTED



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 28, 2023
File: RZ 23-014545

Re: Application by Gurjit Pooni for Rezoning at 9371 Dolphin Avenue from "Single Detached RS1/B" Zone to "Single Detached (RS2/K)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from "Single Detached (RS1/B)" zone to "Single Detached (RS2/K)" zone, be introduced and given first reading.

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

WC:ac
Att.6

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

Staff Report

Origin

Gurjit Pooni has applied on behalf of the owners, Gurjit Pooni, Sahib Bath, Lakhbir Bath and Dilbag Bath, to the City of Richmond for permission to rezone 9371 Dolphin Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two single-family lots with access from Dolphin Avenue. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

There is an existing tenant-occupied single-family dwelling on the subject property with vehicular access from Dolphin Avenue, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling. The applicant has notified the tenants of the proposed development.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Boyd Court.

To the South: Across Dolphin Avenue, single-family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the East: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Dolphin Avenue.

To the West: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Dolphin Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Planning Area – Ash Street Sub Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP) and is located in the Broadmoor Planning Area and is designated for “Low-Density Residential” in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision 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

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, 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 early public notification or 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* and the City's *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for both new lots off Dolphin Avenue. This rezoning and subdivision is consistent with the emerging lot fabric and vehicular access along Dolphin Avenue. The potential exists to continue this lot fabric on the adjacent lot to the west along Dolphin Avenue. Similar applications to rezone and subdivide properties in close proximity to the site have been approved in recent years along both Dolphin Avenue and Heather Street.

Existing Legal Encumbrances

None.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Dolphin Avenue. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot A and proposed Lot B will be from Dolphin Avenue. The existing driveway to the site from Dolphin Avenue is to be closed permanently. The applicant will be responsible for the removal of the existing driveway letdown and the replacement with barrier curb, gutter and boulevard. Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications. This work is to be designed and constructed as part of the required Servicing Agreement to be entered into prior to subdivision.

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. There are no bylaw sized trees on the site. The Arborist Report assesses two (2) trees on neighbouring property to the east (8595 Ash Street).

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

- One tree tag#472 (Lodgepole pine, 55 cm caliper) located on the adjacent property has been aggressively topped and pruned leading to an altered structure. This tree is recommended for removal with replacement at a 2:1 ratio.
- The applicant has been unable to make contact and obtain authorization to remove tree 472 from the neighbouring property owner. As a result, prior to rezoning the owner of the subject property shall:
 - Enter into an agreement to modify the building setback on Lot 2 and/or use appropriate building construction methods to accommodate the required Tree protection zone for Tree #472 as identified by a qualified arborist to the satisfaction of the Director of Development, in consultation with the City's Tree Preservation Officer; or,
 - Where the neighbouring property owner has provided the City with written authorization for the removal of the tree, the neighbouring property owner shall submit a tree removal permit for Tree 472 and the applicant for the subject rezoning shall plant two trees on the neighbouring property or pay the sum of \$1,500.00 to the City's Tree Fund.
- One tree tag#OS-1 (Western Red cedar, 39 cm caliper) located on the adjacent property is identified as being in good condition and will be retained and protected.

While there are no bylaw sized trees on the site, there are cedar hedges present along the west property line that are proposed to be removed to allow for site development.

The City's Tree Preservation Coordinator conducted a site visit of the as part of the application review process and noted that two bylaw sized trees on the subject property (a 14" fruit tree and multi-stemmed hazel nut tree) had recently been removed without City authorization. An \$8,000.00 fine was issued and paid by the property owners on April 23, 2023. The applicant is required to plant replacement trees at a ratio of 2:1 as per the Official Community Plan (OCP). The applicant has voluntarily agreed to plant at a ratio of 4:1 to further compensate for the trees removed without authorization.

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

The applicant will submit a Landscape Security of \$6,000.00 (\$750.00/tree) to ensure that a total of eight (8) trees (four on each lot) are planted and maintained.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a minimum of one one-bedroom secondary suite in each of two the new dwellings, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stipulating that no final Building Permit inspection will be granted until the minimum of one one-bedroom secondary suites is constructed on each of the two future lots to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing

At subdivision stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees;
- Provide a cash-in-lieu contribution in the amount of \$21,715.20 for future upgrades to the Dolphin Avenue frontage where it abuts the subject property to the City's Engineering Design Specifications standard, as per the Subdivision and Development Bylaw No. 8751; and,
- Enter into a servicing agreement for the design and construction of the servicing works (water, sanitary and drainage), removal of the existing driveway crossing and installation of two new driveway crossings, as outlined in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

This rezoning application is to rezone the property at 9371 Dolphin Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with both lots to be accessed from Dolphin Avenue.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

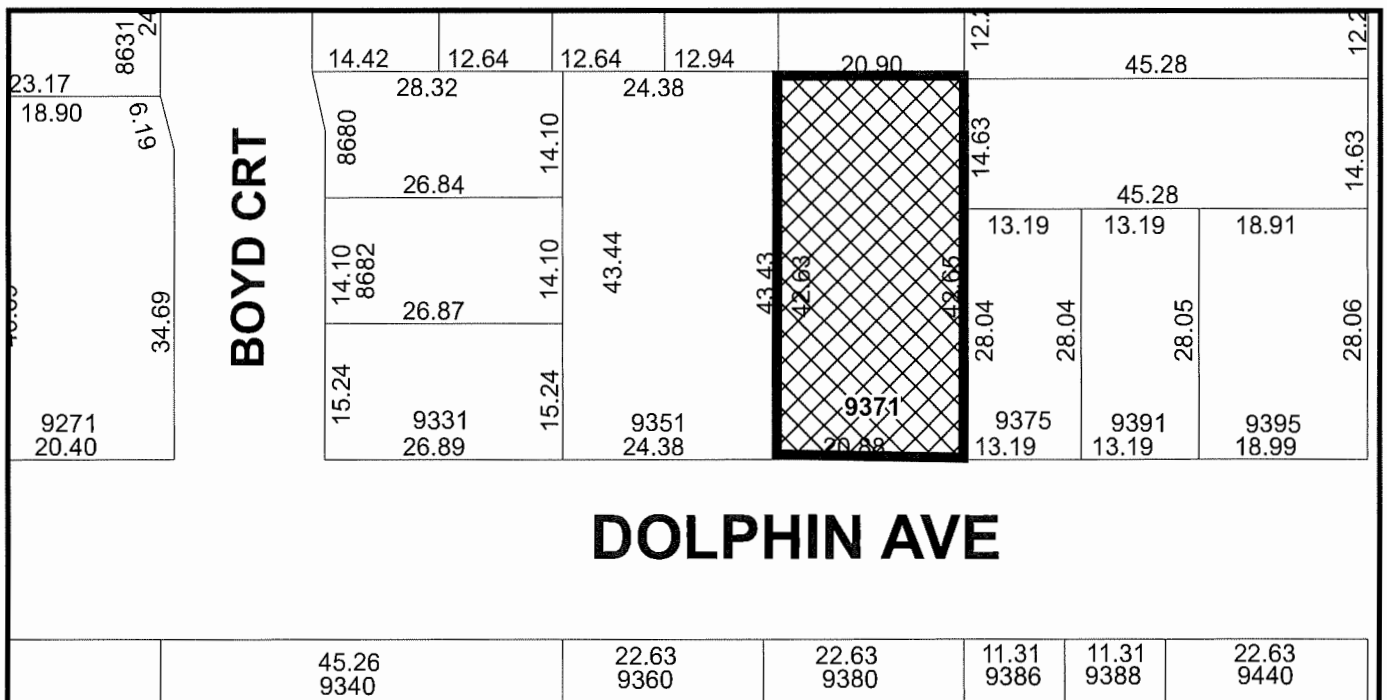
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10485 be introduced and given first reading.



Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:he

- Att. 1: Location Map/Aerial Photo
 2: Survey and Proposed Subdivision Plan
 3: Development Application Data Sheet
 4. Ash Street Sub-Area Plan Bylaw 7100
 5. Tree Retention Plan
 6: Rezoning Considerations



Note: Dimensions are in METRES



City of
Richmond



RZ 23-014545

Original Date: 04/17/23

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 180 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48137

#9371 DOLPHIN AVENUE,
RICHMOND, B.C.
P.I.D. 004-918-428



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (c) denotes conifer
- (s) denotes stump
- ☐ denotes catch basin
- denotes round catch basin
- ⊕ denotes water meter
- denotes cleanout
- TW denotes top of wall

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: GCM#51649
Control Monument 77H4983
Elevation: 1.001m
Benchmark: GCM#258442
Control Monument 77H4686
Elevation: 0.844m

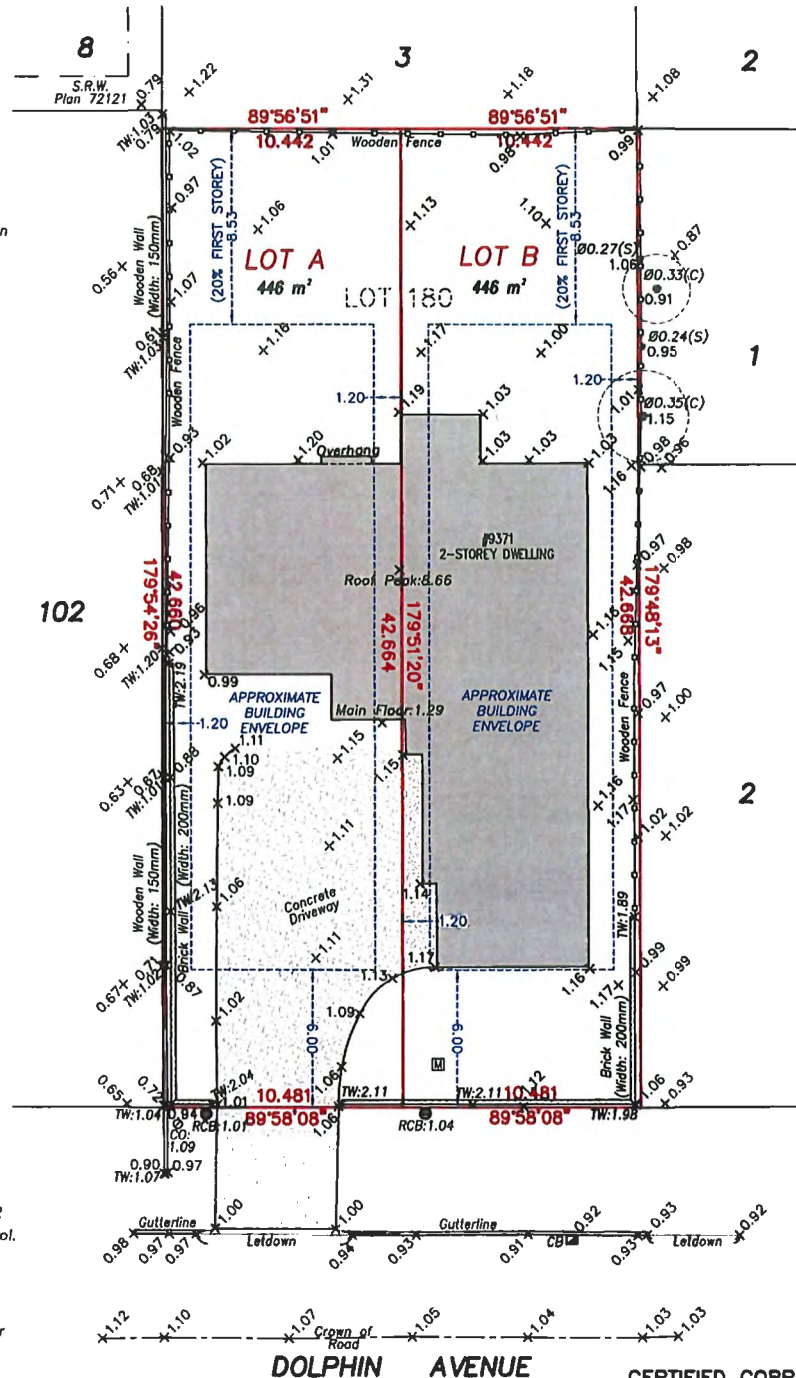
NOTE:

Use site Benchmark Tag #7072
for construction elevation control.

© copyright

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8000
FB-420 P149-151; FB-422 P10-12
Drawn By: LK

DWG No. 8000-Topo



DOLPHIN AVENUE

Nail in aluminum
Tag #7072
Site Benchmark
Elevation: 0.95

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQQ5M3

Digitally signed by
Johnson Tam JQQ5M3
Date: 2022.12.15
11:57:22 -0800

JOHNSON C. TAM, B.C.L.S., C.L.S.

December 12th, 2022.



RZ 23-014545

Attachment 3

Address: 9371 Dolphin Avenue

Applicant: Gurjit Pooni

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Sahib S Bath Lakhbir S Bath Dilbag S Bath Gurjit Pooni	To be determined
Site Size (m²):	890 m ²	Lot A: 446m ² Lot B: 446 m ²
Land Uses:	Single-family home	Two single-family homes
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max 0.55 for area up to 464.5 m ² plus 0.3 for area in excess of 464.5m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 245.3 m ² (2640.4 ft ²) Lot B: Max. 245.3.m ² (2640.4 ft ²)	Lot A: Max. 245.3 m ² (2640.4 ft ²) Lot B: Max. 245.3 m ² (2640.4 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	315 m ²	Lot A: 446m ² Lot B: 446 m ²	none
Lot Dimensions (m):	Width: 10 m Depth: 24 m	Lot A Width: 10.5 m Depth: 42.7 m Lot B Width: 10.5 m Depth: 42.7 m	none

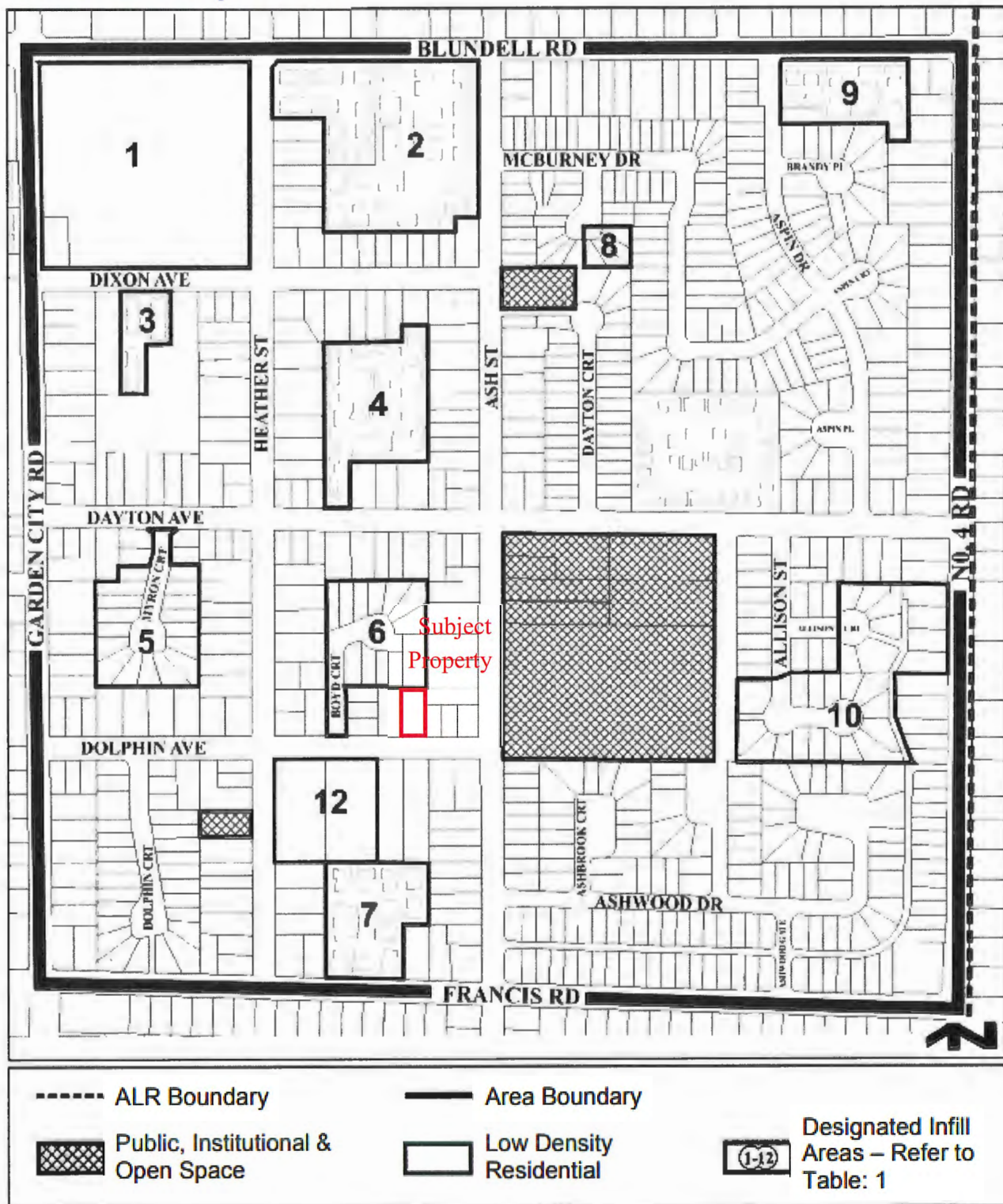
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m</p> <p>Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m²</p> <p>Side: Min. 1.2 m</p>	<p>Front:</p> <p>Min. 6.12 m</p> <p>Rear: Min. 8.58 m for a maximum width of 60% of the rear wall of the first storey; and Min. 10.66 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.</p> <p>Side: Min. 1.2 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other: _____

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

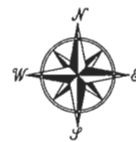
Broadmoor Area – Ash Street Sub-Area Plan

Land Use Map Bylaw 9489
2016/07/18



TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 180 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48137

#9371 DOLPHIN AVENUE,
RICHMOND, B.C.
P.I.D. 004-918-428



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (c) denotes conifer
- (S) denotes stump
- ☐ denotes catch basin
- ⊙ denotes round catch basin
- ⊞ denotes water meter
- denotes cleanout
- TW denotes top of wall

The following is a timeline of our mandatory Arborist Inclusion 'Trigger Points':

1. Pre-Construction Impact Assessment (Report/LoU document), which the developer/consultant and general contractor shall familiarize themselves with and sign off on.
2. Pre-Construction Meeting with the general contractor and any subtrades responsible for work within or near the TPB or Arborist Inclusion Zones prior to the commencement of any work. The Project Arborist shall inform all trades of any arborist-specific required design and/or methodologies within the LoU that will be required in order to maintain compliance to tree protection.
3. During the Course of Construction/Landscaping, unannounced from time to time, to ensure that both the General as well as the Site-Specific Arborist Inclusion activities listed in the Arborist Report/LoU are either performed by the Project Arborist or to the satisfaction of the Project Arborist.
4. Post-Construction Assessment Report shall be required to be drafted and submitted to the City by the Project Arborist, confirming that all specified Arborist Inclusion/Involvement within the LoU was satisfactory to the LoU terms.

Project Title:
**Gurjit - Dolphin Ave
Rezoning**

Document Title:
Tree Management Plan v1

Date: August 15th 2023

Address: 9371 Dolphin Ave, Richmond

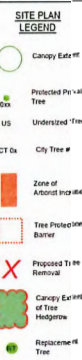
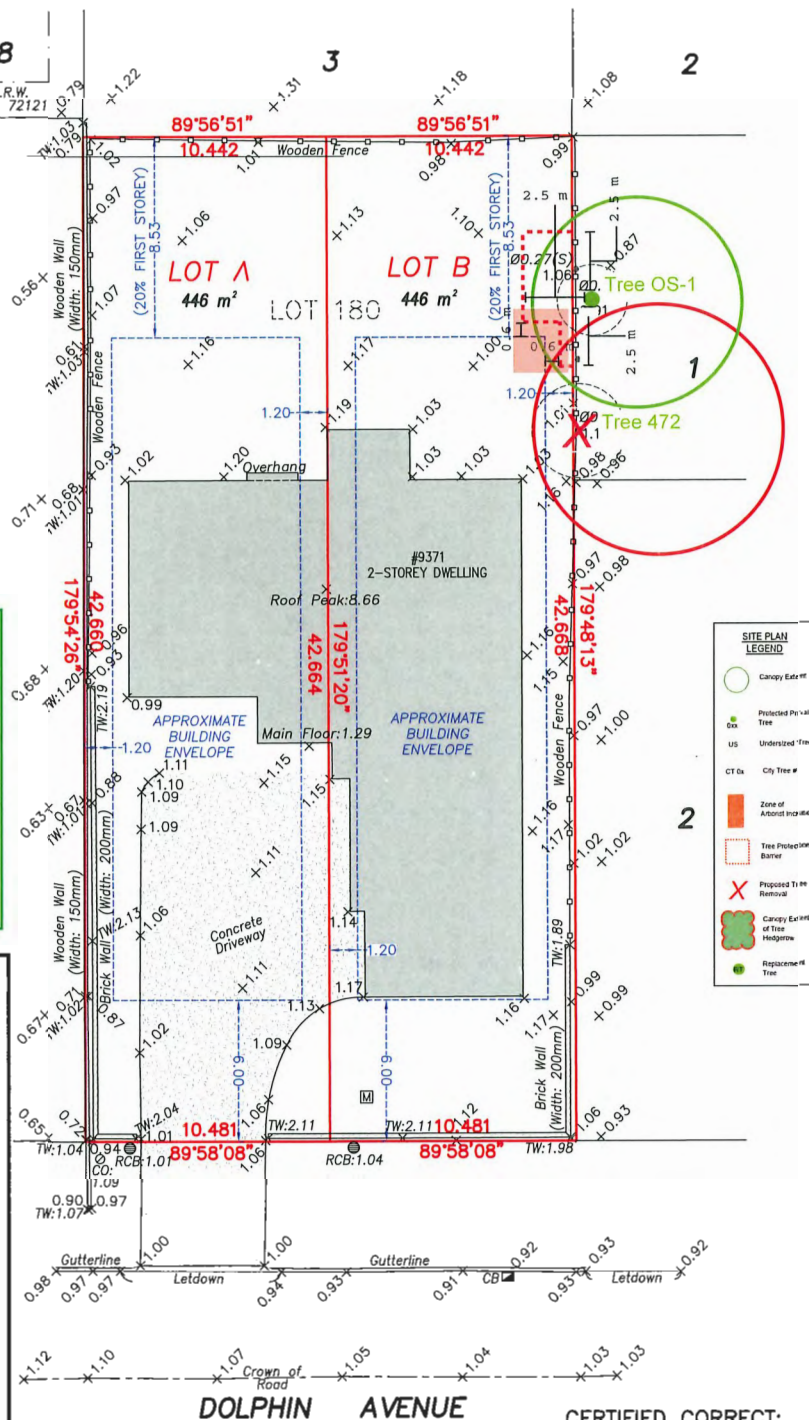
Project Arborist: Mike Winkelman, Alpine
Tree Care

Project Arborist Contact: Call or Text 24/7
@ 604-334-7566 or mwinkem@alpine-tree.com



FB-420 P149-151; FB-422 P10-12
Drawn By: LK

DWG No. 8000-Topo



Nail in aluminum
Tag #7072
Site Benchmark
Elevation: 0.95

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQQ5M3

Digitally signed by
Johnson Tam JQQ5M3
Date: 2022.12.15
11:57:22 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

December 12th, 2022.



Address: 9371 Dolphin Ave

File No.: RZ 23-014545

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$6,000.00 (\$750/tree) to ensure that three (4) four on proposed Lot B and four (4) trees on proposed Lot A for a total of eight (8) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of 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.
3. Enter into an agreement to modify the building setback on Lot 2 and/or use appropriate building construction methods to accommodate the required Tree protection zone for Tree #472 as identified by a qualified arborist to the satisfaction of the Director of Development, in consultation with the City's Tree Preservation Officer; or,
Where the neighbouring property owner has provided the City with written authorization for the removal of the tree, the neighbouring property owner shall submit a tree removal permit for Tree 472 and the applicant for the subject rezoning shall plant two trees on the neighbouring property or pay the sum of \$1,500.00 to the City's Tree Fund.
4. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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.

At Subdivision* stage, the developer must complete the following requirements:

1. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements.
2. 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

- a) Using the OCP Model, there is 190.0 L/s of water available at a 20 psi residual at the frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At the Developer's cost, the Developer is required to:

- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - iv) Upgrade the existing 150mm water main on Dolphin Ave to 200mm. The upgrade shall be approximately 21 m along the entire proposed site's frontage.
 - v) Cut, cap and remove at main the existing water service connection fronting the south property line.
 - vi) Install two new water service connections complete with water meters. Each service connection shall service one of the newly proposed lots.
- c) At Developers cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade the existing storm sewer located on Dolphin Ave from a newly proposed manhole fronting the proposed site's west property line to a newly proposed manhole fronting the proposed site's east property line to 600mm. The upgrade shall be approximately 21 m.
 - iii) Confirm that the horizontal clearance from the existing storm service connections and inspection chambers to the proposed driveway meet the City standards.
 - iv) Confirm the capacity and condition of the two existing storm connections and inspection chambers through a video inspection. If the existing storm connections and inspection chambers are adequate to serve the proposed development, the existing connections and inspection chambers may be retained to serve the proposed development sites.
- a) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Confirm the capacity and condition of the existing sanitary connection and inspection chamber located at the south-west corner of the proposed lot through a video inspection. If the existing sanitary connection and inspection chamber are adequate to serve the proposed development, the existing connection and inspection chamber may be retained to serve the proposed development sites.
 - iii) Install a new sanitary connection complete with an inspection chamber to serve the proposed lot B.

