



## City Council

Council Chambers, City Hall  
6911 No. 3 Road

Monday, September 8, 2014  
7:00 p.m.

Pg. #      ITEM

### MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on Monday, July 28, 2014 (distributed previously);*
- CNCL-7      (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on Tuesday, September 2, 2014; and*
- CNCL-30      (3) *receive for information the Metro Vancouver **'Board in Brief'** dated Friday, July 25, 2014.*



### 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. 11.)**

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
- Amendments to the 5 Year Financial Plan (2014-2018) Bylaw 9100
- Richmond Media Lab
- Richmond Response: Proposed Metro Vancouver (MV) Regional Growth Strategy (RGS) Type 3 Amendment – Minor B for City of Port Moody
- Land use application for first reading (to be further considered at the Public Hearing on Monday, October 20, 2014):
  - 4800 Princeton Avenue – Rezone from Land Use Contract 009 to Single Detached (RS1/B) (Ajit Thaliwal – applicant)

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



6. **COMMITTEE MINUTES**

*That the minutes of:*

CNCL-33

- (1) the **Finance Committee** meeting held on Tuesday, September 2, 2014;

## Council Agenda – Monday, September 8, 2014

- | Pg. #   | ITEM  |
|---------|---|
| CNCL-35 | (2) <i>the <b>General Purposes Committee</b> meeting held on Tuesday, September 2, 2014;</i>                                  |
| CNCL-38 | (3) <i>the <b>Planning Committee</b> meeting held on Wednesday, September 3, 2014;</i><br><i>be received for information.</i> |

☐

Consent  
Agenda  
Item

7. **AMENDMENTS TO THE 5 YEAR FINANCIAL PLAN (2014-2018) BYLAW 9100**

(File Ref. No. 12-8060-20-009100/9166) (REDMS No. 4309431 v. 6)

CNCL-43

**See Page CNCL-43 for full report**

**FINANCE COMMITTEE RECOMMENDATION**

*That the 5 Year Financial Plan (2014-2018) Bylaw 9100, Amendment Bylaw 9166, which would incorporate and put into effect changes previously approved by Council and administrative changes to the 2014 Capital, Utility and Operating Budgets, be introduced and given first, second and third readings.*

☐

Consent  
Agenda  
Item

8. **RICHMOND MEDIA LAB**

(File Ref. No. 11-7144-01) (REDMS No. 4258707)

CNCL-60

**See Page CNCL-60 for full report**

**PLANNING COMMITTEE RECOMMENDATION**

- (1) *That the staff report titled Richmond Media Lab, dated July 29, 2014, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That future funding to operate the Richmond Media Lab be included in the 2015 budget process for Council consideration.*

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Consent  
Agenda  
Item

9. **RICHMOND RESPONSE: PROPOSED METRO VANCOUVER (MV) REGIONAL GROWTH STRATEGY (RGS) TYPE 3 AMENDMENT – MINOR B FOR CITY OF PORT MOODY**

(File Ref. No. 01-0157-30) (REDMS No. 4306475)

CNCL-66

See Page CNCL-66 for full report

PLANNING COMMITTEE RECOMMENDATION

*That:*

- (1) *Metro Vancouver be advised that the City of Richmond does not object to the City of Port Moody's application to amend the Metro Vancouver (MV) Regional Growth Strategy (RGS) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area; and*
- (2) *staff continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.*



Consent  
Agenda  
Item

10. **APPLICATION BY AJIT THALI WAL FOR REZONING AT 4800 PRINCETON AVENUE FROM LAND USE CONTRACT 009 TO SINGLE DETACHED (RS1/B)**

(File Ref. No. 12-8060-20-009167; RZ 14-662753) (REDMS No. 4308739)

CNCL-77

See Page CNCL-77 for full report

PLANNING COMMITTEE RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:*

- (1) *for the rezoning of 4800 Princeton Avenue from "Land Use Contract 009" to the "Single Detached (RS1/B)" zone; and*
- (2) *to authorize the termination, release and discharge of "Land Use Contract 009" entered into pursuant to "Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973", as it affects 4800 Princeton Avenue;*

*be introduced and given first reading.*





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

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-89	Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 9012</b> (11351 No. 1 Road, RZ 12-624849) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-95	Fire Protection and Life Safety Bylaw No. 8306, Amendment <b>Bylaw No. 9151</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-107	Consolidated Fees Bylaw No. 8636, Amendment <b>Bylaw No. 9152</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-110	Municipal Ticket Information Authorization Bylaw No. 7321, Amendment <b>Bylaw No. 9153</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>

## Council Agenda – Monday, September 8, 2014

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CNCL-113	Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment <b>Bylaw No. 9154</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.