Frontage Improvements

- a) The following frontage upgrades will be required at the applicant's cost as part of the Servicing Agreement:
- The existing driveway to the site from Dolphin Avenue is to be closed permanently. The applicant is responsible for the removal of the existing driveway letdown and the replacement with barrier curb and gutter and boulevard.
 - Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications. Width of a single family driveway shall be no more than 4 m.
- b) Pay in keeping with the Subdivision and Development Bylaw No. 8751, a \$21,715.20 cash-in-lieu of construction for the design and construction of frontage as set out below:
- | | |
|-----------------------------------|------------|
| (1) Concrete curb and gutter | \$6,890.40 |
| (2) Concrete sidewalk | \$6,264.00 |
| (3) Roadway lighting | \$4,489.20 |
| (4) Boulevard landscape and trees | \$4,071.60 |

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

General Items

- a) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

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

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

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

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

Signed

Date

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10485 (RZ 23-014545)
9371 Dolphin Avenue**

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

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

P.I.D 004-918-428

Lot 180 Section 22 Block 4 North Range 6 West New Westminster Plan NWP48137

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10485"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>Ac</i>
APPROVED by Director or Solicitor
<i>R</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Director, Community Social Development
Re: **Child Care Strategy Guiding Principles**

Date: August 28, 2023
File: 07-3070-04/Vol 01

Staff Recommendations

1. That the guiding principles detailed in the staff report titled "Child Care Strategy Guiding Principles", dated August 28, 2023, from the Director, Community Social Development, be endorsed; and
2. That the guiding principles be used to inform the strategic directions and actions of the draft Child Care Strategy.

Kim Somerville
Director, Community Social Development
(604-247-4671)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals	<input checked="" type="checkbox"/>	
Corporate Communications	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Facilities and Project Development	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Real Estate	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City of Richmond has a long history of supporting child care in the community as demonstrated by the development of the Child Care Policy, created in 1991. The latest strategy, the 2017–2022 Richmond Child Care Needs Assessment and Strategy, was adopted by City Council on July 24, 2017 and was the fourth child care needs assessment undertaken by the City since 1995.

To support the creation of child care spaces, the 2021–2031 Richmond Child Care Action Plan (Plan) was adopted by City Council on April 12, 2021. The Plan complements the strategies by setting defined child care space creation targets and identifying clear actions to meet these.

As the 2017–2022 Child Care Needs Assessment and Strategy has come to the end of its life span, the City has commenced work to develop a new 10-year Child Care Strategy (Strategy). The new Strategy will identify needs and priorities of Richmond parents, caregivers and child care providers, identify challenges and opportunities and provide recommendations for addressing child care needs in Richmond.

The purpose of this report is to seek Council’s approval of the draft guiding principles that will shape the development of a draft Child Care Strategy.

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

Advocate for the needs of Richmond in collaboration with partners and stakeholders and;

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

This report supports Council's Strategic Plan 2022–2026 Strategy #2 Strategic and Sustainable Community Growth:

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

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

Advance a variety of program, services and community amenities to support diverse needs and interest and activate the community.

This report also supports the Social Development Strategy 2013–2022 Strategic Direction #4 Help Richmond’s Children, Youth and Families Thrive:

Action 10: Support the establishments of high quality, safe, child care services in Richmond through:

10.1 Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need.

10.6 Consulting and collaborating with child care providers and other community partners on child care issues.

Analysis

The purpose of the new Child Care Strategy is to assess child care needs in Richmond, identify priorities and guide the City, child care operators and community partners to address current and future needs. The Strategy will be developed under the direction of the project team and Child Care Strategy Advisory Committee and will be informed by current best practices, qualitative and quantitative data. Development of the Strategy will be divided into four phases:

1. Phase One: Establish an Advisory Committee, conduct background research and develop Guiding Principles (in progress);
2. Phase Two: Conduct best practice review, collect and analyze demographic data, and develop public engagement plan;
3. Phase Three: Undertake public engagement, collate feedback and data and develop draft Strategy; and
4. Phase Four: Undertake public engagement on the draft Strategy and finalize Child Care Strategy.

The four phases will ensure work is carried out in a systematic fashion and will allow for input from a variety of interested parties. A set of guiding principles will be created during phase one and will help to support the following three phases.

Guiding Principles

The guiding principles are intended to guide the project, support decision-making and inform the development of a draft Child Care Strategy for Richmond. The following draft principles are proposed:

1. Community engagement and relations: Maximize meaningful participation and engagement from a diverse community of families, employers and child care providers including Indigenous Elders, families and community members in Richmond.
2. Equity, diversity, inclusion and accessibility: Identify and prioritize engagement activities that are inclusive, accessible and equitable.

3. Respectful collaboration and partnerships: Collaborate with child care providers, partners and organizations to promote child care quality and workforce stability, as well as improve equitable access to child care in Richmond.
4. Alignment and integration: Ensure the Strategy aligns with and complements relevant City of Richmond strategies, plans, policies and resources that support both families and the child care sector in Richmond.
5. Needs-based and adaptive: Ensure the Strategy is based on the current and forecasted needs for child care in Richmond and can evolve and respond to the changing needs of the community.
6. Informed and sound: Ensure the Strategy's actions and recommendations are evidence-based and data-informed and are reliable and realistic for Richmond's context.

The guiding principles will guide both the project team and Advisory Committee when making decisions, planning engagement activities and considering the development of actions as part of the draft Strategy.

The draft guiding principles were created in collaboration with the Child Care Strategy Advisory Committee, which consists of a broad range of representatives from the public and not-for-profit organizations including:

- City of Richmond
- Community Associations and Societies
- Vancouver Coastal Health
- Richmond School District
- Richmond Cares, Richmond Gives
- Richmond Supported Child Development
- Child Care Operators
- Parents

Other members of the community including residents, employees, employers and organizations will be involved in the development of the Strategy through the strategy's engagement process.

Next Steps

Upon City Council endorsement of the proposed guiding principles, a period of focused engagement will take place and may include interviews, focus groups, pop-up events and a survey in order to understand the challenges, opportunities and priorities of the community.

A draft Child Care Strategy and proposed public engagement plan is anticipated to be presented to City Council in mid-2024. Subsequently, the final Child Care Strategy, including the results of the public engagement process, will be presented to City Council for final adoption following public input being collected.

Financial Impact

Council previously approved a one-time additional level for the development of the Child Care Strategy in the 2021 City Budget Process, which will be utilized to fund the proposed public engagement activities and to complete the necessary steps to finalize the Strategy.

Conclusion

The guiding principles will set a strong foundation to help guide the project team and the Advisory Committee in creating the draft Child Care Strategy. The guiding principles will also support the development of draft strategic actions in the new Strategy. Building on the consistent and long-term progress made on the previous Child Care strategies for Richmond, including the 2017–2022 Child Care Needs Assessment and Strategy and the 2021–2031 Child Care Action Plan, the new Strategy will help to guide the City and key organizations involved in developing, delivering and supporting the provision of high-quality, accessible and affordable child care in Richmond.

A handwritten signature in black ink, appearing to read 'Chris Duggan', with a long horizontal line extending to the right.

Chris Duggan
Program Manager, Child Care and Youth
(604-204-8621)



City of Richmond

Report to Committee

To: Planning Committee

Date: August 28, 2023

From: Kim Somerville
Director, Community Social Development

File: 08-4057-11-03/2023-Vol 01

Re: Homelessness Strategy 2019–2029: 2022 Update

Staff Recommendations

1. That the Homelessness Strategy 2019–2029: 2022 Update as outlined in the staff report titled, "Homelessness Strategy 2019–2029: 2022 Update", dated August 28, 2023, from the Director, Community Social Development, be received for information; and
2. That the Homelessness Strategy 2019–2029: 2022 Update be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Community Safety	<input checked="" type="checkbox"/>	
Facilities and Project Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

The City of Richmond Homelessness Strategy 2019–2029, adopted by City Council on September 9, 2019, is an action-oriented framework that guides the City’s actions in its work with senior levels of government and local service providers in response to homelessness.

Annual Homelessness Strategy Update reports are presented to City Council to ensure Council is apprised of initiatives that address actions outlined in the strategy and to provide a public report of ongoing progress. This report provides an update on the implementation of the Homelessness Strategy in 2022.

This report supports Council’s Strategic Plan 2022–2026 Strategy #2 Strategic and Sustainable Community Growth:

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

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

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

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

6.1 Advance a variety of programs, services, and community amenities to support diverse needs and interests and activate the community.

6.4 Support vulnerable populations through collaborative and sustainable programs and services.

This report also supports The City of Richmond’s Homelessness Strategy Strategic Direction #5:

Communicate, research and monitor homelessness.

5.6 Report out annually on the progress of the Homelessness Strategy 2019–2029.

Analysis

Homelessness is a critical and complex issue that is affecting an increasing number of Richmond residents. There are many factors that may lead someone to experience homelessness, including lack of adequate income, access to affordable housing and health supports and/or experiences related to discrimination. Individuals experiencing homelessness often experience other common barriers to housing, including untreated mental and physical health challenges, often coupled with insufficient health and social supports.

The Homelessness Strategy is guided by a vision that, by 2029, homelessness in Richmond is rare, brief and non-recurring. To achieve this vision, the strategy outlines five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and community-building among community partners; and
5. Communicate, research and monitor homelessness.

Under these strategic directions, the Homelessness Strategy identifies 32 actions with associated timelines to be completed over a 10-year period. Throughout 2022, the City and key partners made significant progress towards advancing actions outlined in the Strategy.

Homelessness Strategy: 2022 Update

The Homelessness Strategy: 2022 Update (Attachment 1) provides an overview of achievements relating to each of the strategic directions within the Homelessness Strategy in 2022. Highlights include:

- In September 2022, the City, in partnership with BC Housing and Community Builders, opened Aster Place (Bridgeport) Supportive Housing, providing 40 new supportive housing units to Richmond residents. Aster Place was constructed on City-owned land valued at \$6.58 million and received a financial contribution of up to \$250,000 from the City's Affordable Housing Reserve towards associated development cost charges, permit fees and servicing costs. This funding complemented the capital and operating contributions provided by BC Housing. Aster Place provides stable housing with 24/7 support services for community members previously experiencing homelessness, including those who were staying at the Emergency Response Centre (ERC) during the pandemic. The ERC, which opened in 2020 in partnership with BC Housing and Turning Point Recovery Society, provided 45 emergency shelter spaces for individuals experiencing homelessness to safely practice physical distancing and access medical supports and other services during the pandemic. Aster Place was opened in coordination with the ERC closure to prevent individuals staying at the ERC from re-entering homelessness.
- Throughout 2022, the City implemented a range of initiatives to support Richmond residents experiencing homelessness using provincial funding from a \$3.35 million Union of BC Municipalities (UBCM) Strengthening Communities' Services grant received in 2021. 2022 project highlights included:
 - Warming Centres: Warming Centres provide a warm and dry place for individuals experiencing homelessness to access shelter, snacks, warm beverages and referrals to support services on nights of extreme cold throughout the winter months. For the 2021–2022 and 2022–2023 winter seasons, The Salvation Army operated a Warming Centre at the South Arm Outdoor Pool building. For the

2022–2023 season, a second Warming Centre opened at Brighthouse Park Pavilion, operated by Turning Point Recovery Society.

- Drop-in Centre and Shower Program: Turning Point Recovery Society continued to operate a Drop-in Centre and Shower Program at Brighthouse Park Pavilion. This program, which opened in 2021, operates from Monday to Friday during the day and provides daily meals, access to computers and the Internet, service navigation and referrals, showers and laundry services to Richmond residents experiencing homelessness.
- Food Outreach: The Salvation Army continued to operate a Food Outreach program on Monday through Thursday evenings, delivering nutritious meals to individuals experiencing homelessness. Through this program, which began in early 2022, Food Outreach staff picked up meals prepared by local churches and delivered them to individuals experiencing homelessness who were unable to access community meal programs.
- Community Conversations: In June 2022, the City hosted a community dialogue series titled “Home: A Community Conversation on Homelessness”. These sessions provided the opportunity for community members from diverse backgrounds to come together to discuss the complexities and common misunderstandings associated with the circumstances and experiences of homelessness. A total of 73 people attended the three sessions. In response to community interest, additional sessions were conducted in 2023.
- City Staff Training: Working with Homelessness Services Association of British Columbia (HSABC), the City developed and implemented two levels of homelessness training for City employees who work directly with the public. Level 1 launched in fall 2022 and was completed by 184 employees by the end of the year. Level 2, which builds on the information and concepts from Level 1, was launched in early 2023.
- In 2022, through the City Grant Program’s Health, Social and Safety Grant stream, the City provided \$86,790 in funding towards community-based homelessness service provision. Funding was used to help further support the Drop-in Centre operated by Turning Point Recovery Society; a Crisis Line operation, outreach and advocacy programs operated by Chimo Community Services; a Food Outreach Program operated by The Salvation Army; and meal programs for individuals experiencing homelessness and isolation operated by the Parish of St. Alban’s.

Throughout 2022, the City, other government agencies, local service providers and individual members of the community worked together to achieve notable progress towards addressing the strategic directions and actions identified in the Homelessness Strategy. A complete list of the 32 actions outlined in the Homelessness Strategy and the status of each is provided in Attachment 2. Upon Council approval, the Homelessness Strategy: 2022 Update will be distributed to key stakeholders, including local Members of Parliament and local Members of the Legislative Assembly, and published on the City’s website.

Financial Impact

None.

Conclusion

The Homelessness Strategy continues to provide an effective framework to guide foundational work in supporting individuals in the community who are at risk of or experiencing homelessness. Throughout 2022, the City and other government agencies, local service providers and individual members of the community worked collaboratively to address actions outlined in the Homelessness Strategy. While significant progress was made towards achieving a number of actions, homelessness remains a critical and growing issue in the community. The City of Richmond is committed to taking a leadership role to make homelessness in Richmond rare, brief and non-recurring.

By utilizing municipal policy mechanisms and strong relationships with service providers, and with access to provincial funding through grant programs, Richmond residents experiencing or at risk of experiencing homelessness have had access to new and enhanced programs and services to help address immediate need and support their overall well-being.



Chris Duggan
Acting Manager, Community Social Development
(604-204-8621)

- Att. 1: City of Richmond Homelessness Strategy 2019–2029: 2022 Update
2: City of Richmond Homelessness Strategy 2019–2029: Status of Actions



CITY OF RICHMOND
**HOMELESSNESS
STRATEGY**
2019–2029
2022 UPDATE



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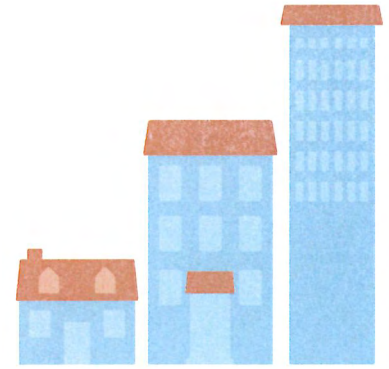
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INTRODUCTION

The City of Richmond Homelessness Strategy (2019–2029), adopted by City Council on September 9, 2019, is an action-oriented framework that guides City and stakeholder involvement in homelessness initiatives. The Homelessness Strategy is guided by the following vision statement:

By 2029, homelessness in Richmond is rare, brief and non-recurring. Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.

To achieve this vision, the strategy outlines five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and community-building among community partners; and
5. Communicate, research and monitor homelessness.

Under these strategic directions, the Homelessness Strategy identifies 32 actions with associated timelines and priorities to be completed over a 10-year period. The City of Richmond is committed to taking a leadership role to make homelessness in Richmond rare, brief and non-recurring. While municipal governments, or any one level of government alone, cannot solve homelessness, the City has taken significant steps, in collaboration with key community partners, to invest in an immediate response to homelessness and homelessness prevention.

There are many factors that may lead someone to experience homelessness, including lack of adequate income and access to affordable housing and health supports, and/or experiences related to discrimination. The number of individuals experiencing homelessness in Metro Vancouver is increasing, including in Richmond, according to Homeless Counts which have taken place across the region every three years since 2002. These counts provide statistics, trends and information about the general characteristics of individuals in the community who are experiencing homelessness to help provide a better understanding of this population over time. The counts are known to underestimate the number of people experiencing homelessness in each community, because they only capture information on individuals who are surveyed/counted within a particular 24-hour period. The 2020 Homeless Count identified 85 individuals experiencing homelessness in Richmond, though local service providers estimated the number to be higher. The next Homeless Count results are expected to be available in the fall of 2023.

Throughout 2022, the City and key stakeholders made significant progress towards advancing actions outlined in the Homelessness Strategy. The following section provides an overview of initiatives taken by the City and community partners over the past year. More information about the Homelessness Strategy, previous Homelessness Strategy Update Reports and additional homelessness resources are available on the City's website.



ROLE OF GOVERNMENTS AND SERVICE PROVIDERS

City of Richmond

The City of Richmond is committed to working in partnership with senior levels of government and the private and non-profit sectors, to create the appropriate mix of housing and supportive services for a diverse population, including residents experiencing or at risk of homelessness. Recognizing that senior levels of government have the primary responsibility of providing funding for homelessness prevention programs, services and affordable housing, the City is committed to remaining a local leader that works with community organizations to ensure that homelessness in Richmond is rare, brief and non-recurring. Specifically, these roles include:

- Advocate: The City works with community organizations to advocate to senior levels of government for funding and programs that work to reduce homelessness.
- Analyst: The City monitors local data and best practice research regarding homelessness to update its policies and plans to reflect current and emerging trends.
- Communicator: The City uses best practice research to educate and promote the benefits of an inclusive and mixed income community and the necessity to create a compassionate, non-judgemental response to experiences of homelessness.
- Supporter: The City assists non-profit housing and service providers by facilitating collaboration, enabling capacity building, and providing financial and in-kind supports.
- Partner: The City collaborates and partners with senior levels of government and the private and non-profit sectors to develop a mix of affordable housing options.
- Planner: The City gathers information, research and feedback on community needs regarding residents at risk of or experiencing homelessness in order to create policy and implement actions that support housing and homelessness focused services in Richmond.

In addition, City facilities, including libraries and community centres, provide safe spaces where residents experiencing homelessness can connect socially with others and get information about other supports and services.

The Province of BC

BC Housing is the provincial Crown corporation responsible for providing funding and programs related to housing and homelessness. BC Housing funds various services, including shelter operations, homelessness prevention, outreach supports and services, and supportive housing projects for people at risk of or experiencing homelessness. The Province's *Belonging in BC: A Collaborative Plan to Prevent and Reduce Homelessness (2022–2025)* outlines strategic goals, commitments and actions including the creation of more homes to support people experiencing homelessness and new actions to reduce encampments.

The Ministry of Social Development and Poverty Reduction (MSDPR) Community Integration Team plays an important role connecting vulnerable individuals, including those experiencing homelessness, with financial assistance and community supports. Services provided by MSDPR include assistance locating shelter spaces, case management and coordination of referrals to other services.



The Government of Canada

The federal government released *Reaching Home: Canada's Homelessness Strategy* in 2019. The Reaching Home program prioritizes data-driven homelessness plans that aim to reduce and prevent homelessness at a local level. Funding to implement the Reaching Home program throughout the Greater Vancouver region was allocated through Lu'ma Native Housing Society. Reaching Home mandates that funded communities develop and implement community-driven homelessness plans, coordinated access to services, and homelessness management information systems that drive data-informed decisions to improve programs.

Lu'ma Native Housing Society, in collaboration with community organizations and government agencies across the Greater Vancouver region, is developing and will be implementing a coordinated access and referral system through the Reaching Home program. A coordinated access system, which provides standardized procedures for client intake and assessment of need along with a community-wide housing support service database, is anticipated to be implemented across the region in 2023.

Non-Profit, Social Service and Faith-Based Organizations

Non-profit, social service and faith-based organizations play a critical role in supporting the needs of residents experiencing homelessness. These organizations deliver critical shelter and supportive services to clients to help promote independence, success in achieving housing stability and full participation in the community. Accordingly, the City of Richmond supports non-profit, social services and faith-based organizations in their effort to meet the needs of individuals experiencing homelessness. Outreach and drop-in programming support clients by developing individualized plans to help them work on their own unique barriers. Services include:

- Referrals to government programs, healthcare and mental health services;
- Supportive programming including life and employment training skills;
- Community meals and food outreach;
- Access to hot showers and laundry;
- Social and community connection;
- Provision of affordable housing units; and
- Assistance in finding appropriate affordable housing units.

In addition to these important services, the non-profit sector continues to advocate on behalf of residents in need of additional resources.

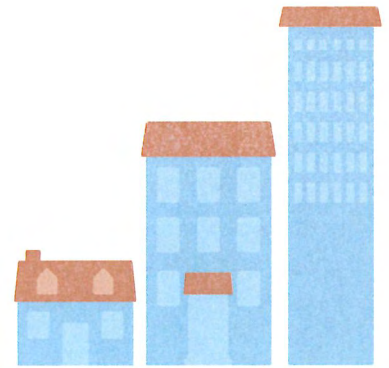
HOMELESSNESS STRATEGY UPDATES IN 2022

Strategic Direction 1: Prevent pathways into homelessness

The City and community partners are committed to taking a proactive approach to homelessness prevention. Prevention practices include reducing structural barriers (such as low income and lack of affordable housing options), providing intervention measures for households that are at risk of experiencing homelessness (such as rent supplements), and providing supportive housing and services for people who have experienced homelessness to help to stabilize their experience and break the cycle of homelessness. This strategic direction aligns with the City of Richmond Affordable Housing Strategy (2017–2027) and the City of Richmond Market Rental Policy, and aims to continue to create affordable rental options across the housing continuum. Prevention also involves coordinated local outreach and intake processes to help reduce barriers to navigating and accessing critical supports and services before a crisis deepens.

Actions and Achievements

- In September 2022, the City, in partnership with BC Housing and Community Builders, opened Aster Place (Bridgeport) Supportive Housing, providing 40 new supportive housing units to Richmond residents. Aster Place was constructed on City-owned land valued at \$6.58 million and received a financial contribution of up to \$250,000 from the City's Affordable Housing Reserve towards associated development cost charges, permit fees and servicing costs. This funding complemented the capital and operating contributions provided by BC Housing. Aster Place provides stable housing for community members previously experiencing homelessness, including those who were staying at the Emergency Response Centre (ERC) during the pandemic. The ERC, which opened in 2020 in partnership with BC Housing and Turning Point Recovery Society at Minoru Place Activity Centre, provided 45 emergency shelter spaces for individuals experiencing homelessness to physically distance and access medical supports and other services during the pandemic. Aster Place was opened in coordination with the ERC closure to prevent individuals staying at the ERC from re-entering homelessness. Aster Place operators, Community Builders Group, provide 24/7 support services including daily meals, life skills training, and mental health and addiction recovery services.
- In June 2022, City Council approved an amendment to the Official Community Plan (OCP) Market Rental Housing Policy in response to increased need for all forms of rental housing, including market rental.



The policy now states that city-wide rezoning applications that include more than 60 housing units must have 15% of the residential floor area secured as market rental units. This is in addition to the existing requirement that a minimum of 15% of the residential floor area in developments with more than 60 units located within the City Centre be contributed as Low-End Market Rental (LEMR) units, and 10% if outside of the City Centre.

- The City continued to work with BC Housing and Pathways Clubhouse to plan for the development of a six-storey, 80-unit affordable housing building on City-owned land at 5491 No. 2 Road. The development's low rental rates will help provide housing stability for low-income residents who cannot afford market rental housing, including those who are experiencing or are at risk of becoming homeless. The City has committed \$2.2 million in funding from the City's Affordable Housing Reserve to offset development cost charges, permit fees and servicing costs associated with this project as well as contributing City-owned land valued at \$8.47 million. This funding will complement the capital and operating contributions provided by BC Housing. Construction of this project is anticipated to begin in 2023.
- Throughout 2022, the City continued to work with community partners such as Chimo Community Services, who operate the Homelessness Prevention Program. This program helps to connect Richmond residents at risk of experiencing homelessness to community-based services, including rent supplements to help them access market (non-subsidized) rental housing. Participants receive short-term rent supplements while engaging in planning and working on personal goals with the aid of a case manager.
- In 2022, the City initiated work to explore enhanced solutions for discharge and transition planning practices for individuals experiencing homelessness leaving Richmond-based healthcare organizations. This project, which aims to ensure individuals experiencing homelessness have access to uninterrupted and seamless healthcare and supports following discharge from a healthcare setting, is anticipated to be completed in 2023.



Strategic Direction 2:

Support residents who are experiencing homelessness

As each person's experience of homelessness is unique, communities require a variety of different services and supports to meet the diverse needs of residents experiencing homelessness. Richmond continues to strengthen its network of homelessness service providers that offer coordinated, compassionate, non-judgemental access to necessary programs and services to increase stability, health and safety for residents experiencing homelessness. Under this strategic direction, the City's role is to facilitate partnerships and collaboration among service providers and continue to advocate to senior levels of government for sustainable resources to support the complex needs of this population.