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### DEVELOPMENT PERMIT PANEL

#### 11. RECOMMENDATION

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

- |          |   |
|----------|---|
| CNCL-120 | (1) <i>That the <b>minutes</b> of the Development Permit Panel meetings held on Wednesday, July 30, 2014 and Wednesday, August 27, 2014, and the <b>Chair's report</b> for the Development Permit Panel meeting held on Wednesday, August 27, 2014, be received for information;</i>  |
| CNCL-140 | (2) <i>That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DP 13-631844) for the property at 7411 Nelson Road be endorsed and the Permit so issued; and</i><br>(3) <i>That Richmond City Council grant concurrence to the proposed telecommunication antenna installation at 7411 Nelson Road.</i> |

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### ADJOURNMENT

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**Regular Council Meeting for Public Hearings  
Tuesday, September 2, 2014**

Place: Council Chambers  
Richmond City Hall

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

Hanieh Berg, Acting Corporate Officer

Absent: Councillor Chak Au

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

**APPOINTMENT OF ACTING CORPORATE OFFICER**

PH14/8-1 It was moved and seconded  
*That Hanieh Berg be appointed as Acting Corporate Officer as provided under Section 148 of the Community Charter for the purposes of this meeting.*

**CARRIED**



**Regular Council meeting for Public Hearings  
Tuesday, September 2, 2014**

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**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9146  
(RZ 13-644887)**

(Location: 8600 and 8620 No. 2 Road; Applicant: Balandra Development Inc.)

*Applicant's Comments:*

Wayne Fougere, Architect, accompanied by Clive Alladin, Balandra Development, provided an overview of the proposed variances, which include (i) a front yard setback reduction, (ii) the replacement of seven standard parking stalls with small car stalls, and (iii) a reduction in the minimum lot width. Mr. Fougere noted that the proposed development will be two-storeys with some units having an attic that would face the internal courtyard. Mr. Fougere commented on privacy concerns, noting that a cedar hedge will be planted along the eastern frontage to address any overlook concerns and to provide screening.

In response to queries from Council, Mr. Fougere noted that if the front yard setback relaxation and the replacement of standard parking stalls with small car stalls were not granted, further design development could address these matters. However, Mr. Fougere stated that the reduction in the minimum lot width is necessary for the proposed development to proceed.

*Written Submissions:*

- (a) Walter Xinlong Song, 8628 No. 2 Road (Dated August 24, 2014) (Schedule 1)
- (b) Walter Xinlong Song, 8628 No. 2 Road (Dated August 26, 2014) (Schedule 2)
- (c) Kam Cheung, 8551 Delaware Road (Schedule 3)
- (d) Yin Wong, 8591 Delaware Road (Schedule 4)
- (e) Steve Wei, 8571 Delaware Road (Schedule 5)
- (f) Hui Yin, 8526 No. 2 Road (Schedule 6)
- (g) Wayne Fougere, 2425 Quebec Street, Vancouver (Schedule 7)
- (h) Andersen Lau, 8680 No. 2 Road (Schedule 8)
- (i) Delaware Road Homeowners Petition (Dated August 28, 2014) (Schedule 9)
- (j) No. 2 Road Homeowners Petition (Dated August 29, 2014) (Schedule 10)



**Regular Council meeting for Public Hearings**  
**Tuesday, September 2, 2014**

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*Submissions from the floor:*

David Underwood, 8751 Delaware Road, was opposed to the application as he was of the opinion that (i) the proposed development will cast a shadow on homes on Delaware Road along the eastern frontage due to the height of the building, (ii) the proposed cedar hedge will not provide adequate privacy, (iii) the proposed development will cause flooding issues for adjacent properties, and (iv) the proposed development will create parking issues along No. 2 Road.