Actions and Achievements

- Throughout 2022, the City implemented a range of programs and services to support Richmond residents experiencing homelessness using \$3.35 million in provincial funding received through the Union of BC Municipalities (UBCM) Strengthening Communities' Services grant program (see pages 9 and 10). 2022 project highlights related to service provision included:
 - Warming Centres: Warming Centres provide a place for individuals experiencing homelessness to stay warm and dry on nights of extreme cold throughout the winter months. Visitors receive snacks and warm beverages, and access referrals to support services. For the 2021/2022 and 2022/2023 winter seasons, The Salvation Army operated a Warming Centre at the South Arm Outdoor Pool building. For the 2022/2023 season, a second Warming Centre opened at Brighthouse Pavilion and was operated by Turning Point Recovery Society.
 - Drop-in Centre and Shower Program: Turning Point Recovery Society continued to operate a Drop-in Centre and Shower Program at Brighthouse Pavilion. This program, which opened at Brighthouse Pavilion in 2021, operates Monday to Friday during the day and provides daily meals, access to computers and the Internet, service navigation and referrals, as well as shower and laundry services to Richmond residents experiencing homelessness.
 - Food Outreach: The Salvation Army continued to operate a Food Outreach program on Monday through Thursday evenings, delivering nutritious meals to individuals experiencing homelessness. Through this program, which began in early 2022, Food Outreach staff picked up meals prepared by local churches and delivered them to individuals experiencing homelessness who were unable to access community meal programs.
- The City continued to work with BC Housing and The Salvation Army to support the operation of the Richmond House Emergency Shelter. In 2022, Richmond House provided 45 emergency shelter beds, three meals a day, showers, laundry facilities, and assistance in locating housing, services, and recreational opportunities for individuals experiencing homelessness in Richmond.
- Throughout 2022, the City continued to work closely with the Ministry of Social Development and Poverty Reduction (MSDPR), Turning Point Recovery Society, Chimo Community Services, and The Salvation Army through their homelessness outreach programs to help connect individuals experiencing homelessness with critical supports and services in the community.



Strategic Direction 3: Provide pathways out of homelessness

Individuals are best able to transition out of homelessness when various types of housing and support services are available. The Housing First approach prioritizes moving people from homelessness into housing and providing individualized supports and services as needed. This approach provides stability, which allows individuals to easily access resources and attend to their physical and mental health, education or employment goals. The City's role is to support service provider organizations to coordinate service delivery and to advocate to the provincial and federal governments for increased funding for affordable housing in Richmond.

Actions and Achievements

- With the opening of Aster Place Supportive Housing in September 2022 (see page 4), 40 new supportive housing units were opened and tenanted by Richmond residents experiencing homelessness. Community Builders Group, who operates Aster Place, ensured tenant transitions into the new supportive housing building went smoothly. At Aster Place, residents receive the individualized supports they need to create stability in their lives.
- RainCity Housing, who operates Alderbridge Supportive Housing, continued to support tenants living in the building. This 40-unit supportive housing building provides 24/7 support services including daily meals, life skills training, and mental health and addiction recovery services. Tenants work towards individualized goals with the support of RainCity Housing staff, with the aim to achieve greater housing independence.
- The City continued to collaborate with Ministry of Social Development and Poverty Reduction (MSDPR) and Richmond RCMP Vulnerable Persons Unit to provide street outreach services to those experiencing homelessness on City-owned land, including public parks and public parking lots. The services include assistance with locating shelter, support with completing applications for financial assistance and referrals to other services and supports.
- Lu'ma Native Housing Society, the community entity responsible for implementing a coordinated access and referral system in the Greater Vancouver region through the federal Reaching Home program, provided an update to the Richmond Community Homelessness Table in 2022 (see page 9). A coordinated access system, which provides standardized procedures for client intake and assessment of need along with a community-wide housing support service database, is anticipated to be implemented across the region in 2023.

Strategic Direction 4:

Foster collaboration and community-building among community partners

Homelessness is a complex and multifaceted issue that cannot be resolved by one level of government or organization alone. Collaboration among government agencies, homelessness service providers and individuals with lived experience is essential to meeting the needs of residents experiencing or at risk of homelessness. Working together to coordinate services, share information and align resources is the most efficient and cost-effective means of meeting community need and enhancing community-based service delivery capacity. The City's role related to this strategic direction includes leadership for a Community Homelessness Table that connects key homelessness service providers to support collaboration and alignment on an ongoing basis.

Actions and Achievements

- In 2022, through the City Grant Program's Health, Social and Safety Grant stream, the City provided support towards community-based homelessness service provision. Funding was used to help support a Drop-in Centre operated by Turning Point Recovery Society, a Crisis Line operation, outreach and advocacy programs operated by Chimo Community Services, a Food Outreach Program operated by The Salvation Army and meal programs for individuals experiencing homelessness and isolation operated by the Parish of St. Alban's.
- The Community Homelessness Table, comprised of government agencies and community-based homelessness service providers, met regularly throughout 2022. The Table's aim is to enhance collaboration, address community needs, share information and align resources. Discussions focused on challenges or barriers the organizations or their clients are facing, emerging trends, and current and upcoming initiatives to support individuals experiencing homelessness in the community.
- Through coordinating the implementation of a range of programs and services funded through the UBCM Strengthening Communities' Services Program (see pages 7 and 10), the City worked closely with various service providers to align resources and support program sustainability. Collaboration with partners in the community included Turning Point Recovery Society, The Salvation Army, Homelessness Services Association of BC, Vancouver Coastal Health and individuals with lived experience of homelessness.
- The City continued to monitor funding opportunities available from federal and provincial grant programs to support residents experiencing or at risk of homelessness and share information with community-based service providers. The City supported organizations in applying for grants and assisted with program and resource alignment.



Strategic Direction 5:

Communicate, research and monitor homelessness

Richmond is committed to creating an inclusive community for all residents. Because homelessness is not always visible, many residents may not be aware of the needs and circumstances of fellow community members who are experiencing homelessness. Where there is a lack of understanding, there can be misconceptions and stigma, which can act as barriers for individuals experiencing homelessness in accessing critically needed services and housing options. The City's primary role in this strategic direction is to promote opportunities to increase awareness and understanding relating to homelessness. Enhancing public awareness helps to foster a more welcoming, inclusive and safe community for all residents. Ensuring that the City and local service providers are up to date with information related to Richmond's residents experiencing homelessness helps to equip partners with the necessary information to align resources and effectively advocate to senior levels of government to meet Richmond-specific needs.

Actions and Achievements

- Throughout 2022, the City implemented two targeted awareness and education programs using provincial grant funding received through a UBCM Strengthening Communities' Services Program (also described on pages 7 and 9):
 - Community Conversations: In June 2022, the City hosted a community dialogue series titled *Home: A Community Conversation on Homelessness*. These sessions provided the opportunity for community members from diverse backgrounds to come together to discuss the complexities and common misunderstandings associated with the circumstances and experiences of homelessness. A total of 73 people attended the three sessions. In response to community interest, additional sessions were scheduled in 2023.
 - City Staff Training: Working with Homelessness Services Association of British Columbia (HSABC), the City developed and hosted two levels of homelessness training for City employees who work directly with the public. Level 1 launched in Fall 2022 and was completed by 184 employees by the end of the year. Level 2, which builds on the information and concepts from Level 1, was launched in early 2023.
- The City provided additional training opportunities in 2022 to help support enhanced customer service to community members who may be experiencing mental health challenges (whether they are experiencing homelessness or not), including mental health first aid, conflict management, change management and accessible customer service.
- The City continued to liaise with local service providers to monitor ongoing trends related to homelessness, particularly to understand the changing needs of individuals experiencing homelessness. Information regarding increasing rates of homelessness, the characteristics and identified needs of individuals experiencing homelessness in Richmond informed the City's advocacy with senior levels of government throughout 2022.

CONCLUSION

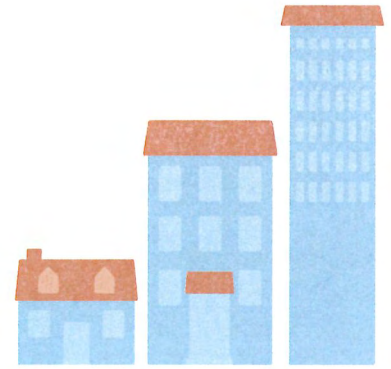
The Homelessness Strategy is guided by the vision that:

By 2029, homelessness in Richmond is rare, brief and non-recurring. Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.

In 2022, the collaborative actions described in this report contributed towards achieving the Homelessness Strategy's vision. During this past year, the City, other government agencies, local service providers and individual members of the community worked together to achieve notable progress towards addressing the strategic directions and actions identified in the Homelessness Strategy.

Notable actions included the ongoing implementation of projects coordinated through a \$3.35 million UBCM Strengthening Communities' Services grant, including the provision of an enhanced Drop-in Centre and Shower Program, expanded Warming Centre spaces on nights of extreme cold during the winter seasons, and support for food outreach programming. The City also continued to focus on homelessness prevention policies and pathways out of homelessness by exploring opportunities for additional supportive housing units, including the opening of 40 new units at Aster Place Supportive Housing in Fall 2022.

While significant progress was made towards achieving a number of actions outlined in the Strategy, homelessness remains a critical and growing issue in the community. The City of Richmond is committed to continuing its role as a leader to make homelessness in Richmond rare, brief and non-recurring. Richmond-based service providers are well connected, understand the unique needs of members of the community and continue to build capacity to meet evolving needs. While housing and homelessness is primarily a provincial mandate, the City continues to work within the tools available to municipal governments to reduce and prevent homelessness in Richmond and will continue to advocate to senior levels of government for affordable housing and supports for vulnerable members of the community.





City of Richmond

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Telephone: 604-276-4000
richmond.ca

City of Richmond Homelessness Strategy 2019–2029

Status of Actions

The following table provides a status update on the actions defined in the Homelessness Strategy as of December 31, 2022.

Legend

Status of Actions	
Not yet initiated	Work towards this action has not yet begun.
In progress	Work towards addressing this action is underway.
Completed	Work towards this action has been accomplished.
Ongoing	Work towards this action has been initiated and will be continuous.

Timeframe and Status of Actions		
Strategic Direction 1: Prevent pathways into homelessness		
Action	Timeframe	Status
1.1 Continue to create affordable housing rental options across the housing continuum. (Priority)	Ongoing	Ongoing
1.2 Facilitate the creation of a collaborative homeless prevention program in Richmond.	Short-term	In progress
1.3 Work with Vancouver Coastal Health and other community partners to explore opportunities to enhance wrap-around supports to increase housing stability.	Ongoing	Ongoing
1.4 Explore solutions for discharge planning practices for individuals leaving Richmond-based institutions.	Medium-term	In progress
Strategic Direction 2: Support residents who are experiencing homelessness		
Action	Timeframe	Status
2.1 Ensure accurate and up-to-date information on supportive services is available.	Short-term	Ongoing
2.2 Coordinate a Front-line Service Provider Working Group to coordinate support for individuals experiencing homelessness or at risk of experiencing homelessness.	Short-term	In progress

Strategic Direction 2: Support residents who are experiencing homelessness		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
2.3 Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at risk of homelessness. (Priority)	Short-term	In progress
2.4 Enhance coordination of food programs and outreach for residents experiencing homelessness.	Ongoing	Ongoing
2.5 Advocate to senior levels of government to secure funding for the Extreme Weather Response Program or a Winter Shelter.	Short-term	Ongoing
2.6 Monitor outreach services available in the community and advocate to senior levels of government for additional resources as needed.	Ongoing	Ongoing
2.7 Explore the use of City spaces as Warming Centres.	Short-term	Ongoing
2.8 Dedicate appropriate resources in order to enhance service provision at City facilities for individuals experiencing homelessness.	Ongoing	Ongoing
2.9 Continue to refine the City's approach to responding to individuals experiencing homelessness on City-owned property.	Ongoing	Ongoing
2.10 Explore opportunities to address storage needs for people experiencing homelessness.	Medium-term	Not yet initiated
2.11 Create shelter and transitional beds for youth experiencing homelessness in the community.	Short-term	Not yet initiated
2.12 Explore opportunities to address the need for culturally-appropriate supports, services, and housing for people experiencing homelessness.	Ongoing	Ongoing

Strategic Direction 3: Provide pathways out of homelessness		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
3.1 Enhance the existing coordinated access and referral system in Richmond.	Medium-term	In progress
3.2 Work with service providers to create a Supportive Housing Action Plan.	Short-term	Not yet initiated
3.3 Explore the potential of creating a Housing First program in Richmond.	Short-term	In progress
3.4 Secure funding and a permanent site for supportive housing in Richmond. (Priority)	Short-term	In progress
3.5 Ensure that emergency housing services focus on achieving long-term housing options.	Ongoing	Ongoing
Strategic Direction 4: Foster collaboration and community-building among community partners		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
4.1 Dedicate appropriate staff resources for homelessness service coordination at the City of Richmond. (Priority)	Short-term	Ongoing
4.2 Develop a Community Homelessness Table for collaboration among agencies working to prevent or addressing homelessness. (Priority)	Short-term	Complete
4.3 Engage with residents with lived experience when designing and implementing significant policies or programs related to addressing homelessness in Richmond.	Ongoing	Ongoing
4.4 Continue the annual Health, Social and Safety Grants to support local homelessness services.	Ongoing	Ongoing
4.5 Monitor and pursue funding opportunities for support services for residents at-risk of or experiencing homelessness.	Ongoing	Ongoing

Strategic Direction 5: Communicate, research and monitor homelessness		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
5.1 Implement a local data system to track trends and the changing needs of individuals experiencing homelessness.	Short-term	In progress
5.2 Provide training regarding homelessness service provision to City and community partner staff working in City facilities.	Short-term	Ongoing
5.3 Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services. (Priority)	Short-term	Ongoing
5.4 Work with community partners to ensure volunteer opportunities are communicated to the public.	Ongoing	Ongoing
5.5 Advocate to senior governments regarding the changing needs of homelessness in Richmond and the need for additional funding. (Priority)	Ongoing	Ongoing
5.6 Report out annually on the progress of the Homelessness Strategy 2019–2029.	Ongoing	Ongoing



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** August 28, 2023
From: Peter Russell **File:** 10-6125-05-01/2023-
Director, Sustainability and District Energy Vol 01
Re: **Local Government Climate Action Program (LGCAP) Year 2 Survey Report and
2021 / 2022 Corporate Emission Inventories**

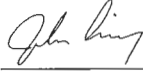


Staff Recommendations

That as described in the report titled 'Local Government Climate Action Program (LGCAP) Year 2 Survey Report and 2021 / 2022 Corporate Emission Inventories' from the Director, Sustainability and District Energy, dated August 28, 2023:

- a. The LGCAP Year 2 Survey Report and Attestation Form be endorsed and posted on the City's website for public information, in accordance with Provincial requirements;
- b. A funding application to the Federation of Canadian Municipalities be submitted in the amount of \$200,000 for undertaking a GHG Reduction Pathway Feasibility Study for civic facilities;
- c. The Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to enter into a funding agreement with Federation of Canadian Municipalities, should the funding agreement be successful; and
- d. The Consolidated 5 Year Financial Plan (2023-2027) be amended to include the GHG Emission Pathway Feasibility Study in the amount of \$525,000, which will be funded from the Energy Operating Provision Account for \$325,000 and an additional \$200,000 contingent upon confirmation from the Federation of Canadian Municipalities.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	 _____
Engineering	<input checked="" type="checkbox"/>	
Public Works Operations	<input checked="" type="checkbox"/>	
Facilities and Project Development	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
		 _____

Staff Report

Origin

The Government of British Columbia (the Province) announced the Local Government Climate Action Program (LGCAP) in May 2022 as a replacement to the previous Climate Action Revenue Incentive Program (CARIP) program, which was discontinued in 2021. LGCAP uses a revised approach for allocating funding to local governments and Modern Treaty First Nations. Through this revised approach, the City of Richmond receives \$566,082 annually from the Province in September 2022, 2023 and 2024, which is approximately 2.5 times higher than the previous CARIP funding amount.

Per Council direction from November 14, 2022, LGCAP funding will be allocated strategically in 2023-2025 to support climate actions that are key to achieving the 50% citywide emission reduction target by 2030, noted in the Community Energy & Emissions Plan 2050.

This report updates Council on corporate emissions inventories for operating years 2021 and 2022, and includes a summary report of both corporate and community actions undertaken in 2022 that align with the Province's CleanBC Roadmap to 2030, and the draft BC Climate Preparedness and Adaptation Strategy, as per program requirements. Additionally, this report seeks Council endorsement to proceed with a grant application to the Federation of Canadian Municipalities to undertake a GHG Reduction Pathway Feasibility Study, under their Community Buildings Retrofit Initiative.

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

2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

Analysis

Annual Submission Requirements for LGCAP Funding

To be eligible for Year 2 LGCAP funding, local governments and Modern Treaty First Nations are required to:

1. Complete an online survey detailing actions undertaken by the City that align with the Province's CleanBC Roadmap and the draft Climate Preparedness and Adaptation Strategy;
2. Provide an Attestation Form signed by the Chief Financial Officer by July 31, 2023, stating that the funds received will be used for community climate action initiatives; and
3. Post a completed version of the LGCAP Year 2 Survey and Attestation Form publicly by September 30, 2023.

Items (1) and (2) were completed in July 2023 as part of the Provincial submission requirements. With Council endorsement of this report, Item (3) will be completed as the final step in the Year 2 LGCAP reporting process.

City of Richmond inputs to the LGCAP Year 2 Survey Report and Attestation Form are included in **Attachment 1**.

LGCAP Year 2 Survey Report and Attestation Form

The Province revised the LGCAP Survey Report for the second reporting year to better capture local government and indigenous climate leadership, with the objective to:

- Capture annual corporate energy use and greenhouse gas (GHG) emissions;
- Profile actions taken at the community level to mitigate GHG emissions;
- Profile actions improving local resilience and adaptation to the effects of climate change; and
- Inform Provincial efforts to better support local communities on climate change.

The last page of the Survey Report includes a one-page form that has been signed by the General Manager, Finance and Corporate Services, attesting that LGCAP funds have been, or will be, allocated for climate action, and that funds held in reserve will be spent by March 31, 2025.

The Year 2 Survey Report notes that \$566,082 in LGCAP Year 1 funding received in August 2022 was placed in the Carbon Tax Provision account. Per Council direction, LGCAP will fund two new staff positions in the following under-resourced areas: Senior Climate Action Specialist – Zero Emission Vehicles, and Senior Climate Action Specialist – Existing Buildings. Both positions are temporary full time for three years. Remaining LGCAP funds would be allocated to support program development and stakeholder engagement in these two areas.

Corporate Energy and Emissions Reporting under LGCAP

When the Province announced the LGCAP funding initiative in May 2022, they acknowledged that most local governments would be challenged to prepare their 2021 corporate energy and emissions inventories in time for the LGCAP Year 1 submission deadline of July 31, 2022. Therefore, the Province provided the option of not submitting 2021 corporate emissions for that year. The majority of local governments in BC chose this approach. This report includes the City's corporate emissions for both reporting years 2021 and 2022.

Reported Corporate emissions adhere to the BC Ministry of Environment and Climate Change guidance and methodology, and include emissions associated with traditional municipal services, as well as services that are contracted out, such as community recycling collection.

Corporate Emissions for 2021 Reporting Year

With the emergence of the COVID-19 pandemic in 2020, the City of Richmond proactively responded to Provincial health guidelines by introducing measures at civic facilities to minimize chances for exposure to the virus for local residents and City staff.

Throughout Covid, a variety of facilities were operated at levels different than their normal levels. One significant operational change, under suggested Provincial Health guidelines, was to increase ventilation to provide more air changes and reduce contagion risk, resulting in higher levels of energy use and increased GHG emissions for some facilities. Overall, Corporate GHG emissions in 2021 were approximately 23% lower than in 2012¹, as summarized in Table 1 below, and with further detail provided in **Attachment 2**.

Table 1: 2021 Corporate Emission Sources and Credits

Emission Sources and Credits	Tonnes CO ₂ e	Quantification Method
Emissions from services delivered directly by the City	5,770	Derived from metered energy consumption and associated GHG emissions from stationary sources (buildings, lighting, and pumps, except energy use by police services) and Corporate mobile sources (fleet, except construction related fuel use) used directly by the City.
Emissions from contracted services delivering services on the City's behalf	2,185	Uses the Province of BC's standard methodology and guidance for estimating contracted emissions in corporate inventories.
Total Corporate Emissions	7,955	
Household organic waste composting – Diverted from landfill	10,770	BC Government GHG Reduction Projects reporting method.
Surplus GHG emission credits from 2020 Reporting Year	6,384	
Total Emission Credits (Offsets)	17,154	
Net carry forward emission credits for 2022 reporting year	9,199	

Corporate Emissions for 2022 Reporting Year

By the start of 2022, over 80% of Canadians were fully vaccinated from the COVID-19 virus and the public health restrictions began to lift across BC. However, measures with respect to increased ventilation continued well into 2022, resulting in higher levels of energy use relative to pre-pandemic conditions, and an overall increase in emissions for some civic buildings. Overall, Corporate GHG emissions in 2022 were over 20% lower than in 2012, as summarized in Table 2 below, and with further detail provided in **Attachment 3**.

¹ 2012 was the first reporting year for the City of Richmond under the Climate Action Revenue Incentive Program (CARIP), and serves as a baseline for assessing more recent progress in comparison to this initial reporting year.

Table 2: 2022 Corporate Emission Sources and Emission Credits

Emission Sources and Credits	Tonnes CO₂e	Quantification Method
Emissions from services delivered directly by the City	5,954	Derived from metered energy consumption and associated GHG emissions from stationary sources (buildings, lighting, and pumps, except energy use by police services) and Corporate mobile sources (fleet, except construction related fuel use) used directly by the City.
Emissions from contracted services delivering services on the City's behalf.	2,260	Uses the Province of BC's standard methodology and guidance for estimating contracted emissions in corporate inventories.
Total Corporate Emissions	8,214	
Household organic waste composting – Diverted from landfill	10,214	BC Government GHG Reduction Projects reporting method.
Surplus GHG emission credits from 2021 Reporting Year	9,199	
Total Emission Credits (Offsets)	19,413	
Net carry forward emission credits for 2023 reporting year	11,199	

Ongoing replacement of aging equipment with more energy efficient models, as well as fuel switching to low-GHG grid electricity through mechanical system upgrades has resulted in declining GHG emissions from City facilities over the 2012 to 2022 reporting period. This trend will continue as future energy efficiency and emissions reduction projects are implemented.

FCM Community Buildings Retrofit Initiative – GHG Reduction Pathway Feasibility Grant

The Federation of Canadian Municipalities (FCM) Community Buildings Retrofit Initiative is a \$167-million initiative made possible through a \$950-million Federal contribution to FCM in its 2019 budget. This initiative provides a variety of funding options for municipalities in retrofitting public buildings to improve energy performance, lower operating and maintenance costs, and transition to cleaner energy solutions. Staff are seeking to apply for a GHG Reduction Pathway Feasibility Study Grant, to support informed planning and decision-making on low-carbon capital improvements to civic facilities, in alignment with GHG emission reduction goals.

This study would identify strategic and costed options for achieving deep GHG reduction targets, for a group of civic facilities that collectively account for over 50% of annual natural gas consumption within the City's corporate portfolio. It will consider the variety of emission reduction measures suitable for each facility and the inter-relationship of various building mechanical and envelop systems as a whole. Cost implications will also be considered in terms

of upfront capital requirements and any impacts on facility operation and equipment maintenance costs over the lifecycle of the equipment.

This study would additionally consider measures that improve resilience to the effects of climate change. This aspect is relevant in recognition that by 2050, municipalities in the Lower Mainland can expect hotter, drier summers, as well as wetter fall and winter periods, and periods of poor air quality due to regional fire smoke conditions. Climate modelling indicates that extreme weather events may become more frequent and potentially more intense.


Financial Impact

FCM offers up to \$200,000 in funding to conduct a GHG Reduction Pathway Feasibility Study for a portfolio of buildings. Work on this study is anticipated to start in early 2024, and will take approximately 12 months to complete. If Council endorses the recommendation to proceed, staff will submit a grant funding application to FCM's Community Buildings Retrofit Initiative.

The estimated cost of this study is \$325,000 to be funded by the Energy Operating Provision and is proposed regardless of the outcome of the funding application. If the maximum funding available from FCM is approved, the scope of the feasibility study may be expanded to \$525,000. If approved by Council, the Consolidated 5 Year Financial Plan (2023-2027) will be amended to include the GHG Emission Pathway Feasibility Study for \$325,000 with an additional \$200,000 contingent on confirmation of external funding.

Conclusion

The City of Richmond is a leader in reducing community and corporate GHG emissions through innovative projects and programs. LGCAP funding is being used strategically to accelerate implementation of key actions from the Community Energy and Emission Plan 2050: supporting the transition to zero emission vehicles and advancing low-carbon retrofits to existing buildings. City staff are also proposing to undertake a GHG Reduction Pathway Feasibility Study, and are seeking Council approval to move forward on a grant funding application to FCM's Community Buildings Retrofit Initiative – GHG Reduction Pathway Feasibility Study. Through these actions, the City is seeking to position itself for successful transition to a low carbon and climate-resilient community, as well as maintaining carbon neutral corporate operations in the long term.



Poroshat Assadian, B.Arch, CEM, LEED
Corporate Energy Manager
(604-244-1239)



Norm Connolly, RPP MCIP
Sustainability Manager
(604-276-4676)

- Att. 1: LGCAP Year 2 Survey Report and Attestation Form
2: Corporate Energy and Emissions Inventory for Fiscal Year 2021
3: Corporate Energy and Emissions Inventory for Fiscal Year 2022

Submitted date: 2023-07-27 10:28:46 Pacific Daylight Time

LGCAP Year 2 Survey

Introduction

Reaching [net-zero emissions](#) and adapting to a changing climate will require a whole-of-society approach. The new Local Government Climate Action Program (the Program or LGCAP) aims to catalyze the efficient flow of financial resources, data and knowledge between Modern Treaty Nations, local governments, and the Provincial Government to allow for cost effective, impactful, locally implemented climate action. For more information about the Program you can refer to the [website](#) and [Program Guide](#).

What is climate action?

For the purposes of this program, a climate initiative or action is one that reduces greenhouse gas (GHG) emissions and/or strengthens resilience to the impacts of climate change (adaptation). This includes (but is not limited to): climate-related hazards; integrating climate change measures into policies, strategies and planning; improving education, raising awareness of climate change causes and solutions, increasing human and institutional capacity with respect to climate change mitigation and adaptation, and impact reduction and early warning systems.

Information collected will:

- Highlight local government and Indigenous climate leadership;
- Profile action by including local government and Modern Treaty Nation emissions, resilience and climate action performance data in the annual [Climate Change Accountability Report](#);
- Help inform policy development and monitor progress on achieving provincial and local climate objectives; and
- Support provincial efforts to better collaborate with and support communities to advance climate action.

The survey was informed by:

- Feedback from local governments, Modern Treaty Nations and ministerial partners;
- National and international GHG reporting protocols; and
- The [CDP](#) (global disclosure system).

Instructions

**Please do not provide any personal information (e.g. email, phone number) in the survey.*

Survey: Word Version

A survey template (i.e. a Word version) is available on the [Local Government Climate Action Program webpage](#). The template can be used to gather information from staff across departments. Then simply cut and paste into the online version where you'll be submitting the survey.

Survey: Online Version

SimpleSurvey allows multiple users to access your survey, though two people **cannot** enter information at the same time.

- For other users to contribute to your survey, simply share the unique link with your team members.
- Users must select "Save and continue later" when they are done updating the survey but not ready to submit.

Required fields are indicated with a red asterisk (*). You will not be able to submit the survey and attestation form without completing these fields.

- Some fields have formatting considerations (i.e. numbers only). You will not be able to submit the survey and attestation form until all required fields are completed properly. The red text error message will indicate what is needed.

Attestation Form

The attestation form is filled in after survey questions are completed. It is the second page of the SimpleSurvey submission.

- The attestation form is where the Chief Financial Officer, or equivalent position, attest to the following:
 - That Local Government Climate Action Program funding has been, or will be, allocated to climate action.
 - That Local Government Climate Action Program funds held in reserve will be spent by March 31, 2025.
 - That a completed and signed version of this form and survey contents will be publicly posted by September 30, 2023.

Requirements

1. Reporting

1. Report on **at least one** project linked to objectives from the [CleanBC Roadmap to 2030](#) and/or [Climate Preparedness and Adaptation Strategy](#). If your community reports one initiative related to one sector (e.g. buildings) you have satisfied this requirement. Funding for the project(s) does **not** need to come from this program.
 2. Attest that funds will be allocated to climate initiatives before submitting your survey.
 3. For communities with populations of 15,000+, measuring and reporting local government or Nation's corporate emissions is required.
- Optional open-ended questions asking for one or more initiatives related to climate action may be highlighted in the LGCAP Year 2 Summary Report or other Program materials to acknowledge innovative local climate solutions.

2. Deadline to submit the survey & attestation form

- The deadline for submitting your survey and attestation form is 4 PM PDT on July 31, 2023.

3. Posting the survey & attestation form publicly

- The design / format of the form **can** be changed however all information from required questions must be included.
- Optional questions and answers can be omitted.
- The deadline to post the survey and attestation form publicly is September 30, 2023.

Download a copy for your records!

Once submitted, you can **download a copy of the completed survey** and attestation form (PDF, Excel, and Word options). If you close this window before the download link appears, please reach out for a copy of your submission.

Support

If the survey is accidentally submitted, a submitted survey needs to be revised, or if you have any questions, please reach out to us at LGCAP@gov.bc.ca. We will be happy to provide assistance.

Thank you!

The LGCAP Team

The Survey

Climate Action Planning

Climate Action Plans are strategic roadmaps that identify how an organization will reduce their greenhouse gas (GHG) emissions (mitigation), increase their resilience to the impacts of climate change (adaptation), or a combination of both.

To answer the following questions, consider staff that contribute to activities that reduce greenhouse gas (GHG) emissions and/or strengthen resilience and the ability to adapt to climate-induced impacts. This includes (but is not limited to): climate-related hazards; integrating climate change measures into policies, strategies and planning; improving education, raising awareness of climate change causes and solutions, increasing human and institutional capacity with respect to climate change mitigation and adaptation, and impact reduction and early warning systems.

Question 1: How many staff in full time equivalents (FTEs) are dedicated to working on climate action?

For example: Can include staff in engineering, emergency management, sustainability, transportation, waste management, etc. If a staff member is a climate action coordinator and works 100% on climate-related issues, add 1.0. If a staff member works approximately 25% (please estimate) on climate-related issues, add 0.25. Working on climate-related issues does not need to be written into the staff member's job description to be counted here.

16.15

Question 2: Does your local government or Nation have a climate action plan or other guiding document(s)?

Yes

Please select the type of plan(s) from the list.

Integrated climate plan (addressing mitigation and energy)

Standalone adaptation plan

Please indicate the date the plan was adopted/approved.
If you don't remember the month, you can enter "01" for January.

2022-02

Please include a link to the document or webpage if available.

<https://www.richmond.ca/city-hall/strategies/climateleadership.htm>

Question 3: Has your local government or Nation declared a climate emergency?

Yes

Question 4: Please select the top 3 challenges impeding the advancement of climate action in your community.

Lack of jurisdiction.

Lack of data or information.

Other.

Increased CleanBC funding to support near-zero emission retrofits of existing buildings, including retrofits for climate resiliency in existing MURBs.

Corporate Greenhouse Gas Emissions

Measuring corporate emissions is a Program requirement for all communities with a 2020 population of 15,000 and above ([see population statistics here](#)). Corporate GHG emissions are those produced by the delivery of local government or Modern Treaty Nation "traditional services" including:

- Fire protection,
- Solid waste management,
- Recreational / cultural services,
- Road and traffic operations,
- Water and wastewater management, and
- Local government administration.

Please see the following resources for guidance:

- [Scope Summary Document](#),
- [Corporate Inventory Reporting Tool](#),
- [Becoming Carbon Neutral Guidebook](#) (Scope),
- [Carbon Neutral Workbook](#) (Scope),
- [Contracted Services Emissions Guidance](#),
- [Contracted Emissions Calculator](#),
- [2022 BC Best Practices Methodology for Quantifying GHG Emissions](#), and
- [Emission Factors Catalogue](#).

Question 5: For the 2022 calendar year, has your local government or Nation measured and reported associated corporate GHG emissions?

Yes

If your local government or Nation measured 2022 corporate GHG emissions, please report the number of corporate GHG emissions from services delivered directly by your local government (in tonnes of carbon dioxide equivalent).

5954

If your local government or Nation measured 2022 corporate GHG emissions, please report the number of corporate GHG emissions from contracted services (in tonnes of carbon dioxide equivalent).

2260

If your local government or Nation measured 2022 corporate GHG emissions, please report the total number of corporate GHG emissions from both directly delivered and contracted services (in tonnes of carbon dioxide equivalent).

This would be the sum of the two questions above.

8214

Optional: Please indicate how many tonnes of CO₂e are associated with facilities.

3810

Optional: Please indicate how many tonnes of CO₂e are associated with mobile sources.

4404

Please provide the link to the public report if available.

Optional

<https://www.richmond.ca/services/climate/energysrvs/report-carip.htm>

Optional: Please provide any further comments you wish to share on corporate emissions measurement and reporting here (e.g. system or approach used to measure corporate emissions).

Emissions measured using Carbon Emission Factor and Corporate Emission Inventory Reporting templates, as well as Best Practices Guidelines for Quantifying GHG Emissions and Carbon Neutral Workbook.

Community-Wide Greenhouse Gas Emissions

B.C. Climate Action Charter signatories have committed to measuring and reporting their community-wide GHG emissions generated from all GHG sources (anthropogenic) within their community boundary.

The Community Energy and Emissions Inventory (CEEI) initiative provides a provincial framework for tracking and reporting energy and GHG emissions at a community-wide scale. It is published with a two-year lag, however, raw data can be requested by local governments that wish to measure and report their community-wide emissions for the buildings and solid waste sectors ahead of publication.

The Climate Action Secretariat (CAS) is aware that some local governments are developing their own community-wide GHG emissions inventories (separate from the provincial CEEI) . A better understanding of community-wide emissions measurement across B.C. will help CAS as we upgrade CEEI.

Question 6: For the 2022 calendar year, have community-wide GHG emissions been measured for your local government or Nation?

No

If not, please select all that apply from the list.

No, community GHG emissions were not reported because the 2022 Provincial Community Energy and Emissions Inventory data has not been released.

No, community GHG emissions were not reported because the 2022 Provincial Community Energy and Emissions Inventory does not report transportation data.

No, we do not measure and report community-wide emissions data due to lack of staff and technical capacity.

No, we do not measure and report community-wide emissions annually. (Please indicate most recent year completed: YYYY)

2017

If not, has your community or Nation measured and reported community-wide emissions in the past?

Yes

When was the last year your community or Nation reported its community-wide emissions and what is the interval for reporting (ex. every 5 years)?

2017 was our last year reported. Staff are seeking to have an inventory done every two years to gauge progress toward our 2030 reduction target. The challenge is that currently, only a partial CEEI dataset for 2020 exists, as 2020 transportation data is not yet included. In absence of the full 2020 CEEI inventory, City staff may engage a consultant to create an emission inventory using the best available data and assumptions.

Question 7: Currently, the Province's legislated GHG emission reduction targets are 40% by 2030, 60% by 2040 and 80% by 2050, relative to 2007. Please state your local government or Nation's target(s).

2030

Reduction (format: e.g., 40%)

50%

Baseline Year (format: 2007)

2007

2050

Reduction (format: e.g., 40%)

100%

Baseline Year (format: 2007)

2007

Question 8: The Province has also committed to introducing a target of net-zero emissions by 2050. Does your local government or Nation have a net-zero or carbon-neutral emissions target?

Yes: Net-zero (Net-zero refers to a jurisdiction achieving a balance between greenhouse gas emissions produced and removed from the atmosphere (e.g. planting trees or using carbon capture technologies))

Question 9: If data was provided by the Province, which three supporting indicators would be most valuable to your local government or Nation to advance climate action?

Housing type: Private dwellings by structural type

Floor area: Average floor area by building category and era

Commute by mode: Employed labour force by mode of commute

Optional: Please provide any further comments you wish to share on community-wide emissions measurement and reporting here.

The Province has a crucial role to play in resourcing CEEI to provide robust transportation and building sector emission figures for each municipality. Staff encourage the Province to provide timely and complete community energy and emissions inventory dataset every two years for purposes of tracking progress toward climate targets set by BC municipalities.

Provincial Policy Alignment - Mitigation

The CleanBC Roadmap to 2030 is B.C.'s plan to meet provincial emissions reduction targets to be 40% below 2007 levels for 2030 and set on course to reach net-zero emissions by 2050.

One requirement of this Program is that you must **report on a minimum of one project** linked to objectives from the [CleanBC Roadmap to 2030](#) and/or [Climate Preparedness and Adaptation Strategy](#) (CPAS). Funding does **not** need to come from this program. For questions 10-12, if your community reports one initiative related to one sector (e.g. buildings) you have satisfied this requirement. That said, please select all that apply.

Question 10: Please indicate all climate initiatives your local government or Nation had in-progress or completed in the 2022 calendar year related to the buildings sector.

The buildings and communities sectoral target for the province is 59% to 64% emissions reductions by 2030.

Zero-carbon new construction (please enter date in pop-up textbox below)

Step Code adoption

Zero Carbon Step Code

Efficiency upgrades to public buildings

Demand-side management

Please enter date effective for zero-carbon new construction requirement.

2027-01

Optional: Please highlight a community project(s) that was in-progress or completed in the 2022 calendar year related to buildings.

Building Regulation Bylaw Amendment: Effective July 2022, Step 5 is the requirement for all Part 9 residential buildings in Richmond, with a relaxation to Step Code level 3 is available if the building achieves a modeled GHG intensity limit of no more than 2.5 kg / m² / year. For Part 3 Office and Retail, the new default performance requirement is Step Code level 3, and for Part 3 Mid-Rise Wood Frame Residential, the default requirement is Step 4. A one-Step relaxation is also available for all Part 3 buildings in Richmond if they install or connect to a low carbon energy system that provides at least 70% of annual heating / cooling energy from renewable sources.

Question 11: Please indicate all climate initiatives your local government or Nation had in-progress or completed in the 2022 calendar year related to the transportation sector.

The transportation sectoral target for the province is 27% to 32% emissions reductions by 2030.

- Demand-side management to reduce distance travelled (single-occupancy vehicle commute reduction programs, parking disincentives)
- Improving or expanding public transportation
- Mode shift targets in Official Community Plan, Regional Growth Strategy or other guiding document
- Implemented zero-emission vehicle first procurement policy for all local government on and off-road vehicles purchases.
- Active transportation planning
- Active transportation infrastructure investments
- Electric vehicle charging studies/planning
- Established electric vehicle charging ready bylaws
- Electric vehicle charging infrastructure investments

Optional: Please highlight a community project(s) that was in-progress or completed in the 2022 calendar year related to transportation.

[1] Garden City Road Multi-Use Pathway (Lansdowne Road to Westminster Highway). Works in 2022 included paving of the north section of the project and reconfiguring bus stop area. Project provides a wider, protected lane from vehicle traffic. [2] Alderbridge Way Multi-Use Pathway. Completion of Phase 2 along north side of Alderbridge Way. [3] E-Scooter and E-Bike Pilot Project. Use of Lime shared e-scooter system has grown in 2022. Since deployment in May 2022, over 60,000 trips have been taken with an average travel distance of 1.6 kilometers. [4] City completed its Cycling Network Plan in July 2022, with 15-year time horizon to 2036.

Question 12: Please indicate all climate initiatives your local government or Nation had in-progress or completed in the 2022 calendar year related to community-wide action.

- Complete, compact communities
- Organics diversion
- Circular economy or zero waste strategy
- Sustainable procurement policy
- Energy emission plans
- Renewable energy investments (e.g. district energy, waste heat recovery, biomass)
- Green/blue carbon sequestration
- Compliance carbon offset projects
- Voluntary carbon offset projects

Complete, Compact Communities - Please select all that apply.

See Complete Communities Guide and Program for supports advancing identified community goals through the creation of more complete, compact and energy efficient communities.

Rezoning

Smaller lots

Density bonuses

Secondary suites and laneway homes

Infill development

Urban containment boundaries

Official Community Plans

Regional Growth Strategies

Community Development Plans

Optional: Please highlight a community project(s) that was in-progress or completed in the 2022 calendar year related to community-wide action.

The City is currently undertaking an update to the Official Community Plan (OCP) to create a more robust policy framework for the provision of affordable housing and addressing climate change, which includes creating a 'climate lens' to inform OCP policy development. The update also includes an action plan to guide development of the City's neighbourhood service centers to support compact, complete communities in Richmond. The OCP update process began in 2022, with bylaw adoption scheduled for 2024.

Provincial Policy Alignment - Resilience and Adaptation

The goal of climate adaptation is to reduce risk and vulnerability associated with climate change impacts. To manage climate impacts, local governments and Nations are integrating adaptation principles into decisions and everyday activities. One requirement of this program is to report on projects linked to one or more objectives from the CleanBC Roadmap and/or the CPAS.

One requirement of this Program is that you must report on **at least one or more** project(s) linked to one or more objectives from the [CleanBC Roadmap to 2030](#) and/or [Climate Preparedness and Adaptation Strategy](#) (CPAS) in Questions 10-13. If your community reports one initiative related to one sector you have satisfied this requirement, but please select all that apply for Questions 10-13.

Question 13: Please indicate all initiatives your local government or Nation completed or had in-progress in the 2022 calendar year to adapt to and build resilience to climate impacts.

Addressing current and future climate risks through plans, adaptation measure implementation, programs, service delivery, asset management and/or other functions.

Collaboration with other communities on resilience planning/initiatives

Monitoring climate risks (floods, wildfire, etc.)

Public engagement on climate risks and actions

Optional: Please highlight one or more climate adaptation project(s) that were completed or in-progress in the 2022 calendar year to reduce risk and increase resilience.

Dike raising to 4.7 meters elevation along Dyke Road, between No. 3 Road and No. 4 Road, near No. 9 Road.

Question 14: Has a climate risk and vulnerability or similar assessment been undertaken for your local government or Nation?

Yes

Please provide the link to the public assessment if available.

Richmond Flood Protection Management Strategy:

https://www.richmond.ca/__shared/assets/Flood_Protection_Management_Strategy57596.pdf

Question 15: What are the most significant climate hazards faced by your jurisdiction and what is the timeframe of their expected impact to your community?

For each selection, please then indicate if the timeframe of their expected impact is short, medium, long or not sure. (short [current/by 2025]; medium [2026-2050]; long [beyond 2050])

Extreme heat and heat stress

short, medium and long-term

Overland flooding

short and medium term

Coastal flooding, storm surge events and/or other coastal hazards

long term

Wind, rain, and other storm events

short and medium term

Human health impacts

short, medium and long-term

Not sure

Other

smoke and poor air quality from forest fires (short, medium and long-term)

Question 18: Of the hazards identified in Question 15, please specify the associated adaptation measures completed or in-progress in the 2022 calendar year, if any.

If entering a hazard under "Other", please also write the hazard in the "Adaption measure" textbox.

Extreme heat and heat stress

Adaptation measure

Advocacy to Province to introduce new requirements into Building Code for existing buildings.

Overland flooding

Adaptation measure

Localized drainage assessments and improvements throughout the City.

Coastal flooding, storm surge events and/or other coastal hazards

Adaptation measure

Phased perimeter dike raising and master planning: Flood Protection Strategy and Dike Master Plan.

Wind, rain, and other storm events

Adaptation measure

Localized drainage assessments and improvements throughout the City.

Ecological impacts

Adaptation measure

Habitat enhancement and banking (protection from development). Inventory of invasive species.

Human health impacts

Adaptation measure

City staff refer to Climate Change & Health Vulnerability Assessment & Capacity Assessment by VCH.

Equity

Taking an equity-informed approach to climate action is about enhancing climate resilience for everyone in B.C., regardless of where and how they live and requires a just approach that integrates equity considerations into climate planning and adaptation responses.

Question 19: How does your community ensure equitable access to and distribution of climate action opportunities and benefits?

Please select all that apply.

By collecting and analyzing disaggregated and/or spatial data on the impacts of climate policy and change.

By engaging with equity seeking groups/frontline communities most impacted by climate policy and change.

By designing and implementing climate actions that remove barriers to participation in planning and programs faced by equity seeking groups/frontline communities most impacted by climate change.

Optional: Please highlight a climate initiative completed or in-progress in the 2022 calendar year that promotes equity and inclusion.

Council endorsed the development of the Energy Poverty Reduction Toolkit for Low Income Households and their Service Providers in September 2021. When brought forward, the purpose of the Toolkit was to create a resource, in collaboration with participating non-profit sector leaders, to assist households experiencing low income in reducing their energy expenses and reduce community GHG emissions. Through the development of the draft Toolkit, it was determined that the materials and resources would be helpful and appropriate for multiple audiences. Therefore, the Toolkit was renamed in 2022 as the Energize Richmond Toolkit to promote inclusion and equitable participation for all members of the community. Further work was completed in 2022 on Toolkit development and a new training program for community leaders.

LGCAP Year 1 Funding

The Program must be able to demonstrate the impact this funding has on greenhouse gas emissions reductions and resilience and adaptation in B.C. To substantiate the Program, we must develop a baseline understanding of where local governments and Nations are at with respect to climate action and track progress over time.

Please do your best to specify how much of your LGCAP funds was invested for each initiative undertaken without double counting.

Question 20: What did/will your local government or Nation spend its LGCAP funding on for year one of the Program (2022)? Please select all that apply and indicate the total dollar value associated with each initiative.

Textbox format: no dollar sign and up to two decimal points (i.e. 2500 or 657.25). If selecting "Other", please write both the item and the amount of funding in the textbox.

Put in reserve for future project
566082.00

Reserve funding - How will funds be allocated?

Please indicate the project(s) funds have been allocated to.

LGCAP Year 1 funding allocated used to create two new staff positions: \$325,000 (total salary + benefits), with \$241,082 in remaining Year 1 funding used to support zero emission building retrofits and transition to zero emissions vehicles.

Optional: Please highlight the initiative(s) your local government or Nation's LGCAP year one funding will support.

Year 1 LGCAP funding of \$566,082 placed in a reserve fund (Carbon Tax Provision account) that will fund two new staff starting in 2023 supporting two key and under-resourced areas: (1) Senior Climate Action Specialist - Zero Emission Vehicles (temporary full-time for three years); and (2) Senior Climate Action Specialist - Existing Buildings (temporary full-time for three years); remaining Year 1 LGCAP funds allocated to support program development and stakeholder engagement in these two areas.

Question 21: How much additional funding for climate action were you able to invest by leveraging your LGCAP funds? This could include matching grants as well as private investment.

Format: no dollar sign and up to two decimal places

0.00

Question 22: Please estimate the total investment in climate mitigation your local government or Nation made in 2022, including from sources beyond your LGCAP funds. For guidance, this includes (but is not limited to): integrating climate change mitigation (i.e. GHG reduction) measures into policies, strategies and planning; improving education, raising awareness of climate change causes and solutions, and increasing human and institutional capacity with respect to climate change mitigation.

Format: no dollar sign and up to two decimals If no estimate is possible, please provide 0 as an answer.

8576641.00

Question 23: If estimated and available, what are the expected emissions reductions from these investments?

Format: in tonnes CO₂e

0

Question 24: Please estimate the total investment in climate adaptation and resilience your local government or Nation made in 2022, including from sources beyond your LGCAP funds. For guidance, this includes all actions that strengthen resilience and the ability to adapt to climate-induced impacts. Examples include (but are not limited to): addressing climate-related hazards; integrating adaptation measures into policies, strategies and planning; improving education, raising awareness of climate change causes and solutions, increasing human and institutional capacity with respect to climate adaptation, and impact reduction and early warning systems. Format: no dollar sign and two decimal places If no estimate is possible, please provide 0 as an answer.

3427528.00

Question 25: Does your community or Nation use a formal framework to apply a climate lens on infrastructure planning and decision-making?

This could include the Provincial preliminary GHG assessment guidance, the Federal climate lens guidance, or another climate lens framework.

No

Question 26: What is the value in the Program's continuity for your community?

Optional Note on posting the survey publicly: - Optional questions and responses such as this one can be omitted. - The Province will use the information for internal purposes only. - When posting the survey publicly, the design / format of the form can be changed. - All information from required questions must be included.

LGCAP funding of \$566,082 received in August 2022 enabled the City to advance priority Community Energy & Emissions Plan 2050 actions much sooner, and specifically in two areas (existing building retrofits and transition to zero emission vehicles) that are presently under-resourced with respect to anticipated level of activity necessary to achieve Richmond's 50% GHG emission reduction target by 2030.

Local Government Climate Action Program Attestation Form

Instructions for the Attestor (CFO or equivalent staff person):
Complete and sign this form by filling in the fields below.

I, the Chief Financial Officer, or equivalent position, attest to the following:

1. That Local Government Climate Action Program funding has been, or will be, allocated to climate action.
2. That Local Government Climate Action Program funds held in reserve will be spent by March 31, 2025.
3. That a completed and signed version of this form and survey contents will be publicly posted by September 30, 2023.