In response to queries from Council, Wayne Craig, Director of Development, commented on how the proposed development meets the City's requirements in relation to parking and site drainage.

Julie Underwood, 8751 Delaware Road, spoke in opposition to the proposed development as she was of the opinion that the height of the project will cast a shadow on her home throughout the year.

Discussion ensued regarding the height of the proposed development and its shadow effects on the neighbouring properties.

PH14/8-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9146 be given second and third readings.***

The question on Resolution No. PH14/8-2 was not called as discussion ensued regarding an affidavit showing an effort to purchase adjacent property in order to meet the City's minimum lot width requirement (attached to and forming part of these Minutes as Schedule 7). In response to queries from Council, Mr. Craig noted that the form and character of the proposed project, subject to Council's approval, would be discussed at the Development Permit stage.

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

PH14/8-3

It was moved and seconded

***That Resolution No. PH14/8-2 be amended by adding the following after third readings, 'provided that the roof lines on the east side be reduced to eliminate the rooms in the attics.'***

The question on Resolution No. PH14/8-3 was then called and it was **CARRIED**.

The question on Resolution No. PH14/8-2, as amended, was then called and it was **CARRIED**.



**Regular Council meeting for Public Hearings  
Tuesday, September 2, 2014**

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PH14/8-4                      It was moved and seconded  
*That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be adopted.*

**CARRIED**

**2. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,  
AMENDMENT BYLAW 9147**

(Location: City-Wide; Applicant: City of Richmond)

*Applicant's Comments:*

Staff were available to respond to queries.

The Chair noted that the question on Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 was considered out of sequence of the agenda.

As a result, the following **motion** was introduced:

PH14/8-5                      It was moved and seconded  
*That Resolution No. PH14/8-4 with respect to the adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be rescinded.*

**CARRIED**

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/8-6                      It was moved and seconded  
*That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be given second and third readings.*

**CARRIED**

PH14/8-7                      It was moved and seconded  
*That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be adopted.*

**CARRIED**



**Regular Council meeting for Public Hearings  
Tuesday, September 2, 2014**

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**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9159  
(RZ 13-649641)**

(Location: 9700 and 9740 Alexandra Road; Applicant: Polygon Development 296 Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/8-8

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9159 be given second and third readings.***

The question on Resolution No. PH14/8-8 was not called as a member of the public requested to delegate on Richmond Zoning Bylaw 8500, Amendment Bylaw 9159 as he missed his opportunity when the Chair called for submissions from the floor.

PH14/8-9

It was moved and seconded

***That Resolution No. PH14/8-8 be tabled until after Council has heard the delegation.***

**CARRIED**

*Submissions from the floor:*

Jagtar Sihota, 9800 Alexandra Road, was of the opinion that the proposed development would negatively impact the neighbourhood due to construction activities. He cited concern with regard to (i) dust, (ii) noise, and (iii) potential settling of adjacent properties due to construction and its impact on homeowners. Also, Mr. Sihota expressed concern regarding the City's land dedication practices and commented on the potential to connect to the City's sewer system.

In reply to queries from the Chair, Mr. Craig spoke on (i) the potential for connection to the City's sewer system, (ii) programs in place to ensure roads are kept clean throughout construction activities, and (iii) the requirement to provide a geotechnical report regarding potential impacts to adjacent properties as part of the Building Permit process.



**Regular Council meeting for Public Hearings  
Tuesday, September 2, 2014**

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PH14/8-10

It was moved and seconded

*That Resolution No. PH14/8-9 be lifted from the table.*

**CARRIED**

The question on Resolution No. PH14/8-8,

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9159 be given second and third readings.*

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

4. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9164 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9163 (RZ 14-656219)**

(Location: 9191 and 9231 Alexandra Road; Applicant: S-8135 Holdings Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/8-11

It was moved and seconded

*That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164 be given second and third readings.*

**CARRIED**

PH14/8-12

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9163 be given second and third readings.*

**CARRIED**





Regular Council meeting for Public Hearings  
Tuesday, September 2, 2014

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**ADJOURNMENT**

PH14/8-13

It was moved and seconded  
*That the meeting adjourn (8:27 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular meeting for Public  
Hearings of the City of Richmond held on  
Tuesday, September 2, 2014.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Hanieh Berg)