Attested by (first name, last name)

Jerry Chong

Professional title

General Manager, Finance and Corporate Services

Local government or Modern Treaty Nation

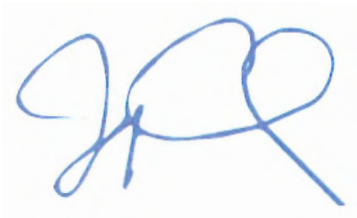
City Richmond

Date

2023-07-25

Attestor signature

Signature captured

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

ATTACHMENT 2

Local Government Name:		The City of Richmond		
Year:		2021		
Contact Information:				
Name:		Jerry Chong		
Position:		General Manager of Finance and Corporate Services		
Telephone Number:		604-276-4064		
Email address:		JChong@richmond.ca		
Stationary Emission Sources:				3,496
Building and Infrastructure Fuel		Unit of Measure	Quantity	Emissions (tCO2e)
Electricity		KWH	39,981,655	388
Natural Gas		GJ	62,347	3,108
Mobile Emission Sources: Estimated				4,460
Vehicle Class	Vehicle Fuel	Unit of Measure	Quantity	Emissions (tCO2e)
Light Duty Vehicle	Gasoline	L	41,078	90
Light Duty Vehicle	Diesel	L	348	1
Light Duty Vehicle	Hydrogen	L	392	0
Light Duty Vehicle	Electric	kWh	17,471	0
Light Duty Truck	Gasoline	L	203,403	448
Light Duty Truck	Diesel	L	12,472	33
Light Duty Truck	Propane	L	4,239	7
Heavy Duty Truck	Gasoline	L	196,137	441
Heavy Duty Truck	Diesel	L	286,761	750
Heavy Duty Truck	Propane	L	99,797	154
Off Road Vehicle	Gasoline	L	21,553	51
Off Road Vehicle	Diesel	L	107,547	283
Off Road Vehicle	Propane	L	10,708	17
Heavy Duty Truck - Contractor	Diesel	L	500,199	1,318
Heavy Duty Truck - Contractor	Propane	L	109,201	170
Heavy Duty Truck - Contractor	CNG	KG	486	2
Estimated Contractor	Diesel	L	266,041	696
Total Emissions (all Sources)				7,955
Credits: Estimated				
Organic Waste Diversion		Baseline Organics (2006) (tonnes)	Diverted Organics (tonnes)	Credits (tonnes CO ₂ e)
Diverted Household Organic		7,783	30,138	10,770
2020 Surplus Carbon Credits				6,384
Total Estimated Credits				17,154
Total Estimated Balance				9,199

ATTACHMENT 3

Local Government Name:		The City of Richmond		
Year:		2022		
Contact Information:				
Name:		Jerry Chong		
Position:		General Manager of Finance and Corporate Services		
Telephone Number:		604-276-4064		
Email address:		JChong@richmond.ca		
Stationary Emission Sources:				3,810
Building and Infrastructure Fuel		Unit of Measure	Quantity	Emissions (tCO2e)
Electricity		KWH	41,359,555	476
Natural Gas		GJ	66,902	3,335
Mobile Emission Sources: Estimated				4,404
Vehicle Class	Vehicle Fuel	Unit of Measure	Quantity	Emissions (tCO2e)
Light Duty Vehicle	Gasoline	L	35,951	79
Light Duty Vehicle	Diesel	L	328	1
Light Duty Vehicle	Hydrogen	L	257	0
Light Duty Vehicle	Electric	kWh	23,570	0
Light Duty Truck	Gasoline	L	187,998	414
Light Duty Truck	Diesel	L	13,191	35
Light Duty Truck	Propane	L	4,239	7
Heavy Duty Truck	Gasoline	L	198,121	445
Heavy Duty Truck	Diesel	L	339,363	888
Heavy Duty Truck	Propane	L	97,865	151
Off Road Vehicle	Gasoline	L	21,553	51
Off Road Vehicle	Diesel	L	21,223	56
Off Road Vehicle	Propane	L	11,365	18
Heavy Duty Truck - Contractor	Diesel	L	481,020	1,268
Heavy Duty Truck - Contractor	Propane	L	94,184	147
Heavy Duty Truck - Contractor	CNG	KG	17,069	53
Estimated Contractor	Diesel	L	303,067	793
Total Emissions (all Sources)				8,214
Credits: Estimated				
Organic Waste Diversion		Baseline Organics (2006) (tonnes)	Diverted Organics (tonnes)	Credits (tonnes CO ₂ e)
Diverted Household Organic		7,783	28,981	10,214
2021 Surplus Carbon Credits				9,199
Total Estimated Credits				19,413
Total Estimated Balance				11,199



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: August 4, 2023

From: Milton Chan, P.Eng
Director, Engineering

File: 10-6000-01/2023-Vol
01

Re: Cambie Road Overpass Repair

Staff Recommendation

That funding of \$1,400,000 from the MRN Rehabilitation Provision for the Cambie Road Overpass repair be approved and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly, as detailed in the report titled "Cambie Road Overpass Repair" dated August 4, 2023, from the Director, Engineering.

Milton Chan, P.Eng
Director, Engineering
(604-276-4377)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Roads & Construction	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On February 10, 2023, a commercial dump truck travelling southbound on Knight Street hit the north-facing edge of the Cambie Road Overpass.

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

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

Analysis

The Cambie Road Overpass was struck by a commercial dump truck travelling southbound on Knight Street with its bed raised, causing damage to the north edge of the overpass.

A structural engineer was retained to assess the damage caused by this incident and it was determined the overpass was safe to remain open to the travelling public. However, damage occurred to the sidewalk and northernmost vehicle lane and, as a result, these areas have remained closed to public access while engineering work has been completed to determine a permanent repair.

The proposed repair work will include removal of all damaged infrastructure and replacement of the concrete, all structural elements, curbing, handrails and signage. As this damage was the result of a third party motor vehicle accident, the City is seeking compensation for all damages to the City property, as well as all repair costs through legal channels and negotiations with ICBC.

The costs for this repair are estimated at \$1,400,000, including engineering design and construction works.

Financial Impact

The total estimated capital cost for the repair of the Cambie Road Overpass is \$1,400,000. A temporary funding source from a previously Council approved project (Top 20 Collision Prone Intersections - Implementation of Medium-/Long-term Improvements) will be utilized to fund the repair until the Consolidated 5 Year Financial Plan (2023-2027) can be amended with \$1,400,000 to be funded by the Major Road Network (MRN) Rehabilitation Provision. The City is seeking compensation for all damages to City property, as well as all repair costs and other expenses through negotiations with ICBC. City staff have engaged with an independent adjuster and a construction cost surveyor to meet all insurance and legal standards. Any compensation received will reduce the City's funding of the project and any excess funding will be returned to the original funding source upon project completion.

Conclusion

The Cambie Road Overpass is in need of repair. Staff will be using a temporary funding source from a previously Council approved project (Top 20 Collision Prone Intersections - Implementation of Medium-/Long-term Improvements) to fund the repair. Staff recommend that funding for the repair work be provided from the MRN Rehabilitation Provision.

A handwritten signature in blue ink, appearing to read 'K. Roberts', with a stylized flourish at the end.

Kevin Roberts, P.Eng.
Acting Manager, Engineering Design and Construction
(604-204-8512)



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** August 31, 2023
From: Peter Russell **File:** 10-6125-07-02/2023-
Director, Sustainability and District Energy Vol 01
Re: **2023 Zero Carbon Step Code and BC Energy Step Code Requirements for
New Buildings**

Staff Recommendations

1. That Building Regulation Bylaw 7230, Amendment Bylaw 10467, which amends Sections 10.1.1 and 16.1 regarding updates to existing BC Energy Step Code and greenhouse gas intensity requirements for Part 9 residential buildings and Part 3 residential, hotel, commercial retail and office buildings, be introduced and given first reading;
2. That an owner would be permitted to submit a Building Permit application in compliance with prior requirements if:
 - (a) A Development Permit was issued by Council prior to adoption of Amendment Bylaw No. 10467; or,
 - (b) An in-stream Development Permit application in accordance with existing Zoning Bylaw provisions is issued by Council within one year of the adoption of Amendment Bylaw No. 10467, and an acceptable Building Permit application has also been submitted to the City within this timeframe.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Richmond was the first local government to adopt the BC Energy Step Code in 2018, and pioneered the use of Step-level relaxations to encourage installation of, or connection to, low carbon building energy systems as a means of reducing greenhouse gas (GHG) emissions in new buildings. With adoption of the new Zero Carbon Step Code into the BC Building Code in May 2023, local authorities now have discretion to set the level of GHG emission performance that would apply to new buildings within their jurisdiction, and under what circumstances.

This report includes a proposed amendment to the City's Building Regulation Bylaw 7230 that would introduce new Zero Carbon Step Code (ZCSC) into local regulation, effective October 31, 2023. The amendment would integrate the ZCSC with current Bylaw requirements with respect to the BC Energy Step Code (Energy Step Code) for new Part 9 residential buildings such as single-detached, duplex and townhouse dwelling units, as well as Part 3 larger residential, hotel, commercial office and retail uses in Richmond.

With Provincial adoption of the ZCSC, staff proceeded to develop a proposed framework for integrating the ZCSC with current and proposed Energy Step Code requirements and engage Richmond's development community at a series of workshops and webinars in June / July 2023. With industry consultation completed, a proposed framework of ZCSC requirements for new buildings is now ready for Council consideration.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

This report supports the implementation of Richmond's Community Energy and Emissions Plan 2050, and Official Community Plan emission reduction policies through:

Strategic Direction 3: Carbon Neutral New Buildings

Action Categories:

- ☒ Accelerate Transition to the Top Level of Building Performance
- ☒ Support Continuous Improvement to the BC Energy Step Code
- ☒ Advance Implementation of Low Carbon Energy Systems

Analysis

Zero Carbon Step Code – Provincial GHG Emission Reduction Framework for New Buildings

The Energy Step Code sets energy efficiency requirements in a stepped framework of increasingly more stringent performance targets for new buildings. While the Energy Step Code reduces the overall energy use intensity of a building, thereby incrementally reducing GHG emissions, it does not directly address greenhouse gas emissions by setting specific limits.

However, with adoption of the ZCSC into the BC Building Code, local governments can now voluntarily adopt greenhouse gas emission (GHG) reduction targets into local bylaw regulation by integrating ZCSC steps with Energy Step Code requirements for new buildings. With adoption of the ZCSC, the City can now set GHG emission limits for all Energy Step Code levels, without relying solely on Step-level relaxations to drive installation of low carbon mechanical systems.

The ZCSC defines specific GHG emissions limits, using a tiered approach similar to the Energy Step Code. However, unlike the Energy Step Code, where the number of performance level steps varies between building occupancies, the ZCSC has four performance levels of increasing stringency for all building types¹, as shown in Table 1.

Table 1: Zero Carbon Step Code Performance Levels for New Buildings

Emission Reduction Outcome	▪ No GHG target [measure and report only]	▪ Electric HVAC or ▪ Electric DHW	▪ Electric HVAC and DHW ▪ Natural gas OK for ancillary use [e.g. gas range]	▪ Electric HVAC and DHW ▪ No natural gas equipment [for Part 3 only]
Building Occupancies	EL-1	EL-2	EL-3	EL-4
Part 9 Residential*	n.a.	6 kg / m ² / yr	2.5 kg / m ² / yr	1.5 kg / m ² / yr
Part 3 Residential	n.a.	7 kg / m ² / yr	3 kg / m ² / yr	1.8 kg / m ² / yr
Part 3 Office	n.a.	5 kg / m ² / yr	3 kg / m ² / yr	1.5 kg / m ² / yr
Part 3 Retail	n.a.	6 kg / m ² / yr	3 kg / m ² / yr	2 kg / m ² / yr
Part 3 Hotel	n.a.	9 kg / m ² / yr	4 kg / m ² / yr	2 kg / m ² / yr

* Note: Small Part 9 homes under 175 m² of conditioned floor area have a base GHG allowance, and larger homes over 400 m² of conditioned floor space have a maximum GHG cap. All other floor areas must use kg / m² / year limit.

kg Kilograms of CO₂ equivalent emissions HVAC (heating, ventilation & air conditioning) DHW (domestic hot water)

While GHG emission intensity limits may vary slightly between building occupancies, the overall mechanical system implications at each ZCSC level are the same:

- EL-1 only requires measurement and reporting of a building's modelled GHG emissions.
- EL-2 can be achieved through electrification of either the domestic hot water system or the space heating system within the building.
- EL-3 requires electrification of both space heating and domestic hot water systems.
- EL-4 is the most stringent level, reflecting very low GHG emission intensities that can be achieved in an all-electric building connected to BC's electrical grid.

¹ Specific sections of the BC Building Code define minimum standards and performance requirements for the following building occupancies: Part 9 residential buildings (i.e. single-family dwellings, duplexes and multiplexes, townhomes, and small-floorplate apartment buildings up to three stories tall), as well as larger Part 3 residential apartments, commercial office and retail buildings, as well as hotel/motels.

The *CleanBC Roadmap to 2030* commits the Province to implementing increasingly stringent GHG limits for all new buildings over time. As periodic updates to the BC Building Code are made in 2024 and in 2027, Provincial staff have indicated that EL-2 and then EL-3, respectively, will become minimum requirements for all new buildings in BC, with the most stringent EL-4 level of carbon performance required for all new building types by 2030. Current Council direction is for new buildings in Richmond to reach the top level of the Energy Step Code and near-zero operational emissions (EL-4) in 2027, three years ahead of the Provincial target.

Step Code Relaxations and Administrative Provisions

Richmond pioneered the use of Step-level relaxations to encourage installation of, or connection to, a low carbon building energy system (LCES) as a means of reducing operational emissions in new buildings. In practice, this approach provides applicants the option of meeting a required level of performance, or requesting a Step-level relaxation, as long as it can be shown that the new development will include, or be ready to connect to, a LCES, as defined in the City's Building Regulation Bylaw 7230. With the introduction of the ZCSC in the BC Building Code, a municipally-defined LCES requirement is no longer necessary, as the ZCSC serves that purpose.

The proposed Building Regulation Bylaw Amendment for October 31, 2023 continues to utilize Step-level relaxations to provide applicants with multiple options for Energy Step Code and ZCSC compliance. Further details on requirements and timing are provided in Tables 2 and 3. Consistent with previous updates to Bylaw requirements in July 2020 and July 2022, the expected timing of subsequent requirements in 2025 and 2027 are also included and noted as subject to future Council approval. Similarly, the proposed framework for implementing the ZCSC considers phased timing of these requirements, thereby allowing the development community sufficient time to cost-effectively transition to higher levels of performance by improving design and construction practices, and mitigating potential supply chain issues.

Tables 2 and 3 show that Step-level relaxations will be available for both the Energy Step Code and ZCSC in 2023 and in 2025. However, once proposed new Bylaw requirements come into effect in 2027, relaxations would no longer be available, as all new buildings would need to achieve the top performance level for both Energy Step Code and ZCSC at building permit, pending future Council endorsement.

Attachment 1 includes further information on how City of Richmond has utilized Step-level relaxations.

Proposed Building Regulation Bylaw Amendment for Part 9 Residential Buildings

The proposed Building Regulation Bylaw Amendment 10467 would introduce new ZCSC requirements into local regulation, with an in-force date of October 31, 2023. Table 2 shows current and proposed bylaw requirements for new Part 9 residential buildings in Richmond. With approval of the proposed amendment, ZCSC requirements would be integrated with current Energy Step Code requirements, replacing the City's previous LCES definition.

Table 2 also shows proposed future requirements and expected timing for 2025 and 2027. As noted, the City's practice of signaling expected timing of proposed bylaw changes is appreciated

by builders, as it is helpful for project planning and understanding building envelope and mechanical system performance measures that potentially may be needed on their next project.

Given that Energy Step Code requirements for new Part 9 residential buildings in Richmond were increased in 2022, staff are not proposing further changes to building energy requirements in 2023. However, new ZCSC requirements would apply, effective October 31, 2023. Proposed requirements with respect to ZCSC are consistent with what staff communicated in the May 9, 2022 Report to Committee as a future bylaw requirement for 2023.²

Table 2: Current, Proposed and Future Performance Requirements for New Part 9 Buildings

<i>Building Types</i>	<i>Current Bylaw</i>	<i>Proposed Bylaw</i>	<i>Future Bylaw Amendments Subject to Council Approval</i>	
	<i>July 2022</i>	<i>October 2023</i>	<i>January 2025</i>	<i>January 2027</i>
Single Family Dwellings, Duplexes and Multiplexes, including Townhomes and Apartments	ESC Step 5	ESC Step 5 and ZCSC EL-2	ESC Step 5 and ZCSC EL-3	ESC Step 5 and ZCSC EL-4
	-or-	-or-	-or-	
	ESC Step 4	ESC Step 4 and ZCSC EL-3	ESC Step 4 and ZCSC EL-4	
	-or-	-or-		
	ESC Step 3 and LCES <2.5 kg/m ²	ESC Step 3 and ZCSC EL-4		
<p><i>ESC: BC Energy Step Code</i> <i>ZCSC: BC Zero Carbon Step Code</i> <i>LCES: City of Richmond Low Carbon Building Energy System requirement</i></p>				

Consultation

Over 70 homebuilders, designers and energy advisors attended a two-hour Builder Breakfast engagement workshop at the Library & Cultural Centre on June 27, 2023. Staff presented proposed 2023 bylaw requirements and engaged questions from participants. Attendees expressed support for the City's proposed bylaw requirements and relaxation options available, as well as timing of higher energy and carbon performance levels proposed for 2025 and 2027. Builders generally recognize that performance standards are increasing throughout Metro Vancouver and across BC due to the majority of local governments adopting the Energy Step Code, and setting GHG emission reduction targets and objectives in their climate action plans. Additionally, proposed ZCSC requirements for 2023 are identical to what staff had presented in spring 2022, resulting in no surprises.

² In that report, the ZCSC was in development and had yet to be given a name, and was referred to as 'future BC greenhouse gas intensity requirements' or 'BC GHGI', with GHGI performance levels set at 'mid-carbon', 'low-carbon' and 'zero carbon ready', which corresponds to ZCSC levels EL-2, EL-3 and EL-4 respectively.

Proposed Building Regulation Bylaw Amendment for Part 3 Buildings

The proposed Building Regulation Bylaw Amendment 10467 would introduce new ZCSC requirements into local regulation, with an in-force date of October 31, 2023. Table 3 shows proposed bylaw requirements for new Part 3 multi-unit residential apartment buildings, commercial retail and office buildings, and hotels/motels in Richmond. With approval of the proposed bylaw amendment, ZCSC requirements would be integrated with Energy Step Code requirements for these major occupancies, replacing the City's previous LCES requirements. Updated Step-level relaxations would also be available with adoption of the amendment. Table 3 also shows proposed future requirements and expected timing for 2025 and 2027.

Given that Energy Step Code requirements for new Part 3 buildings in Richmond were increased for most archetypes in 2022, staff are not recommending changes to building energy requirements in 2023. However, new ZCSC requirements would apply, effective October 31, 2023. Overall, these new requirements are consistent with what staff communicated in the May 9, 2022 Report to Committee regarding proposed 2023 requirements, aside from the following additions:

- Creating a second Energy Step Code relaxation option for Hotels/Motel occupancies in 2023, allowing new hotels to build to a less stringent Energy Step Code level 2 energy efficiency, while also achieving a more stringent ZCSC emissions performance level of EL-3. This is noted as 'Additional 2023 Option' in Table 3.
- Extending the availability of proposed Step-level relaxations for mid-rise residential wood-frame, office and retail uses in 2025. This is noted in Table 3, as 'Additional 2025 Option'.³

Together, these additions to 2023 bylaw requirements provide new compliance options for these occupancies, as building design and construction practices transition to achieve the 2027 target of the top level of Step Code energy efficiency and the most stringent level of the ZCSC.

Consultation

Staff engaged the larger building development community (Urban Development Institute members) on two separate occasions regarding the proposed amendment that would integrate ZCSC requirements with the City's Energy Step Code framework. Staff presented proposed bylaw requirements at an in-person UDI-City of Richmond Liaison Committee meeting on June 28, with 12 members of the development community attending. A second one-hour engagement session (webinar) was held on July 12, with 16 participants.

UDI representatives thanked the City for advance notice on proposed ZCSC requirements, and the Step-level relaxations that have been integrated into the framework of current, proposed and future requirements. Questions posed to staff for further analysis included high natural gas uses (e.g., restaurants) in meeting the most stringent level of the ZCSC in 2027, and capacity of the BC electrical grid to meet province-wide demand for electricity. UDI also requested staff to monitor interaction of higher Energy Step Code requirements on overall building design over

³ For Part 3 buildings, proposed bylaw requirements for October 31, 2023 pair the least stringent ZCSC EL-1 level with the highest or second highest Step Code energy efficiency level, depending upon the building type. ZCSC EL-1 requires modelling and reporting the building's GHG emissions to the City as part of Building Permit submittals.

time, as follow up to the well-received analysis done by the City in 2022 on form and character guidelines for highly energy efficient new buildings. Introduction of the ZCSC is not expected to impact building form and character, as the ZCSC focuses on reducing the greenhouse gas emissions from the building's heating, cooling and domestic hot water systems.

Table 3: Current, Proposed and Future Performance Requirements for New Part 3 Buildings

Building Occupancies	Current Bylaw	Proposed Bylaw	Future Bylaw Amendments Subject to Council Approval	
	July 2022	October 2023	January 2025	January 2027
Hotels and Motels	ESC Step 3 -or- ESC Step 2 and LCES	ESC Step 4 and ZCSC EL-1 -or- ESC Step 3 and ZCSC EL-2 -or- ESC Step 2 and ZCSC EL-3	ESC Step 4 and ZCSC EL-2 -or- ESC Step 3 and ZCSC EL-3	ESC Step 4 and ZCSC EL-4
			Additional 2023 option	
Residential: Concrete Frame	ESC Step 3 -or- ESC Step 2 and LCES	ESC Step 3 and ZCSC EL-1 -or- ESC Step 2 and ZCSC EL-2	ESC Step 4 and ZCSC EL-2 -or- ESC Step 3 and ZCSC EL-3	ESC Step 4 and ZCSC EL-4
Residential: Wood Frame (mid-rise)	ESC Step 4 -or- ESC Step 3 and LCES	ESC Step 4 and ZCSC EL-1 -or- ESC Step 3 and ZCSC EL-2	ESC Step 4 and ZCSC EL-2 -or- ESC Step 3 and ZCSC EL-3	ESC Step 4 and ZCSC EL-4
			Additional 2025 Option	
Office and Retail	ESC Step 3 -or- ESC Step 2 and LCES	ESC Step 3 and ZCSC EL-1 -or- ESC Step 2 and ZCSC EL-2	ESC Step 3 and ZCSC EL-2 -or- ESC Step 2 and ZCSC EL-3	ESC Step 3 and ZCSC EL-4
			Additional 2025 Option	

ESC: BC Energy Step Code

ZCSC: BC Zero Carbon Step Code

LCES: City of Richmond Low Carbon Building Energy System requirement

In-Stream Provisions for Development Permit Applications

When Richmond introduced Energy Step Code requirements in September 2018, and with subsequent increments in requirements in December 2020 and July 2022, in-stream provisions were available for buildings requiring a Development Permit. In-stream provisions would be applicable to buildings subject to the proposed bylaw amendment, such that an owner would be permitted to submit a Building Permit application in compliance with prior requirements if:

- a) A Development Permit was issued by Council prior to adoption of Amendment Bylaw No. 10467; or,
- b) An in-stream Development Permit application in accordance with existing Zoning Bylaw provisions is issued by Council within one year of the adoption of Amendment Bylaw No. 10467, and an acceptable Building Permit application has also been submitted to the City within this timeframe.

Next Steps

Staff will monitor compliance with new ZCSC requirements to understand the impact on permitting procedures and address any building performance, market or regulatory issues that may arise during the construction phase. Staff will also update the following bulletins to include the October 31, 2023 bylaw requirements: Building-37 Energy Step Code: Part 9 Buildings Overview; and Building-40 Energy Step Code: Part 3 Buildings.

Financial Impact

None.

Conclusion

Together with other leading municipalities, the City has advocated as far back as 2017 to the Province of BC to add GHG emission limits for new buildings to the BC Building Code, so that local governments could voluntarily adopt these requirements in local bylaw regulation, thereby supporting implementation of the BC Energy Step Code. With adoption of the new Zero Carbon Step Code into the BC Building Code in May 2023, local authorities can now set GHG emission performance requirements together with Energy Step Code requirements for new buildings.

This report includes a proposed amendment to the City's Building Regulation Bylaw 7230 that would formally introduce the Zero Carbon Step Code into local regulation, effective October 31, 2023. The amendment would integrate greenhouse gas intensity limits with current Bylaw requirements with respect to the BC Energy Step Code for new Part 9 residential buildings, as well as Part 3 multi-unit residential, hotel, commercial office and retail uses in Richmond.



Norm Connolly
Manager, Sustainability
(604-247-4676)



Nicholas Heap
Project Manager, Sustainability
(604-276-4267)

Att. 1: Other Uses of Step Code Relaxations by the City of Richmond

Other Use of Step Code Relaxations by the City of Richmond

The Province of BC Building Act states that local governments cannot set additional building requirements for new buildings where the Province already has a standard in place within the BC Building Code. However, it is possible for local governments to create additional compliance options that builders can choose to comply with, as long as the compliance option is not lower than minimum Provincial requirements.

Richmond pioneered the use of Step-level relaxations as a means of incenting low carbon energy systems (i.e., space heating and hot water) in new buildings regulated by the BC Energy Step Code (Energy Step Code). Applicants could qualify for a Step-level relaxation in the City's current bylaw requirement if their permit submittals and energy model showed planned installation of, or readiness to connect to, a low carbon energy system (LCES). This approach helped incentivize LCES when there was no mechanism within the BC Building Code to directly regulate GHG emissions from new buildings.

However, the City's ability to incent carbon reduction outcomes by providing options for applicants is not restricted to emission reductions. Since 2022, the City has leveraged the use of Step-level relaxations to discourage the use of the inferior 'Percent Better than Reference House' metric, which was added to the BC Building Code in December 2019 as an additional thermal envelope metric for the Part 9 residential Energy Step Code. Analysis by City staff showed that this new metric was inferior to existing thermal energy demand metrics already within the Energy Step Code, and would likely be utilized by applicants as an easier path to achieve compliance. This situation still exists, and the Province has not addressed this issue to date, despite advocacy by both City Council and staff regarding this matter.¹

The most recent amendment to the Building Regulation Bylaw in July 2022 included an administrative requirement limiting the use of the Percent Better than Reference House metric only to buildings reaching the highest Energy Step Code level. This approach is consistent with the City's ability to administratively set additional performance conditions as part of Energy Step Code regulation, as long as there is at least one option available with no such condition.