Schedule 1 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Sunday, 24 August 2014 11:56  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #799)

**Categories:** 12-8060-20-9146 - RZ 13-644887 - 8600 & 8620 No 2 Road - Balandra Development Inc

<b>To Public Hearing</b>
Date: <u>Sept. 2 2014</u>
Item # <u>1</u>
Re: <u>BYLAW 9146</u> <u>RZ 13-644887</u>

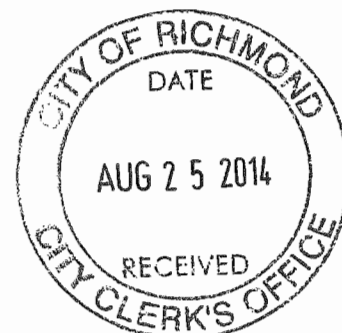
## Send a Submission Online (response #799)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	8/24/2014 11:55:48 AM

### Survey Response

Your Name	Walter Xinlong Song
Your Address	8628 No.2 Road, Richmond, BC, V7C 3M5
Subject Property Address OR Bylaw Number	Bylaw 8500, Amendment 9146 (RZ 13-644887)
Comments	We object to rezoning 9 townhouse because: A. No.2 road is disaster emergency route, Too many people will block this route. B. 2 Single houses become 9 townhouses make this zone too crowded. C. There are many townhouse & apartment around there, also a huge existed apartment zone need rebuilding.



Schedule 2 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

Lee, Edwin

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

From: Dr.Song [xinlongsong@hotmail.com]  
Sent: Tuesday, 26 August 2014 11:33  
To: Lee, Edwin  
Subject: Object to rezoning by law 8500,Amendment  
Attachments: Scanned at 2014-8-26 11-22.jpg; Scanned at 2014-8-26 11-10.jpg

Sir.

This is Walter Xinlong Song,the owner of 8628 No.2 Road;I really object to Rezoning  
Bylaw 8500,Amendment Bylaw 9146(RZ 13-644887).Because:

A, the front size only 43.1 m,but usually need 50 m.

B, I really want sell my property to them but no answer!I guess someone use tricks!Last 6  
month a lot strange things happened in rezoning property(8620 No.2 Road),Police came  
many times!

C.2 Single houses rezoning 9 Townhouses too crownded .

-  
Scincely

Walter 心龍



Schedule 3 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment,  
Bylaw 9146(RZ 13-644887)

**To:Whom it may concerns, DevApps:**  
Attention: Edwin Lee,  
City of Richmond - Planner

CITY OF RICHMOND  
INFO CENTRE  
AUG 28 2014

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses  
because the project is far too big for the lots,two houses will be  
replaced with 9 homes, 9 families, and 9 plus vehicles just  
outside our yard. ...too crownded!

We also insist that the proposed variances be rejected  
that "Reduce the minimum lot width on major arterial road from  
50.0 m to 43.29 m.& "the proposed front yard setback variance  
from 6. 0 m to 5.4 m."

*Scincerely!*

Name: *LAM KHUN F*

Address: *8551 DELAWARE ROAD*

**Aug27,2014**



Schedule 4 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment  
Bylaw 9146(RZ 13-644887)

**To: Whom it may concerns, DevApps:**  
Attention: Edwin Lee,  
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses  
because the project is far too big for the lots, two houses will be  
replaced with 9 homes, 9 families, and 9 plus vehicles just  
outside our yard. ...too crowded!

We also insist that the proposed variances be rejected  
that "Reduce the minimum lot width on major arterial road from  
50.0 m to 43.29 m. & "the proposed front yard setback variance  
from 6.0 m to 5.4 m."

*Scincerely!*

Name: *Yin Wong*

Address: *1591 Delavan Rd*  
*V7C 4X6*

**Aug 27, 2014**



Schedule 5 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146
	RZ 13-644887

**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment  
Bylaw 9146(RZ 13-644887)

**To:Whom it may concerns, DevApps:**

Attention: Edwin Lee,  
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses  
because the project is far too big for the lots,two houses will be  
replaced with 9 homes, 9 families, and 9 plus vehicles just  
outside our yard. ...too crownded!

We also insist that the proposed variances be rejected  
that"Reduce the minimum lot width on major arterial road from  
50.0 m to 43.29 m.& "the proposed front yard setback variance  
from 6. 0 m to 5.4 m."