¹ See report titled: City of Richmond Concerns on Recent Changes to the BC Energy Step Code, from the Director, Building Approvals, and the Director, Sustainability and District Energy. Recommendations approved by Council on October 26, 2020. https://citycouncil.richmond.ca/agendafiles/Open_Council_10-26-2020.pdf



**Building Regulation Bylaw No. 7230,
Amendment Bylaw No. 10467
(2023 Step Code Requirements for New Buildings)**

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

1. *Building Regulation Bylaw No. 7230*, as amended, is further amended by deleting Section 10.1.1 and replacing it with the following:

“10.1.1 Part 3 and Part 9 **buildings** and **structures** must be designed and **constructed** in compliance with the applicable step of the **energy step code** and the applicable GHG emission level of the **zero carbon step code** as set out in the schedule below:

<i>Buildings subject to Part 9 of the Building Code</i>				
Building Type	Building permit application filed on or after September 1, 2018	Building permit application filed on or after December 15, 2020	Building permit application filed on or after July 1, 2022	Building permit application filed on or after October 31, 2023
Townhomes and apartments	Step 3	Step 3 OR Step 2	Step 5 OR Step 4 (using absolute metrics for the building envelope performance requirement)	Step 5 and EL-2 OR Step 4 (using absolute metrics for the building envelope performance requirement)
Single family, duplex and other dwelling units	Step 1	and a low carbon building energy system	OR Step 3 (using absolute metrics for the building envelope performance requirement) and EL-3	and EL-3 OR Step 3 (using absolute metrics for the building envelope performance requirement) and EL-4

<i>Buildings subject to Part 3 of the Building Code</i>				
Building Type	Building permit application filed on or after September 1, 2018	Building permit application filed on or after December 15, 2020	Building permit application filed on or after July 1, 2022	Building permit application filed on or after October 31, 2023
Hotels and Motels	n.a.	Step 3 OR Step 2 and a low carbon building energy system	Step 3 OR Step 2 and a low carbon building energy system	Step 4 and EL-1 OR Step 3 and EL-2 OR Step 2 and EL-3
Other Group C Residential occupancies greater than 6 stories or non-combustible construction (not including hotel and motel occupancies)	Step 3 OR Step 2 and a low carbon building energy system		Step 3 OR Step 2 and a low carbon building energy system	Step 3 and EL-1 OR Step 2 and EL-2
Other Group C Residential occupancies 6 stories or less and combustible construction (not including hotel and motel occupancies)	Step 3		Step 4 OR Step 3 and a low carbon building energy system	Step 4 and EL-1 OR Step 3 and EL-2
Group D Business and personal services occupancies or Group E mercantile occupancies	Step 2		Step 3 OR Step 2 and a low carbon building energy system	Step 3 and EL-1 OR Step 2 and EL-2

2. *Building Regulation Bylaw No. 7230*, as amended, is further amended at Section 16.1 by adding the following definitions in alphabetical order:

“EL-1 means the requirements of GHG emission level EL-1, as set out in the **Zero Carbon Step Code**.

EL-2 means the requirements of GHG emission level EL-2, as set out in the **Zero Carbon Step Code**.

EL-3 means the requirements of GHG emission level EL-3, as set out in the **Zero Carbon Step Code**.

EL-4 means the requirements of GHG emission level EL-4, as set out in the **Zero Carbon Step Code**.

ZERO CARBON STEP CODE means the requirements set out in Sections 9.37 and 10.3 of the **building code** and includes GHG emission level EL-1, EL-2, EL-3 and EL-4.”

3. *Building Regulation Bylaw No. 7230*, as amended, is further amended at Section 16.1 by deleting b) of the definition of “Low Carbon Building Energy System” and replacing it with the following:

“b) for **buildings** subject to Part 9 of the **building code**, modelled annual GHG emissions from **building** energy use of:

- i) no more than 1200 kg CO₂e per dwelling unit per year; or
- ii) no more than 6 kg CO₂e per square meter of conditioned floor space per year;”

4. This Bylaw may be cited as **“Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10467”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor BRB

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** September 11, 2023
From: Peter Russell, MCIP RPP **File:** 10-6000-00/Vol 01
Director, Sustainability and District Energy
Re: **BC Utilities Commission - Regulatory Efficiency Initiative Intervener Request**

Staff Recommendations

1. That authorization and approval be given for the City of Richmond to seek Intervener status and exercise full participatory rights, including making submissions, filing evidence, asking questions, and responding in the British Columbia Utilities Commission (BCUC) Regulatory Efficiency Initiative.
2. That the City of Richmond, as the sole shareholder of Lulu Island Energy Company Ltd. (LIEC), endorse the decision of LIEC's Board of Directors to seek Intervener status and exercise full participatory rights, including making submissions, filing evidence, asking questions, and responding in the BCUC Regulatory Efficiency Initiative.
3. That a Letter be sent to the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, expressing the City's concerns that:
 - i. the BCUC's Regulatory Efficiency Initiative is inadequate in its scale and scope to address the Minister of Energy, Mines and Low Carbon Innovation's mandate to "Work with the BC Utilities Commission to identify an appropriate role for the Commission in supporting B.C.'s clean energy transition, in alignment with our province's climate goals to achieve net zero by 2050 and affordability objectives", as detailed in the report; and,
 - ii. the Minister of Energy, Mines and Low Carbon Innovation appoint an Independent Task Force to review and advise on how BCUC can deliver on the Minister's mandate.

Peter Russell, MCIP RPP
Director, Sustainability and District Energy
(604-276-4130)

Att. 3

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

Origin

On September 1, 2023, the BCUC invited submissions for Intervener status in their Regulatory Efficiency Initiative (Efficiency Initiative), due October 10, 2023 (Attachment 1).

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

Status summaries of ongoing BCUC initiatives the City and LIEC are participating in can be found below.

Analysis

The BCUC is an independent regulatory tribunal of the Government of British Columbia. The BCUC is primarily governed by the *Utilities Commission Act*. The BCUC's Efficiency Initiative aims 'to increase regulatory efficiency and improve participation in our processes' and includes 'updating, consolidating and/or developing new BCUC rules, policies and guidelines, and streamlining current regulatory processes'. An August 11, 2023 letter to stakeholders acknowledged the 'complexity and volume of matters adjudicated before the BCUC continues to increase, particularly in the areas of the clean energy transition and other policy objectives' (Attachment 2).

Intervener Registration

Council endorsed the May 8, 2023 report titled 'Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia', which involved sending letters to the Premier, several ministers and local MLAs (Attachment 3). The following was a key recommendation in the report and letters that is directly related to the scope of the Efficiency Initiative:

5) *Reform the BCUC in the context of a changing climate to consider to:*

- *consider and minimize lock-in and stranded investment risks when evaluating capital plans, rate setting and extension policies for gas utilities including:*
- *ensuring extension policies of gas utilities take into account reduced consumption and stringent GHG limits for new construction;*
- *using different depreciation rates and allowable returns on equity for new investments commensurate with the uncertainty over useful life and stranding risk;*
- *ensuring non-pipe alternatives are adequately considered as alternatives to maintaining and/or upgrading gas infrastructure, including local decommissioning of gas infrastructure in favour of electrification or district energy; and*
- *considering provincial policy and credible independent studies into the future role of hydrogen when considering hydrogen or hydrogen-ready infrastructure*

- *proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction.*

By registering as Interveners, the City and LIEC would preserve their right to submit information requests, argument or evidence to support their interests. If the recommendations in this report are endorsed by Council, both the City and LIEC in exercising their full participatory rights, including making submissions, filing evidence and asking and responding to questions, etc. will be guided by the above noted concerns. Staff are not able to confirm at the time of writing this report if other cities are submitting Intervener requests. Staff will collaborate with other intervening local governments to coordinate submissions should the opportunity arise, subject to Council endorsement. As noted in the BCUC invitation, submissions are due October 16, 2023 with two workshops in November 2023 available to Interveners.

Scale and Scope of the Efficiency Initiative

The Honourable Josie Osborne received her mandate letter from the Premier on December 7, 2022. As Minister of Energy, Mines, and Low Carbon Innovation, the letter noted “Work with the BC Utilities Commission to identify an appropriate role for the Commission in supporting B.C.’s clean energy transition, in alignment with our province’s climate goals to achieve net zero by 2050 and affordability objectives”.

The Minister’s mandate is not reflected at all within the scope of questions posed by the BCUC, with the exception of an open-ended question, #7, as shown in Attachment 1. Staff’s observation is that BCUC purports to aim to be impartial and technology agnostic, with a sharp focus on costs born by ratepayers, but shows great deference to major gas and electricity utilities while undertaking this work.

The May 8, 2023 Council report went as far to note that the BCUC is a captured regulator. Regulatory capture occurs when a regulatory agency that is created to act in the public interest, instead advances the commercial or political concerns of special interest groups that dominate an industry or sector the agency is charged with regulating.

Advocacy on these matters appears to be making a difference. The following shifts have been noted:

- Council endorsement of the May 8, 2023 open report has led to other cities being aware of the issues related to the energy transition. To date, the City of Victoria, District of Saanich and Metro Vancouver have brought forward reports and/or sent letters to the Province. Finally, per Council direction, staff have initiated dialogue with provincial staff regarding the City’s concerns;
- The City’s application for disqualification of the Chair of the Inquiry, Commissioner T. Loski, on the grounds of a reasonable apprehension of bias during the Inquiry into the Regulation of Municipal Energy Utilities, and the application that Anna Fung, Deputy Chair, also be disqualified from any involvement in the Inquiry, both former Fortis senior executives, appears to be having a positive impact in that new Commissioners from a broad base of industry sectors were announced July 14, 2023; and,

- On September 14, 2023, the Province announced the appointment of a new Chair and Chief Executive Officer of the BCUC. Mark Jaccard is currently a professor at the School of Resource and Environmental Management at Simon Fraser University and an internationally recognized energy economist. Mr. Jaccard takes over from David Morton, who served as Chair of the BCUC since his appointment in 2015.

Staff do have concerns with the scale and scope of the Efficiency Initiative. While the Minister's mandate might be addressed through a variety of other means, as it relates directly to the Initiative, main concerns include:

- The scope of the Initiative should be asking more targeted questions regarding the energy transition, as listed in the previous sub-section of this report. While there is always room for efficiency reviews, the urgency and need for the BCUC to review and adjust its procedures to be aligned with the Province's climate objectives should be front and centre in the review;
- The scope of the Initiative does not appear to be supported by BCUC's own research of best practises from other state-level energy regulators. The May 8, 2023 Council report included summaries of leading governmental initiatives related to this topic. Regulators need to address how utilities acquire and distribute energy through the development and implementation of comprehensive new policies and procedures; and,
- The announcement of the Efficiency Initiative noted that in 2014, BCUC processes were subject to an effectiveness and efficiency review by Provincial Government, which included the appointment of an Independent Task Force. The time now is not for an Efficiency Initiative, but rather a hard focus on the energy transition, led by a newly formed independent task force. Given the issues noted above regarding regulatory capture, staff do not believe that the BCUC can be expected to define its own review yet alone decide on the changes it will implement that result from the Initiative.

Ongoing BCUC Proceedings and Court of Appeal Proceedings

Otherwise, ongoing BCUC proceedings the City and LIEC are participating in are as follows:

- **FortisBC Revised Renewable Gas Program:** Staff are currently preparing final arguments working with other Intervener local governments, as describe in the May 8, 2023 open report to Council;
- **FortisBC Long-Term Gas Resource Plan:** Staff are currently preparing final arguments working with other Intervener local governments, as describe in the May 8, 2023 open report to Council;

The City has also been granted leave by the Court of Appeal in matters pertaining to the City's jurisdiction over district energy and the BCUC's attempt to limit the City's common law right to sue FortisBC. The Court of Appeal matters are anticipated to be heard in the next 6 to 8 months.

Financial Impact

None.

Conclusion

Staff recommend that Council endorse the City and LIEC's participation in the BCUC-initiated Regulatory Efficiency Initiative. Noting staff's concerns regarding BCUC oversight of itself in the proceeding, staff recommend that letters also be sent to the Honourable Josie Osborne, Minister of Energy, Mines, and Low Carbon Innovation, to revise the scope of the BCUC Regulatory Efficiency Initiative and establish an independent task force to oversee the review. Staff will provide updates from time to time via memorandum or reports, as needed.



Peter Russell, MCIP RPP
Director, Sustainability and District Energy
(604-276-4130)

PR:pr

- Att. 1: September 1, 2023, Invitation for Submissions and Regulatory Timetable from the BCUC
2: August 11, 2023 Letter to Stakeholders from the BCUC
3: May 8, 2023, 'Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia' Report to Council



bcuc
British Columbia
Utilities Commission

Patrick Wruck
Commission Secretary

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September 1, 2023

Sent via email/eFile

**BCUC REGULATORY EFFICIENCY INITIATIVE
EXHIBIT A-2**

To: Regulated entities, recent interveners, gas marketers, common carriers, MRS registrants, First Nations organizations and the BC government

Re: BCUC – Regulatory Efficiency Initiative – Project No. 1599581 – Invitation for Submissions and Regulatory Timetable

The British Columbia Utilities Commission (BCUC) has launched an initiative to increase regulatory efficiency and improve participation in our processes.¹ The BCUC has accordingly prepared a List of Topics for Stakeholder Comment, attached as Attachment A to this letter, and now seeks comments from stakeholders.

In 2014, the BCUC's processes were subject to a thorough review when the Provincial Government appointed an Independent Task Force to review the BCUC with the goal of increasing the BCUC's effectiveness and efficiency. That Task Force consulted with various stakeholders and issued a final report which contained various findings and recommendations regarding the BCUC (2014 Final Report).²

Among other things, the 2014 Final Report recommended that the BCUC should periodically review existing guidelines and policies to ensure they remain useful, effective and up to date.³ The BCUC considers that the time is right for a comprehensive review, as well as a consideration of more general issues regarding the BCUC's role and practices. Our goal of improving the efficiency and effectiveness of the BCUC's processes is in alignment with the priority set out in the Premier's mandate letter to the Minister of Energy, Mines and Low Carbon Innovation to "identify an appropriate role for the Commission in supporting B.C.'s clean energy transition, in alignment with our province's climate goals to achieve net zero by 2050 and affordability objectives."⁴

As set out in the regulatory timetable of Order G-233-23 (attached as Attachment B to this letter), stakeholders are invited to request intervener status by Tuesday, October 10, 2023. Interveners are then invited to provide submissions regarding the topics listed in Attachment A to this letter by Monday, October 16, 2023.

The BCUC will hold workshops on Monday, November 20 and Thursday, November 30, 2023, following the receipt of intervener submissions, to provide a further opportunity for intervener feedback and discussion. Participants are invited to attend either one of the two workshops.

¹ As set out in our August 11, 2023 letter to stakeholders.

² Independent Review of the British Columbia Utilities Commission, Final Report, dated November 14, 2014, available online [here](#).

³ 2014 Final Report, p. 21.

⁴ Letter from Premier David Eby, KC, to the Minister of Energy, Mines and Low Carbon Innovation, dated December 7, 2022, p. 5, available online [here](#).

March 17, 2023

- 7 -

Participants Cost Award funding will be available for this process.

Sincerely,

Original signed by:

Patrick Wruck
Commission Secretary

DMB/jp
Enclosure

List of Topics for Stakeholder Comment

The BCUC seeks stakeholder feedback on the following topics:

1. Are there opportunities to improve the efficiency and effectiveness of BCUC processes by updating, consolidating, and/or developing new BCUC rules, policies and guidelines?

A list of the BCUC's current rules, policies and guidelines is available online [here](#). The BCUC is particularly interested in comments regarding:

- a. Potential improvements to the organization of BCUC rules, policies and guidelines to make it easier to locate relevant information; and
- b. Possible substantive changes to BCUC rules, policies and guidelines, including, e.g. whether the BCUC should introduce more prescriptive rules or guidelines regarding the content that is necessary to include in applications.

2. Should changes be made to the BCUC's processes regarding information requests (IRs)?

The BCUC is particularly interested in comments regarding:

- a. Any circumstances under which the BCUC should require a workshop and/or other form of dialogue between applicants and BCUC Staff, prior to the filing of an application, to improve the information contained in applications and lessen the need for Staff IRs;
- b. Any circumstances under which the BCUC should conduct a post application workshop;
- c. Whether the BCUC should identify and publish a list of issues early in proceedings, with the intent to limit the scope of IRs;
- d. Whether it is appropriate to institute additional rules, policies and/or practices regarding intervener IRs, such as imposing a limit on the number of IRs or the number of pages of IRs, or having BCUC Staff review intervener IRs; and
- e. Any other potential changes to the BCUC's rules, policies and guidelines respecting IRs.

3. Is the implementation of fixed timelines appropriate for certain regulatory processes?

The BCUC is particularly interested in comments regarding:

- a. Whether any fixed timelines should be introduced through changes to the BCUC's Rules of Practice and Procedure,⁵ or another rule or guideline;
- b. If fixed timelines are introduced through changes to BCUC rules and/or guidelines, the appropriate considerations for setting and enforcing those timelines;
- c. Whether legislative changes would be required to implement fixed timelines; and
- d. Whether the BCUC should adopt new metrics and/or public reporting standards related to the efficiency of its processes (e.g., metrics related to the time the BCUC takes to issue a final order or other determination, following certain milestones).

⁵ See BCUC Order G-72-23.

4. Should the BCUC be more assertive in managing its processes and proceedings?

The BCUC is particularly interested in comments regarding:

- a. Whether the BCUC should adopt a different approach to matters such as late filings or requests for extensions in proceedings, in order to adhere to a regulatory timetable once it has been established;⁶ and
- b. Whether the BCUC should adopt a more stringent approach to parties that are non-compliant with the BCUC's rules, filing deadlines, and other requirements.

5. Should the BCUC adopt different standards regarding the requirements for intervener status before the BCUC, and/or change the application of its current standards?

For instance, the Ontario Energy Board requires frequent interveners to file certain information on an annual basis,⁷ including details regarding the mandate and objectives of the intervener, as well as the intervener's membership and the constituency they represent. The BCUC is particularly interested in comments regarding whether a similar reporting requirement should be implemented.

6. Should the BCUC make changes to its Streamlined Review Process (SRP) and/or Negotiated Settlement Process (NSP) so they can add more value to proceeding participants, and to increase the frequency of their use?

The BCUC has published guidance documents with respect to the use of SRPs ([here](#)) and NSPs ([here](#)). In the 2014 Final Report, utility stakeholders indicated that SRP and NSP processes worked well, while some intervener groups expressed concern that expedited processes favour utilities and that it can be problematic when there is minimal opportunity for interveners to consult with experts.⁸

When used appropriately, SRP and NSP processes have the potential to increase regulatory efficiency. The BCUC is therefore interested in whether changes to these processes are warranted to increase the efficiency and effectiveness of its proceedings.

7. Are there any other matters the BCUC should consider in order to increase regulatory efficiency and improve participation in its processes?*

*The BCUC does not intend to revisit the rules applicable to PCA at this time, since these rules were recently updated following a stakeholder comment process in 2022.⁹

⁶ For instance, in Alberta, the Report of the AUC Procedures and Processes Review Committee, dated August 14, 2020 (available online [here](#)) concluded at pp. 1-2 that the Alberta Utilities Commission (AUC) had tended to be "unduly receptive and responsive to the desires, expectations and schedules of parties to its proceedings", and that, accordingly, the AUC "can and should exercise its existing powers to improve its regulatory efficiency and expedition through assertive case management".

⁷ See the Ontario Energy Board's webpage regarding annual filings of frequent intervenors, available online [here](#).

⁸ 2014 Final Report, p. 58.

⁹ BC Utilities Commission Proposed New Rules of Practice and Procedure for Participant Cost Awards - Engagement Process. Proceeding page available online [here](#).

March 17, 2023

- 10 -



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ATTACHMENT B

ORDER NUMBER
G-233-23

IN THE MATTER OF
the *Utilities Commission Act*, RSBC 1996, Chapter 473

and

British Columbia Utilities Commission
Regulatory Efficiency Initiative

BEFORE:
D. M. Morton, Commissioner

on September 1, 2023

ORDER

WHEREAS:

- A. On August 11, 2023, the British Columbia Utilities Commission (BCUC) sent a letter to regulated entities, recent interveners, gas marketers, common carriers, MRS registrants, First Nations organizations, and the BC government to inform these stakeholders that the BCUC has launched an initiative to increase regulatory efficiency and improve participation in BCUC processes (Regulatory Efficiency Initiative); and
- B. The BCUC now considers that establishing a proceeding to explore ways to enhance the BCUC's regulatory processes is warranted and invites stakeholders to provide submissions in line with the scoping letter to which this order is attached.

NOW THEREFORE the BCUC establishes a proceeding to commence the Regulatory Efficiency Initiative in accordance with the regulatory timetable attached as Appendix A to this order.

DATED at the City of Vancouver, in the Province of British Columbia, this **1st** day of September 2023.

BY ORDER

Original signed by:

D. M. Morton
Commissioner

Attachment

British Columbia Utilities Commission
Regulatory Efficiency Initiative

REGULATORY TIMETABLE

Action	Date
Intervener registration deadline	Tuesday, October 10
Intervener submissions regarding regulatory efficiency	Monday, October 16
Workshop 1	Monday, November 20
Workshop 2	Thursday, November 30
Further process	To be determined

March 17, 2023

- 12 -

Attachment 2



bcuc
British Columbia
Utilities Commission

Patrick Wruck
Commission Secretary

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September 1, 2023

Sent via email / efile

BCUC REGULATORY EFFICIENCY INITIATIVE
EXHIBIT A2-1

Re: BCUC – Regulatory Efficiency Initiative – Project No. 1599581 – Improving Regulatory Efficiency in BCUC Process, Rules, and Guidelines

BCUC staff submit the following for the record in this proceeding:

BCUC
Improving Regulatory Efficiency in BCUC Process, Rules, and Guidelines
August 11, 2023

Sincerely,

Original signed by:

Patrick Wruck
Commission Secretary

/jm
Enclosure

March 17, 2023

- 13 -



bcuc
British Columbia
Utilities Commission

Patrick Wruck
Commission Secretary

Commission.Secretary@bcuc.com
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August 11, 2023

Sent via email

To: Regulated entities, recent interveners, gas marketers, common carriers, MRS registrants, First Nations organizations, and the BC government

Re: Improving Regulatory Efficiency in BCUC Process, Rules, and Guidelines

This letter is to inform stakeholders that the BCUC has launched an initiative with the intent to increase regulatory efficiency and improve participation in our processes. This includes updating, consolidating and/or developing new BCUC rules, policies and guidelines, and streamlining current regulatory processes. The BCUC's current rules, policies and guidelines can be found [here](#). The BCUC will engage with stakeholders in September, allowing for a period of comment on proposed changes identified by the BCUC.

The BCUC strives to make objective, evidence-based decisions through fair, transparent, and inclusive processes, while also conducting efficient review processes to minimize regulatory burden. As the complexity and volume of matters adjudicated before the BCUC continues to increase, particularly in the areas of the clean energy transition and other policy objectives, the BCUC seeks to continue to enhance our mandate as it relates to the public interest of British Columbians.

As mentioned, this initiative will include a collaborative process with stakeholders to explore ways to enhance our regulatory processes, including potential changes to the BCUC's current Rules of Practice and Procedure and updates to the BCUC's review processes (including the Negotiated Settlement Process and Streamlined Review Process), and may result in changes to and/or the development of new applicant filing guidelines. The BCUC also intends to evaluate potential changes to procedural steps within regulatory proceedings to increase efficiency (e.g., how written interrogatories are conducted), and whether the implementation of fixed timelines for certain regulatory proceedings may be appropriate.

The BCUC remains committed to procedural fairness, public participation in its processes and transparency in its decision making. We also recognize important regulatory principles previously established, including: 'where regulation is required use the least amount of regulation needed to protect the ratepayer' and 'the benefits of regulation should outweigh the costs.'¹ This initiative will be conducted in the spirit of these values. Therefore, the BCUC intends to ensure that any advancements in efficiency do not erode public confidence in the BCUC's fair process.

We look forward to engaging with stakeholders in September.

Sincerely,

Original signed by:

Patrick Wruck
Commission Secretary

DB/jp

¹ [BCUC Decision, Inquiry into the Offering of Products and Services in Alternative Energy Solutions and Other New Initiatives.](#)



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** March 17, 2023
From: Peter Russell, MCIP, RPP **File:** 10-6000-00/Vol 01
 Director, Sustainability and District Energy
Re: **Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia**

Staff Recommendation

1. That, as described in the report titled 'Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia' from the Director, Sustainability & District Energy, dated March 17, 2023:
 - a) Letters be sent to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, asking the Government of British Columbia to
 - i. reform the British Columbia Utilities Commission in the context of a changing climate as noted in the report;
 - ii. urgently enact legislation that regulates greenhouse gas emissions from gas utilities; and
 - b) Letters be sent to Metro Vancouver, Metro Vancouver member local governments, the City of Victoria and the District of Saanich requesting their support by sending letters to the Office of the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy and the Minister of Energy, Mines and Low Carbon Innovation accordingly.