*Scincerely!*

Name: STEVE WEI

Address: 8571 DELAWARE RD  
RICHMOND BC V7C 4X6

**Aug27,2014**



Schedule 6 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146
	RZ 13-644887

**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment  
Bylaw 9146(RZ 13-644887)

**To: Whom it may concerns, DevApps:**  
Attention: Edwin Lee,  
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses  
because the project is far too big for the lots, two houses will be  
replaced with 9 homes, 9 families, and 9 plus vehicles just  
outside our yard. ...too crowded!

We also insist that the proposed variances be rejected  
that "Reduce the minimum lot width on major arterial road from  
50.0 m to 43.29 m. & "the proposed front yard setback variance  
from 6.0 m to 5.4 m."

*Sincerely!*

Name:



YIN HUIJUAN

Address:

8526 - No 2 - Richmond Rd. VTC 3MS

**Aug 27, 2014**



Schedule 7 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

<b>To Public Hearing</b>	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 946 RZ 13-644887

Lee, Edwin

**From:** Wayne [Wayne@fougerearchitecture.ca]  
**Sent:** Thursday, 28 August 2014 16:42  
**To:** Lee, Edwin  
**Cc:** 'clive@balandra.ca'; 'Clive Alladin (alladin2000@shaw.ca)'; Parisa; info@balandra.ca  
**Subject:** RE: Object to rezoning by law 8500, Amendment - 8600 and 8620 No. 2 Road - RZ 13-644887  
**Attachments:** image002.jpg; 2014\_08\_28\_14\_56\_57.pdf  
**Categories:** To Do

Dear Edwin,

Further to your request for "a brief written response to the concerns noted and to the purchase question", please note:

- A. When Balandra purchased the property, the neighbours on either side weren't interested in selling their homes; so, it wasn't possible to assemble a development site with a 50 m frontage at this location.
- B. Please see the attached Affidavit from Sandy So, the realtor who approached Dr. and Mrs. Song about the sale of their property at 8628 No. 2 Road.
- C. The project density (both floor area and unit density) is appropriate for these lots. Please refer to the Arterial Road Map (on page 3-55 of the 2041 Official Community Plan). These lots are designated for townhouse development in the OCP. Our development has a Floor Area Ratio of 0.60. This is on the low end of the expected townhouse density range for Arterial Road developments (refer to page 3-57 of the OCP that notes a normal density range of 0.60 to 0.65 FAR). The unit density is a result of dividing the permitted floor area into modest family sized homes.

Please let me know if you need any additional information.

Regards,

Wayne Fougere  
Architect AIBC, AAA, AIA



202 – 2425 Quebec Street  
Vancouver, BC V5T 4L6

604.873.2907

[www.fougerearchitecture.ca](http://www.fougerearchitecture.ca)

**From:** Lee, Edwin [mailto:ELee@richmond.ca]  
**Sent:** Tuesday, August 26, 2014 2:05 PM  
**To:** Wayne; 'clive@balandra.ca'; 'Clive Alladin (alladin2000@shaw.ca)'  
**Subject:** FW: Object to rezoning by law 8500, Amendment - 8600 and 8620 No. 2 Road - RZ 13-644887  
**Importance:** High

Wayne





Please see attached email below and the attachments for your references. Please provide a brief written response to the concerns noted and to the purchase question. In our staff report, we have indicated that the developer attempted to acquire adjacent lands but the owners were not interested in selling. This property owner is disputing that claim so the developer must provide a formal response to the potential acquisition of the adjacent property prior to this project being forwarded to PH on next Tuesday.

If you have any questions, please call me to discuss.

Regards,

Edwin

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**From:** Dr.Song [mailto:xinlongsong@hotmail.com]

**Sent:** Tuesday, 26 August 2014 11:33

**To:** Lee, Edwin

**Subject:** Object to rezoning by law 8500,Amendment

Sir.

This is Walter Xinlong Song,the owner of 8628 No.2 Road;I really object to Rezoning Bylaw 8500,Amendment Bylaw 9146(RZ 13-644887).Because:

A, the front size only 43.1 m,but usually need 50 m.