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

Att. 3

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

Staff Report

Origin

Council adopted the Community Energy & Emission Plan 2050 (CEEP) in February 2022, which emphasized that advocacy, alongside regulation, education, partnerships and the provision of infrastructure and incentives, is an essential tool for achieving the City's greenhouse gas (GHG) 2030 and 2050 emission reduction targets. In this report, it is recommended that the City ask the Government of British Columbia (Province) to take swift action to regulate gas utilities, as committed in the Province's CleanBC plan. This report also recommends that the Province take action to reform the British Columbia Utilities Commission (BCUC) to restore public confidence and to revise its mandate in the context of the Province's GHG reduction targets.

Related to the above, Council endorsed the call for a Global Fossil Fuel Non-Proliferation Treaty in May 2022, and endorsed a Union of British Columbian Municipalities (UBCM) resolution asking the Province to do the same. The resolution additionally asked the Province to implement a GHG reduction cap on gas utilities. The resolution was not endorsed by the UBCM membership but staff observed that there was a vigorous debate on the matter at the 2022 annual convention.

Finally, on March 14, 2023, the Province announced the launch of a new energy action framework in the context of approval requirements for LNG export facilities. The announcement noted that the Province will '*put in place a regulatory emissions cap for the oil and gas industry to ensure B.C. meets its 2030 emissions-reduction target for the sector*' and '*create a BC Hydro task force to accelerate the electrification of B.C.'s economy by powering more homes, businesses and industries with renewable electricity*'. The recommendations in this report are consistent with these directions but also further expands on how the BCUC can be reformed to support the clean energy transition.

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

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

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

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

Findings of Fact

Methane is a greenhouse gas with a global warming potential 28 times that of carbon dioxide, when impacts are compared over a 100-year period.¹ Conventional natural gas is 95% methane, sourced from plant material that was buried over the past 540 million years and chemically transformed into this fossil fuel through heat, pressure and time. Renewable Natural Gas (RNG) is also methane but it is generated through the anaerobic digestion of organic wastes, such as sewage sludge, food waste, and yard waste, that would have otherwise released methane and carbon dioxide to the atmosphere through decomposition within a conventional landfill. RNG can displace fossil methane without further increases in atmospheric concentrations of methane or carbon dioxide. Renewable Gas (RG) includes RNG as well as other potentially low-carbon gases such as hydrogen, which may be derived from fossil fuels with carbon capture, biomass, or green electricity. This report highlights concerns related natural gas, RNG and hydrogen.

Analysis

This report brings together a number of policy and regulatory concerns to light and makes connections as the report progresses. To support readability, the content is organized under the follow section headings:

- Ongoing BCUC and Court of Appeal Proceedings
- The Case for Expedited Regulation of Gas Utilities in BC
- Best Regulatory Practices and Utility Responses
- Urgent Need for Provincial Policy and Review of BCUC's Related Mandate

Ongoing BCUC and Court of Appeal Proceedings

The BCUC is an independent regulatory tribunal of the Government of British Columbia. The BCUC is primarily governed by the Utilities Commission Act. The City is participating or monitoring the following BC Utilities Commission proceedings, based on the rationale below:

- **FortisBC Revised Renewable Gas Program:** FortisBC recognizes that RNG is not a cost-competitive low-carbon solution, so they are proposing to provide new construction with 100% RNG, with additional costs paid for by existing ratepayers who would receive a lower percentage of RNG in their own natural gas supply. The subsidy aggregates to over \$750 million over an eight year period from 2024 through 2032, expressed in real dollar terms in 2022 dollars.² The use of RNG can be positive and supports circular economy outcomes; RNG is currently being harvested at the Lulu Island Waste Water Treatment plant in which the City purchases RNG credits in order to offset natural gas use at select City facilities for a portion of their annual energy consumption. As active Interveners in this proceeding, staff intend to argue against FortisBC's proposed allocation of 100% RNG in new residential construction on the grounds that existing ratepayers should not be subsidizing new ratepayers at such high levels. Staff will further argue that the highest and best use of this scarce resource is in existing buildings where full electrification is not economically feasible. Ultimately, RNG should be used to reduce natural gas use for existing ratepayers and not for the expansion of gas infrastructure. The

¹ Methane has a much higher GWP of 84-87 when measured over a 20-year period, but breaks down relatively quickly in the atmosphere, resulting in the lower 100-year value.

² https://docs.bcuc.com/Documents/Proceedings/2022/DOC_69044_C7-5-CoV-Intervener-Evidence.pdf, page 26.

City is working with other local government Interveners in this proceeding including Metro Vancouver, the cities of Vancouver, Surrey and Victoria and the districts of North Vancouver and Saanich.

- **FortisBC Long-Term Gas Resource Plan:** FortisBC is seeking approval for its vision of continued system growth with an increased overall use of gaseous fuels – including natural gas, augmented by RNG, hydrogen and other fuels. Much of the fuel used would be conventional natural gas to which the “attributes” of low-carbon fuel are transferred. Most of the actual RNG and other low-carbon fuels would be generated in other provinces or the United States, and most of this supply would not be physically transferred to BC for use. Rather, offsets, similar to carbon credits, are transferred from out-of-province and international RNG suppliers. As active Interveners, staff are currently requesting more information from FortisBC regarding current and anticipated RNG agreements and the viability of using of other gases, such as hydrogen in their distribution network. Staff are also concerned that FortisBC’s long term gas demand projections do not take into consideration the impact of energy efficiency and carbon reduction standards for cities participating in the BC Energy Step Code and those anticipating to adopt the newly released Zero Carbon Step Code;
- **BCUC Inquiry into Regulation of Municipal Energy Utilities:** The BCUC continues to inquire into issues related to ownership structures and operational arrangements of utilities affiliated with municipalities and regional districts in order to determine whether the BCUC has a mandate to regulate these entities. The City is seeking leave from the Court of Appeal to appeal and quash the BCUC’s Stage 1 Inquiry report which concluded that wholly-owned municipal corporations fall under BCUC regulation;
- **BCUC Inquiry into Hydrogen Energy Services:** BCUC is inquiring into the appropriate regulation of hydrogen in different sectors. Staff note that the applicability of hydrogen is not defined in provincial policy and the findings in this inquiry could be used as *de facto* policy in the absence of policy direction from the Province. This inquiry is a good example of the BCUC effectively setting policy within a policy vacuum created by provincial government inaction; and,
- **City of Richmond v. the BCUC and FortisBC Energy Inc. (Court of Appeal):** The City has been granted leave to appeal the decision of the BCUC in relation to FortisBC natural gas pipeline relocations in City highways in Burkeville that were necessary to accommodate City infrastructure projects. The BCUC imposed a term which the City maintains it had no jurisdiction to impose that limits the City’s ability to sue and recover damages from Fortis. Recognizing the importance of this issue, the Court of Appeal granted the City leave. The decision of the Court of Appeal is attached as Attachment 1 to this report.

The Case for Expedited Regulation of Gas Utilities in BC

The Province's *CleanBC Roadmap to 2030* highlights that 'local governments play a vital role in meeting provincial climate targets. Along with directly controlling emissions from their own facilities, operations and vehicle fleets, municipalities and regional districts have the capacity to influence about 50% of our GHG emissions through decisions on land use, transportation and infrastructure that affect where people live and work, how they get around, and how their communities grow and change with time. This puts local governments on the front lines of climate action, where all these policies converge.'³

In support of the above, the Province has provided local governments with a number of important tools for achieving GHG emission reductions at the local level, including: the opt-in Energy Step Code for energy efficiency in 2017; increased funding through the Local Government Climate Action Plan in 2022; and most recently, the opt-in Zero Carbon Step Code, adopted into the BC Building Code in February 2023.⁴

Despite these advances, the Province has yet to implement key measures that will determine whether or not Richmond and the Province can fully achieve their respective 2030 and 2050 GHG emission reduction targets. Of particular concern is Province's delayed and piecemeal implementation of specific climate action measures related to the gas sector. The result is a policy vacuum that has enabled provincial agencies and industry to initiate projects that threaten, impede or prevent effective climate action by local governments.

The BCUC has become an agency of particular concern in this context. Staff have the following concerns regarding the wide scope and potential for *de facto* policy-making within current BCUC proceedings, specifically because of their potential to restrict the ability of provincial and local governments to achieve GHG reductions:

- **Feasible North American RNG Supplies:** Because of the finite sources of RNG, research indicates that feasible North American RNG supplies are limited to 5- 20% of existing North American natural gas consumption. The allocation of highly-subsidized 100% RNG in new residential construction as proposed by FortisBC, where electrification is most cost-effective, is not the highest and best use of this scarce resource. While FortisBC has been quick to recognize the value of RNG, and has secured significant supplies from around North America, it is anticipated that once these initial supply contracts expire, the amount of affordable RNG available to FortisBC will decline dramatically as other jurisdictions compete for this limited resource, ultimately leaving ratepayers at risk;
- **Cost Competitiveness of RNG:** At present, using unsubsidized RNG in boilers in new construction is not cost-competitive with electric heat pumps and/or with district energy services. Further, heat pumps and Richmond's district energy utilities also provide cooling services, providing resilience for new buildings in the face of climate change. FortisBC's proposed Revised Renewable Gas Program relies on existing natural gas ratepayers to subsidize RNG consumption in new construction to the tune of \$750M from 2024 through 2032, enabling the utility to keep increasing overall demand for the fuels it

³ https://www2.gov.bc.ca/assets/gov/environment/climate-change/action/cleanbc/cleanbc_roadmap_2030.pdf p.44

⁴ Richmond Council and staff were vocal advocates for all of these advancements.

provides. Under the new Zero Carbon Step Code, new construction is already required to reduce GHG emissions so this subsidy has the potential to divert new buildings away from heat pumps, leading to an inefficient use of scarce RNG resources;

- **Overreliance on Hydrogen Gases to Reduce GHGs:** Low-carbon hydrogen is currently not a viable or cost-effective approach for heating buildings. This is validated in over three dozen independent international studies of hydrogen for heating. Producing zero-carbon hydrogen from green electricity for heating could require up to six times as much electricity as using that same electricity directly in a heat pump. In addition, research indicates that existing natural gas infrastructure cannot safely convey a gaseous fuel blend containing more than a 20% hydrogen. At a 20% hydrogen mix, GHG emissions reductions would be less than 7% relative to natural gas. At higher concentrations of hydrogen, major upgrades would be required both to the existing gas distribution network and to end-use devices, including household equipment, to convey the fuel.
- **Health Considerations:** Leakage of methane and hydrogen from gas grids, and end use devices within homes and building is also a growing health and environmental concern, whether these are produced from green energy sources or not.

Best Regulatory Practices and Utility Responses

Research indicates that other jurisdictions have recognized that building heating must largely transition away from gas. There is an emerging consensus that while gas utilities will not disappear, these networks will likely be trimmed and reshaped over time to provide heat and process energy to those existing users that are the most challenging to electrify due to cost and/or location considerations. Given the above concerns, policymakers in the US and in Europe are taking steps to manage this transition to avoid further stranded investments and reduce the impacts on consumers, with policies such as (see Attachment 2 for examples):

- a) Prioritizing “non-pipe alternatives” over sustaining, upgrading or expanding gas grids. This approach seeks to implement deep retrofit and fuel-switching programs within defined areas so as to enable the decommissioning of less cost-effective portions of the gas grid, reducing overall systems operations costs.
- b) Limiting or banning gas connections for new construction, as has already been done in a number of US cities and parts of Europe;
- c) Requiring accelerated depreciation rates for new methane-based fuel infrastructure, reflecting the risk that these assets will need to be retired early and signaling clearly to gas utilities that they will bear risk for their investments, as is already being done in the UK and Australia;
- d) Establishing local “heat planning” processes to coordinate and manage the optimal transition away from gas and towards alternative heating solutions including electrification and low carbon district energy. This could also include consideration of strategic investments to upgrade portions of the gas grid to hydrogen (i.e. to individual users or to supply peaking energy intense users). Staff completed such heat mapping to as part of the City Centre District Energy Utility due diligence work.

Policymakers are aware of the potential for RNG and hydrogen and have determined that these low-carbon gases can play a crucial, but necessarily limited role in decarbonizing BC's economy. When supply limitations, higher costs inherent with RNG and hydrogen fuels are considered, together with the risks of reverting to the use of natural gas in the wake of supply shortfalls, makes it imperative that demand for building heating be transitioned from methane-based fuels to near-zero GHG electricity wherever it is practical to do so. The City is a leader in this regard: building electrification policies in the BC Energy Step Code, district energy services and forthcoming building retrofit initiatives together will support a gas grid transition that will minimize costs and stranded investments compared to an uncoordinated and ad hoc approach.

Urgent Need for Provincial Policy and Review of BCUC's Related Mandate

BC is lagging in addressing the above noted issues. An ongoing policy vacuum at the provincial government level is resulting in continued demand for gas and expansion of gas grids, without any clear and cost-effective pathway to decarbonize existing demand and infrastructure. Natural gas utilities in BC continue to operate within BCUC's utility regulation regime that guarantees profits as a function of investments in infrastructure expansion. Natural gas utilities in BC have continued with a business-as-usual approach without any credible path to full decarbonization that is cost-competitive with significant electrification. For context, FortisBC will invest \$666 million in new expansion infrastructure into service in 2023, equivalent to 9% of their total existing infrastructure.

Regarding the utility regulator, the BCUC allows gas utilities to subsidize service extensions, and approves infrastructure expansion plans on past rates of demand growth rather than the projected reductions in energy demand produced by high-performance buildings now being built to BC Energy Step Code requirements. Continuing expansion of gas infrastructure heightens the risk of stranded assets and imposes greater costs and risks for ratepayers, particularly low-income households with fewer options to avoid these costs in future.

As noted above, the long-term potential supply of RNG and alternative gases available for BC residents is limited to a fraction of current demand for natural gas. FortisBC has secured a number supply contracts before many other utilities had entered the market. These contracts are, however, limited in volume and will expire before 2050, placing homeowners and businesses at risk. Further, many of the supply contracts that FortisBC has secured were from sources outside of BC. Most of these fuels will not actually be consumed within BC, foregoing provincial economic and employment opportunities. Instead, FortisBC will transfer the "RNG" attributes from the producer, similar to carbon credits. By contrast, current provincial energy policy stipulates that all additional electricity supply, virtually all of which is to come from low-carbon technologies, will have to be generated within BC. According to BC Hydro's 2021 assessment of new generation resources, most of this new supply will come from wind farms, solar arrays, small hydro facilities, and biomass plants, at locations throughout the province, powering local jobs and economic activity.

There are also risks for the Province. BC does not have a viable pathway to decarbonize existing demand using natural gas, let alone any increased demand resulting from new development, as would occur if the BCUC approves FortisBC's current application to provide new customers with RNG.

The BCUC is not well-suited to lead the transition of the heating sector, let alone reconfigure energy regulation in the context of the climate crisis. The BCUC was not designed to do so but in the context of a provincial policy vacuum in the regulation of GHGs from gas utilities, this is what is occurring. Regulatory commissions, such as the BCUC, are meant to take a passive approach by assessing proposals by utilities within a relatively narrow set of issues. The scale, complexity and rapidity of the energy transition requires proactive provincial regulation to address emerging issues and cultivate new solutions rather than manage incremental changes. The ongoing provincial policy vacuum on these matters has left the BCUC as the *defacto* lead entity, establishing the Province's energy policies despite its lack of a elected mandate to make these strategic policy determinations.

The BCUC as a *defacto* lead entity is even more concerning given that the BCUC is a captured regulator whose primary objective is advancing the commercial interests of FortisBC. Both the Deputy Chair of the BCUC and a sitting Commissioner are former senior executives of FortisBC. The legitimacy of the BCUC as a regulator depends upon its independence and a clear separation of the BCUC from those it regulates. Public confidence, therefore, demands that the appointments to the BCUC do not include former FortisBC executives. Filling the ranks of the BCUC at its highest levels with former long serving executives and senior employees of FortisBC, who are then tasked to regulate and investigate FortisBC's past and present activities that have resulted from the implementation of corporate policies and procedures which they played a role in establishing, is the opposite of regulatory independence and separation. Moreover, these corporate policies and procedures, combined with BCUC advancing the commercial interests of FortisBC under the guise of ratepayer protection, not only frustrate the GHG reduction goals, but have also resulted in a history of the BCUC saddling municipalities with onerous terms including bearing 100% of the costs of natural gas infrastructure relocations that are necessary to accommodate municipal infrastructure within municipal highways that FortisBC occupies without paying any compensation to municipalities. In effect, the BCUC has forced municipalities to subsidize the shareholders of FortisBC at the expense of the public purse and to the detriment of GHG reduction goals of municipalities and the Province.

A final point and concern is the consideration of local governments in BCUC proceedings. The City should be concerned when an agency of the province, as is the case for the BCUC, independently acts to limit the Provincially-granted jurisdiction of local governments as was the case for BCUC's Inquiry into Regulation of Municipal Energy Utilities. The BCUC does not have a mandate to establish policy and its regulatory mandate is limited to certain considerations. Ultimately, many aspects of the energy transition will be carried out by local governments and the BCUC does not have the purview of a provincial regulator.

For the above reasons, Attachment 3 includes a set of requests to be sent to the Premier's Office and other Ministers, asking that the Province take urgent action consistent with the Province's commitment to achieve deep GHG emission reductions. More specifically, these requests call upon the Province to:

- 1) **Bring forward legislation implementing the 2030 GHG cap on the gas sector** without further delay as committed to in the Province's CleanBC plan and recently reaffirmed by the Premier on March 14, 2023 with the launch of a new energy action framework;
- 2) **Launch an independent gas utility planning exercise** that plots a course for addressing an expected decline in throughput of gas grids and the transition of gas grids towards

transporting RNG and hydrogen to sectors and/or locations that are hard to decarbonize, leading to the increased role of electrification in building heating and transport;

- 3) **Reject the use of RNG and hydrogen in new construction** to meet GHG limits in the Step Code, so that the limited and costly supply of these alternative fuels can be put to highest and best uses;
- 4) **Develop policies to assess, certify and track the GHG intensity** of RNG, hydrogen and other alternative gases;
- 5) **Reform the BCUC in the context of a changing climate** to consider, quantify and minimize the potential costs of lock-in and stranded investments when evaluating capital plans, rate setting and extension policies for gas utilities. This direction should also include greater consideration of non-pipe alternatives to marginal investments in gas grids as well as consideration of strategic opportunities to prune gas grids in conjunction with targeted electrification strategies. Finally, proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction;
- 6) **Bring forward legislation and other regulatory changes specific to the heat transition** that, among other issues, establishes a distinct BCUC regulatory framework for public district energy systems more aligned with their small scale and localized nature; and,
- 7) **Require that a minimum percentage of low-carbon methane-based fuels** (i.e. up to 100%) be produced within BC.

Attachment 3 includes further information related to the above concerns based on information and recommendation in the Climate Solutions Council's (CSC) 2022 Report. The CSC is an advisory group with a legislated mandate under the Climate Change Accountability Act to advise the Minister of Environment and Climate Change Strategy regarding plans and actions to achieve climate targets and reduce emissions and related matters.

Financial Impact

None.

Conclusion

The report highlights and makes a case for the urgent need to implement Provincial legislation that regulates GHG emissions from gas utilities, as committed in the Province's CleanBC Plan and recently reaffirmed by the Premier on March 14, 2023. The report also details ways in which the BCUC can be reformed to better consider GHG reductions from gas utilities. In support of the recommendations, the report highlights a number of international best practices for how gas utilities are being regulated in the context of climate change. Given the importance of the issues highlighted in the report, a recommendation is also included asking Metro Vancouver, other Metro Vancouver local governments, the District of Saanich and the City of Victoria to support the recommendations in the report and send their own support to the Premier, Ministers and their local MLAs.



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- Att. 1: Decision of the Court of Appeal Richmond (City) v. British Columbia (Utilities Commission)
- 2: Best Utility Regulatory Practices
- 3: City of Richmond Requests for the Government of British Columbia

Attachment 1

COURT OF APPEAL FOR BRITISH COLUMBIA

Citation: *Richmond (City) v. British Columbia (Utilities Commission)*,
2022 BCCA 348

Date: 20221013
Docket: CA48336

Between:

City of Richmond

Appellant
(Applicant)

And

British Columbia Utilities Commission

Respondent
(Administrative Tribunal)

And

FortisBC Energy Inc.

Respondent
(Respondent)

Before: The Honourable Madam Justice Saunders
(In Chambers)

On appeal from: A decision of the British Columbia Utilities Commission,
dated May 9, 2022 (Order Number G-123-22).

Oral Reasons for Judgment

Counsel for the Appellant:

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Counsel for the Respondent, FortisBC
Energy Inc.:

D.G. Cowper, K.C.
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T. Ahmed

Place and Date of Hearing:

Vancouver, British Columbia
October 6, 2022

Place and Date of Judgment:

Vancouver, British Columbia
October 13, 2022

Summary:

The application is for leave to appeal a decision of the British Columbia Utilities Commission taking jurisdiction to limit liability as between the parties. Held: The jurisdictional issue is sufficiently arguable as to meet the criteria of Queens Plate Dev. Ltd. v. Vancouver Assessor, Area 09 (1987), 16 B.C.L.R. (2d) 104. Leave to appeal is granted.

[1] **SAUNDERS J.A.:** The City of Richmond seeks leave to appeal a decision of the British Columbia Utilities Commission acting under the *Utilities Commission Act*, R.S.B.C. 1996, c. 473, on issues between the City and FortisBC Energy Inc.

[2] The issues of appeals to this court are governed by s. 101(1)(b) of the *Act*, which requires leave to appeal:

101 (1) An appeal lies from

...

(b) any other decision or order of the commission to the Court of Appeal, with leave of a justice of that court.

[3] The application for leave to appeal, in turn, is guided by the factors listed in *Queens Plate Dev. Ltd. v. Vancouver Assessor, Area 09* (1987), 16 B.C.L.R. (2d) 104. For purposes of this application, the key factors are Mr. Justice Taggart's points: (a), (b)(i), and (d):

(a) whether the proposed appeal raises a question of general importance as to the extent of jurisdiction of the tribunal appealed from (*Chevron Can. Ltd. v. Vancouver Assessor, Area 09*, [1986] B.C.W.L.D. 2210, No. CA005532, 17th April 1986 (not yet reported));

(b) whether the appeal is limited to questions of law involving:

(i) the application of statutory provisions (*Allard Contr. Ltd. v. Coquitlam Assessor, Area 12*, [1986] B.C.W.L.D. 2601, No. CA003122, 29th March 1985 (not yet reported));

...

(d) whether there is some prospect of the appeal succeeding on its merits (*Clarke v. Supt. of Brokers* (1985), 67 B.C.L.R. 294, 23 D.L.R. (4th) 315 (C.A.), and *Re Wasmuth* (1984), 58 B.C.L.R. 17 (C.A.)); although there is no need for a justice before whom leave is argued to be convinced of the merits of the appeal, as long as there are substantial questions to be argued;

[4] In the impugned decision, the Commission declined to reconsider its earlier affirmation of jurisdiction under s. 32 of the *Act* to impose an order limiting the

liability of Fortis to the City, in tort, for loss resulting from Fortis' work directed by the Commission to be performed.

[5] The work concerned offsetting gas mains to enable completion by the City of drainage, sewer, water main and sanitary sewer upgrades in the Burkeville area. The question sought to be raised on appeal is whether ss. 32 and 36 of the *Act* give the jurisdiction propounded by the Commission. Relevant is also s. 92.

[6] Fortis resists the application. The question of liability, it says, is intimately tied to establishment of rates and the recent decision of this court in *Coquitlam (City) v. British Columbia (Utilities Commission)*, 2021 BCCA 336, applies, with the result that the Commission has jurisdiction to make the impugned order.

[7] While the proposed appeal raises a question of jurisdiction, and is limited to a question of law involving the application of the *Act*, Fortis says it cannot meet the merits threshold as the City cannot succeed on the authority of *Coquitlam*. In the vernacular, Fortis says the appeal is a dead duck. In support of that submission, Fortis also refers to *ATCO Gas & Pipelines Ltd. v. Alberta (Energy & Utilities Board)*, 2006 SCC 4.

[8] The City contests Fortis' view of *Coquitlam*. It says *Coquitlam* addressed the jurisdiction of the Commission to order decommissioning and abandonment of a line. That circumstance, says the City, is materially different from orders shielding Fortis from liability.

[9] It seems to me that the application of *Coquitlam* to the circumstances here is sufficiently questionable that the City should have the opportunity to advance its position on that question fully before a division of this court.

[10] Going further into matters that may engage this court, should a division conclude that *Coquitlam* does not answer the jurisdictional question, the questions of statutory interpretation will follow. Those questions, absent *Coquitlam*, have substance, are important, and have the degree of merit required for the granting of leave to appeal.

[11] The application of the City is allowed.

"The Honourable Madam Justice Saunders"

Best Utility Regulatory Practices

- a) *Prioritizing “non-pipe alternatives” over sustaining, upgrading or expanding gas grids. This approach seeks to implement deep retrofit and fuel-switching programs within defined areas so as to enable the decommissioning of less cost-effective portions of the gas grid, reducing overall systems operations costs.*

California: On December 1, 2022, the California Public Utilities Commission (CPUC) adopted a new framework to comprehensively review utility natural gas infrastructure investments in order to help the state transition away from natural gas-fueled technologies and avoid stranded assets in the gas system.⁵ Key elements of the decision:

- Utilities must seek CPUC approval of natural gas infrastructure projects of \$75 million or more or those with significant air quality impacts.
- Utility applications must demonstrate the need for the project and provide information on projected financial impacts on customers and a summary of engagement with local communities likely to be impacted. Applications would also trigger a California Environmental Quality Act (CEQA) review by the CPUC.
- Emergency projects, routine repair and maintenance projects, and projects expected to be in service by January 1, 2024 are exempt from the new review process.
- To advance transparency in long-term gas system planning, the decision directs utilities to file annual reports detailing planned long-term infrastructure projects exceeding \$50 million over the next 10 years. The reports must include a detailed description of the project, projected capital expenditures, cost drivers, and environmental implications.
- For projects planned to start within five years, utilities must provide information on non-pipeline alternatives, projected operational costs, and reliability benefits from the project.

This new framework is modeled on the CPUC’s existing framework for review of significant electric infrastructure projects. Previously, all natural gas infrastructure projects were considered in utility General Rate Cases, where individual natural gas projects can get buried in the extensive applications without meaningful environmental or strategic reviews. The framework focusses on avoiding potentially stranded large incremental investments in gas grid infrastructure. It is not yet clear if this framework will be sufficient on its own to minimize stranded investments as there are also questions about the obligation to serve and minimizing safety issues during any transition.

Separately, the state is also beginning to confront the concept of tactical decommissioning of portions of the state’s gas infrastructure, as a means of reducing the cost of operating and maintaining the gas grid and managing the transition. This has not yet been tested at scale. Instead, the state is undertaking pilot projects to fill knowledge gaps. In 2021 the CEC awarded two EPIC grants for consortia to conduct pilot projects of strategic pathways and analytics for tactical decommissioning of portions of the natural gas infrastructure within the service areas of Southern California Gas Company (SoCalGas) and Pacific Gas & Electric Company (PG&E).

⁵ The proposal voted on is available at docs.cpuc.ca.gov/PublishedDocs/Published/G000/M499/K396/499396103.PDF. Documents related to the proceeding are available at apps.cpuc.ca.gov/p/R2001007

These pilots are still in progress. The team for the pilot project in PG&E's service area includes East Bay Community Energy (EBCE), Energy and Environmental Economics (E3), and Gridworks. PG&E is assisting the team with technical insights into their gas and electric systems.⁶ Elements of the pilot include:

- Develop a replicable framework to identify electrification opportunities that support the objective of gas system cost savings through tactical decommissioning.
- Engage local communities to share their perspectives and priorities related to building electrification and gas decommissioning in order to produce a community needs assessment.
- Identify up to three candidate pilot sites, including at least one within a disadvantaged community. Produce deployment plans for the recommended pilots, including a proposal for community stakeholder engagement.
- Conduct targeted education and outreach to stakeholders and policymakers within and beyond California to motivate action, including lessons learned at key milestones and final work products.

Northeastern US : National Grid, a natural gas distributor operating in New York, Massachusetts and Rhode Island, actively seeks non-pipeline alternatives (NPA) which would allow it to avoid or defer upgrades to the natural gas system. It has already completed several NPA projects and is seeking several new opportunities based on system needs⁷. Other gas utilities in New York state, including Con Edison and NYSEG, have established similar programs to defer major investments⁸. These initiatives seem to be largely driven by the companies themselves rather than by regulation. In general, the northeast US has an older natural gas network than B.C. with more need for major upgrades and replacements.

a. Limiting or banning new gas connections, as has already been done in a number of US cities and parts of Europe;

California: The updated state building code requires, as a baseline, the use of electric heat pumps for either space heating or DHW. Builders can forego installing a heat pump but face greater energy efficiency requirements as a result. This is expected to result in most homes constructed from 2023 onwards to have no gas grid connection⁹. Separately, several California communities have enacted bans on new gas grid connections for new construction within their boundaries.

Washington State: Updates to the state's building code mean that new multi-family residential and commercial construction will be required to have all-electric heating and DHW systems as of 2023¹⁰. Previously, individual municipalities in Washington had enacted similar policies.

⁶ <https://gridworks.org/2022/06/tactical-gas-decommissioning-project-overview/>

⁷ <https://www.nationalgridus.com/Business-Partners/Non-Pipeline-Alternatives/Third-Party-Opportunities>

⁸ <https://info.aee.net/hubfs/Sarah%20S%20uploads/NPAs.pdf>

⁹ <https://www.nrdc.org/media/2021/210811-0>

¹⁰ <https://www.seattletimes.com/seattle-news/environment/wa-building-council-votes-to-require-heat-pumps-in-new-homes-and-apartments/>

Quebec: As of 2023, oil-fired furnaces cannot be replaced with new fossil fuel-based heating systems in Quebec. This is expected to help shift existing oil-heated buildings to electrification¹¹.

- b. Requiring accelerated depreciation rates for new methane-based fuel infrastructure, reflecting the risk that these assets will need to be retired early and signaling clearly to gas utilities that they will bear risk for their investments, for example in the UK and Australia;*

California: As of early 2023, Pacific Gas & Electric has a rate application before the California Public Utilities Commission which includes accelerated depreciation for its gas distribution grid, driven in part by the possibility of the grid being rendered obsolete by California's Net Zero by 2045 commitment. The CPUC has yet to rule on this request¹².

UK: In 2011 the UK national regulator, Ofgem, established a new performance-based model to regulate network costs for gas and electricity, referred to as the RIIO model or Revenues = Incentives + Innovation + Output. One of the inputs to the model is an asset life and depreciation profile for gas and electricity utilities (both transmission and distribution segments). At the time, Ofgem established an asset life of 45 years for gas distribution but also uses a front-end loaded depreciation profile for these assets which is different from gas transmission and also electricity. This allocates a larger share of depreciation charges to the initial period of depreciation. The effect of this decision is that ~75% of new gas distribution assets are recovered in the first 22 years of use. For comparison, under straightline depreciation rates of 50 – 60 years typically seen for B.C., only 35 – 45% of the asset is recovered by Year 22. The increased depreciation means current ratepayers pay more of these assets affecting economic comparisons with alternatives and there is less chance of stranded assets being borne by a smaller and captive group of customers in future.

Australia: In 2021, the Australian Energy Regulator (AER) issued a decision allowing a gas distribution utility to include accelerated depreciation for rate setting purposes so as to reduce bill impacts on future customers due to future declines in gas demand¹³. Other Australian gas utilities have since proposed similar rate treatment.

- d. Establishing local “heat planning” processes to coordinate and manage the optimal transition away from gas and towards alternative heating solutions including electrification and low carbon district energy. This could also include consideration of strategic investments to upgrade portions of the gas grid to hydrogen (i.e. to individual users or to supply peaking energy intense users). Staff completed such heat mapping to as part of the City Centre District Energy Utility due diligence work.*

Denmark: Denmark pioneered the concept of top-down policies coupled with bottom-up power, which is often credited with the extensive and sustained growth of district energy in the country and rapid transition to renewables in heating. The 1979 *Danish Heat Supply Act* provided the

¹¹ <https://www.cbc.ca/news/canada/montreal/quebec-bans-oil-heating-1.6252420>

¹² “Opening Brief on Depreciation of Pacific Gas and Electric Company (U39M)”, CPUC Proceeding A2106021.

¹³ “Final Decision – Evoenergy Access Arrangement 2021 to 2026, Overview April 2021”. Australian Energy Regulator, pp. 37-39. <https://www.aer.gov.au/system/files/AER%20-%20Final%20decision%20-%20Evoenergy%20access%20arrangement%202021-26%20-%20Overview%20-%20April%202021.pdf>

legal framework for municipal heat plans and planning. Under the framework, municipalities are responsible for approving district energy projects, subject to national standards for feasibility which includes requirement for lifecycle costing, evaluation of both financial and non-financial considerations, common evaluation methodologies, and standardization of some common assumptions.

Others: While frameworks and requirements for local heat planning have existed for many years in Denmark, it is now showing up in other jurisdictions. Three examples where heating and cooling plans have recently become mandatory include: the State of Baden Württemberg in Germany (under its revised 2021 Heating Climate Protection Act); The Netherlands (under the 2019 Dutch National Climate Agreement); and Scotland (under the 2021 Heat Network Act and 2022 Local Heat and Energy Efficiency Strategies (LHEES) statutory order.¹⁴ Some of these mandates allow municipalities to implement mandatory connection in district energy priority zones (for certain types of buildings and with conditions).

The European Commission has proposed updating its Energy Efficiency Directive to require Member States to make heating and cooling plans mandatory for municipalities above a threshold of 50,000 inhabitants. Building on the direction from the European Commission and also the experience of several states which already have mandatory heat planning (e.g. Baden Württemberg, above, and also Schleswig-Holstein), the federal government of Germany is planning to introduce a national mandate for municipal heat plans in cities over 10,000 to 20,000 inhabitants (thresholds will be determined by states). The obligation would be implemented by states (which regulate cities), but it would come with federal law to permit cities to request the necessary data from energy suppliers and others in preparing heat plans. These heat plans are to include an inventory analysis, an analysis of potential, target scenarios and an action strategy. It is expected heat plans will include, among other things, the creation of heat registers (including waste heat sources), the monitoring of heat network expansion, the decarbonization of existing heat networks, the securing of areas for energy generation and storage, and concepts refurbishing of public buildings.¹⁵

The UK (which is no longer subject to EU requirements after Brexit) has recently introduced national requirements for municipal heat zoning as part of its recent Energy Security Bill (see Appendix B). A pilot program for to test a heat zoning methodology is under way. A consultation is planned for later this year on the detail of regulations for heat network zoning. In early 2022, the UK government set up A Heat Network Zoning Pilot Program (HNZPP) to test a methodology for heat network zoning in ~28 English cities and towns of varying sizes. The results of the pilot program are expected in early 2023.¹⁶

¹⁴ <https://energy-cities.eu/wp-content/uploads/2022/06/Factsheet-1-Final-1.pdf>

¹⁵ <https://www.bayern-innovativ.de/en/page/draft-law-on-municipal-heat-planning-by-the-end-of-the-year>

¹⁶ <https://www.gov.uk/government/publications/heat-networks-zoning-pilot#:~:text=The%20zoning%20pilot%20aims%20to,mandating%20powers%20and%20market%20support>

City of Richmond Requests of the Government of British Columbia

Summary of issues to be included in the letters to Government of BC elected officials, as listed in the report:

- 1) **Bring forward legislation implementing the 2030 GHG cap on the gas sector** without further delay as committed to in the Province's CleanBC plan and recently reaffirmed by the Premier on March 14, 2023 with the launch of a new energy action framework;
- 2) **Launch an independent gas utility planning exercise that plots a course for addressing an expected decline in throughput of gas grids** and the transition of gas grids towards transporting RNG and hydrogen to sectors and/or locations that are hard to decarbonize, consistent with the Province's 2030, 2040 and 2050 GHG emission reduction targets, all leading to the increased role of electrification in building heating and transport.
- 3) **Reject the use of RNG and hydrogen in new construction to meet GHG limits in the Step Code**, so that the limited and costly supply of these alternative fuels can be put to highest and best uses.
- 4) **Develop policies to assess, certify and track the GHG intensity of RNG, hydrogen and other alternative gases.**
- 5) **Reform the BCUC in the context of a changing climate to consider**, quantify and minimize the potential costs of lock-in and stranded investments when evaluating capital plans, rate setting and extension policies for gas utilities. This direction should also include greater consideration of non-pipe alternatives to marginal investments in gas grids as well as consideration of strategic opportunities to prune gas grids in conjunction with targeted electrification strategies. Finally, proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction;
- 6) **Bring forward legislation and other regulatory changes specific to the heat transition** that, among other issues, establishes a distinct BCUC regulatory framework for public district energy systems more aligned with their small scale and localized nature;
- 7) **Require that a minimum percentage of low-carbon methane-based fuels (i.e. up to 100%) be produced within BC.**

More information to be included as an attachment in the letters:

- 1) **Bring forward legislation implementing the 2030 GHG cap on the gas sector without further delay** as committed to in the Province's CleanBC plan and recently reaffirmed by the Premier on March 14, 2023 with the launch of a new energy action framework;
- 2) **Launch an independent gas utility planning exercise that plots a course for addressing an expected decline in throughput of gas grids** and the transition of gas grids towards transporting RNG and hydrogen to sectors and/or locations that are hard to

decarbonize, consistent with the Province's 2030, 2040 and 2050 GHG emission reduction targets, all leading to the increased role of electrification in building heating and transport.

- 3) **Reject the use of RNG and hydrogen in new construction to meet GHG limits in the Step Code, so that the limited and costly supply of these alternative fuels can be put to highest and best uses.** RNG volumes are very limited and RNG may be the only option for decarbonizing heavy industry and some portions of the transportation sector. There are affordable low-carbon alternatives for heating new buildings. Heating new buildings is not the highest and best use of limited RNG resources. In addition, prioritizing electric heat pumps, including district energy heat pump applications, over generating hydrogen gas from electricity is a more efficient use of BC's electricity resources. The Climate Solutions Council identifies these issues as *Opportunity #7: Electrifying our Economy and Communities* in their 2022 Annual Report.
- 4) **Develop policies to assess, certify and track the GHG intensity of RNG, hydrogen and other alternative gases** B.C. needs a robust and credible system for assessing the GHG intensity of renewable gases and ensuring these fuels do not contribute further to GHG emissions. Key issues include avoiding double-counting GHG credits and minimizing fugitive methane emissions.
- 5) **Reform the BCUC in the context of a changing climate to consider to:**
 - consider and minimize lock-in and stranded investment risks when evaluating capital plans, rate setting and extension policies for gas utilities including:
 - ensuring extension policies of gas utilities take into account reduced consumption and stringent GHG limits for new construction;
 - using different depreciation rates and allowable returns on equity for new investments commensurate with the uncertainty over useful life and stranding risk;
 - ensuring non-pipe alternatives are adequately considered as alternatives to maintaining and/or upgrading gas infrastructure, including local decommissioning of gas infrastructure in favour of electrification or district energy; and
 - considering provincial policy and credible independent studies into the future role of hydrogen when considering hydrogen or hydrogen-ready infrastructure
 - proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction.

The Climate Solutions Council identifies these issues as *Opportunity #7: Electrifying our Economy and Communities* in their 2022 Annual Report, asking the Province to identify an appropriate role for the BCUC in supporting BC's clean energy transition.

- 6) **Bring forward legislation and other regulatory changes specific to the heat transition similar to recent initiatives implemented or proposed in the UK, Netherlands, Germany, France and New York State, among others, which would among other things:**
 - recognize the unique role for district energy systems in the energy transition;

- establish a distinct BCUC regulatory framework for public district energy systems that is more aligned with their small scale and localized nature;
 - provide incentives and resources to support the development of local heat plans to coordinate and optimize incremental investments in gas, electric and district energy infrastructure, as well as spatially targeted retrofit and fuel switching programs and incentives.
 - provide incentives and fairer tax treatment for low-carbon district energy systems, including addressing the unequal burden from property taxes and PST on these systems
- 7) **Require that a minimum percentage of low-carbon methane-based fuels (i.e. up to 100%) be produced within BC.** Currently there is no requirement that low-carbon gases be produced and procured within B.C. and as a result, FortisBC has sought out low-cost supply in other provinces and in the US. This may help reduce renewable gas prices but it also limits the ability of B.C. workers to benefit from investments in new low-carbon gas production. Procuring out-of-Province gases is a risk because since they are limited resources and it is anticipated that net-zero state- or federal-level commitments in other jurisdictions are likely to affect long-term supply and prices for consumers in B.C. Mandating that a minimum share of gas utilities' low-carbon gases be produced within B.C. would also drive employment opportunities in B.C. and manage the impacts of the energy transition on B.C.'s workforce. The Climate Solutions Council identifies these issues as *Opportunity #8: Minimizing Reliance on Offsets* in their 2022 Annual Report.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10273 (RZ 19-867880)
6700 Francis 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 a “TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)” site specific zone.

P.I.D. 001-337-955

Lot 4 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10273**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 14 2021

JUL 19 2021

JUL 19 2021

JUL 19 2021

SEP 12 2023

CITY OF RICHMOND
APPROVED by

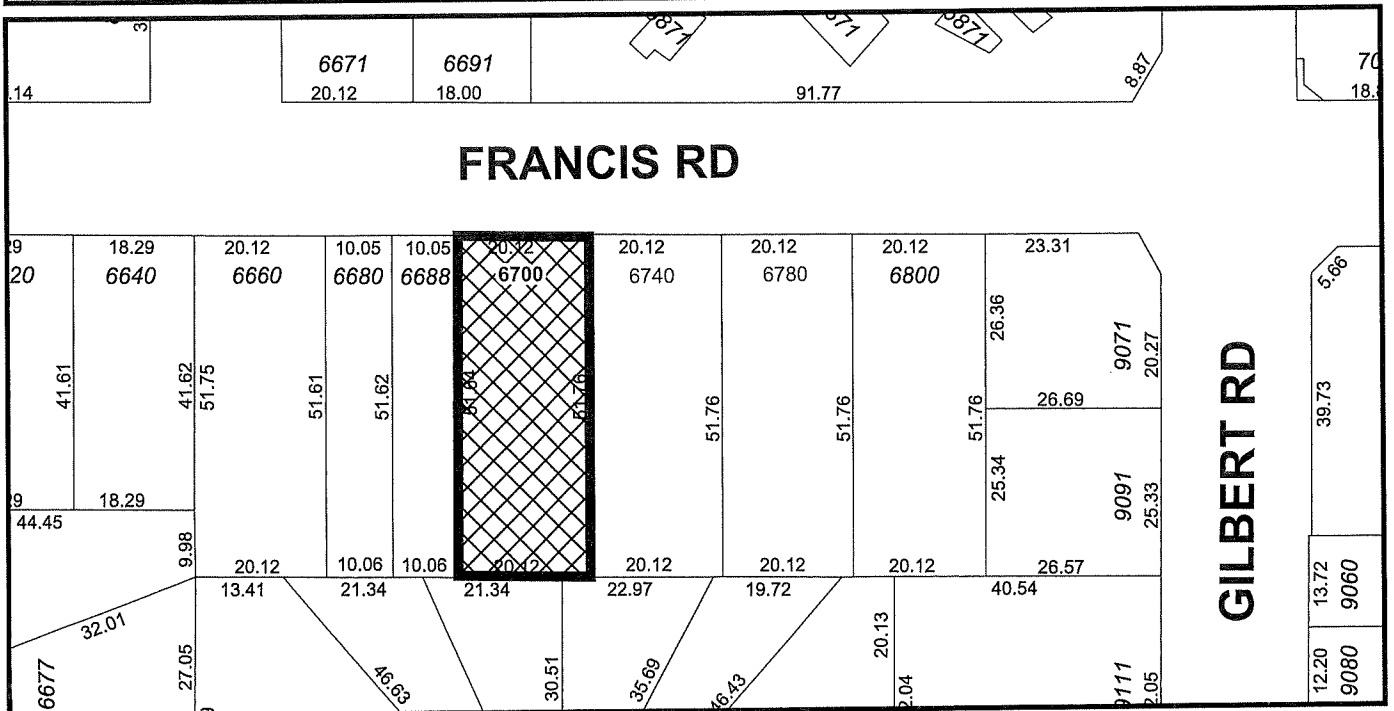
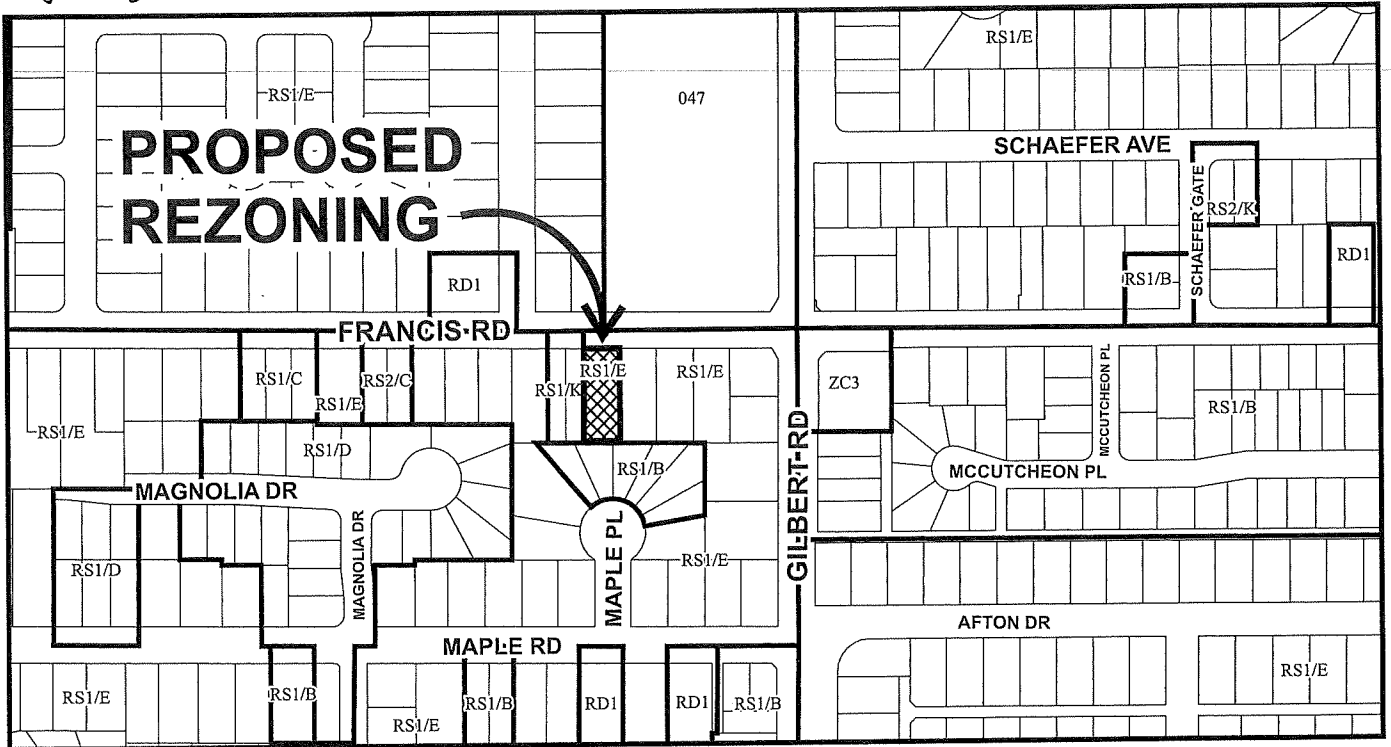
APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 19-867880

Original Date: 06/27/17

Revision Date: 05/11/21

Note: Dimensions are in METRES



To: Richmond City Council

Date: September 6, 2023

From: John Irving
Chair, Development Permit Panel

File: DP 21-934726

Re: **Development Permit Panel Meeting Held on October 20, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 21-934726) for the properties located at 6700 Francis Road, be endorsed and the Permit so issued.

John Irving
Chair, Development Permit Panel
(604-276-4140)

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 20, 2022.

DP 21-934726 – DOXA CONSTRUCTION LTD. - 6700 FRANCIS ROAD (October 20, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one duplex on each new lot after subdivision), on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”.

The applicant’s Architect, Jiang Zhu, of Imperial Architecture Ltd., and Landscape Architect Lu Zu, of RPL Projects Ltd., provided a brief visual presentation highlighting:

- The subject site will be subdivided to create two lots.
- The proposal includes two two-storey front-to-back duplex buildings, with one duplex building located on either side of a shared central drive aisle.
- Each unit in the duplex building is separated by a carport that provides two side-by-side parking spaces for each unit.
- A shared visitor parking stall is located at the south end of the shared drive aisle.
- The architectural expression of the two duplex buildings has been differentiated through the use of different architectural treatments, colour schemes and materials.
- The deck in the middle of each duplex building breaks up the building mass; the decks are oriented towards the internal drive aisle to avoid overlook onto adjacent properties.
- Smaller windows along the side yards are proposed to avoid overlook onto adjacent properties.
- One convertible unit will be provided in the proposed development.
- Two colour tones are proposed for the permeable pavers on the entire shared central drive aisle to emphasize its use by both pedestrians and vehicles.
- Trees are proposed to be planted in the front and back yards of each unit.
- Existing trees in the backyards of rear units will be retained.
- A mix of deciduous and coniferous trees will be planted, and
- A gravel pathway is proposed on the side yard of each duplex building and vine planting will be installed adjacent to the fence to provide greenery.

Staff noted that (i) the project has been designed to meet Step Code 3 of the BC Energy Step Code with the provision of heat pumps for heating and cooling, (ii) the heat pump units will comply with the City’s Noise Regulation Bylaw, and (iii) there is a Servicing Agreement associated with the project for frontage improvements along Francis Road.

A suggestion was made to install permeable pavers in lieu of concrete slabs for the patios of back units to further enhance on-site storm water permeability.

Staff were then directed to work with the applicant to investigate opportunities for installing permeable pavers for the rear patios prior to the application moving forward to Council for consideration.

In reply to queries from the Panel, the applicant noted that (i) there are no walls on the east and west sides of the carports, (ii) the perimeter fences along the east and west property lines will prevent headlight glare from the carport to spill out into neighbouring properties, and (iii) the view to adjacent properties from the deck on top of the carports will be blocked by the building mass and will therefore not pose overlook concerns.

Subsequent to the panel meeting staff worked with the applicant to obtain a revised Landscape Plan that provided concrete paving stones for the rear yard patios.