B, I really want sell my property to them but no answer!I guess someone use tricks!Last 6 month a lot strange things happened in rezoning property(8620 No.2 Road),Police came many times!

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Scincely

Walter 心龍

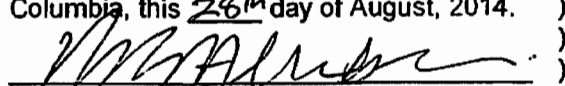
CANADA )  
PROVINCE OF )  
BRITISH COLUMBIA )

IN THE MATTER OF 8628 No. 2 Road, Richmond  
B.C. (the "Property") and IN THE MATTER of a  
Balandra Development Inc.'s ("Balandra") Zoning  
Bylaw Amendment application RZ 13-644887

I, Sandy So, Realtor, of 410-650 West 41<sup>st</sup> Avenue, Vancouver, in the Province of British Columbia, do solemnly declare:

1. THAT I am a realtor, and on or about November 17, 2012 I listed two properties adjacent to the Property, namely 8620 & 8600, No. 2 Road, Richmond, B.C.
2. THAT on or about November 17, 2012, I contacted Mrs. Song, an owner of the Property to determine if she was willing to sell the Property. She advised she ~~did not wish to sell~~ is not ready to sell at least for a year, but will talk to her husband Walter Song who practices on McKim Way.
3. THAT on or about November 22, 2012, I contacted Dr. Walter Xin Long Song, the other owner of the Property at his clinic at #1160 – 8788 McKim Way, Richmond, B.C. to determine if he was willing to sell the Property. He advised that he did not wish to sell and asked me to "stop wasting his time."
4. THAT after my discussions with Dr. and Mrs. Song, I requested that they sign a letter confirming their intention not to sell, but they declined to do so. I did the same letter for the neighbor on north Dewey & Inz Young of 8580 No 2 Rd same date Nov 28/12, which they signed back.
5. THAT I confirmed my discussions with the owners with respect of their intent to sell the Property with Balandra's realtor.
6. THAT since my discussions with respect to the sale of the Property, I have not been contacted by either Dr. or Mrs. Song with respect to the potential sale of the Property.

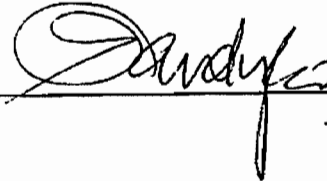
AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at  
Richmond, in the Province of British )  
Columbia, this 26<sup>th</sup> day of August, 2014. )  
 )  
A Commissioner for Taking Affidavits within )  
British Columbia MSA )

A Notary Public in and for the  
Province of British Columbia

**MALEK ALLIBHAI**

Notary Public  
220-1111 Buswell Street  
Richmond, B.C. V6Y 2G5  
Tel: 604-244-8993  
Permanent Commission

  
\_\_\_\_\_

Schedule 8 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

To Public Hearing	
Date:	Sept. 2, 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment  
Bylaw 9146(RZ 13-644887)

**To: Whom it may concerns, DevApps:**  
Attention: Edwin Lee,  
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses because the project is far too big for the lots, two houses will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. ...too crowded!

We also insist that the proposed variances be rejected that "Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m. & "the proposed front yard setback variance from 6.0 m to 5.4 m."

*Scincerely!*

Name: ANDERSEN LAM

Address: 8680 NO. 2 RD., RICHMOND B.C., V7C 3M5

**Aug27,2014**



Schedule 9 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

Mr. Edwin Lee

City of Richmond Planner

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

Dear Mr. Lee,

Please find attached a petition signed by all homeowners in Delaware Road to the south of Danube Road, with the exception of 8771 which is vacant, 8711 which is rented and the tenants were unable to contact the owner, and 8551 which appears to be vacant. This petition states that all the signees (homeowners and residents of Delaware Road to the south of Danube) are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887). Attached with the petition are reasons for their opposition.

Also attached, please find a petition signed by homeowners of No. 2 Road to the south of Danube Road. Again, all residents have signed, with the exception of those houses whose owners we were unable to contact.

As Richmond residents, (many of us having lived in the area for upwards of 20 years) we strongly urge you to hear our voice and reject the rezoning proposal outright.

Sincerely,

Residents of Delaware Road /No. 2 Road (south of Danube Road)



August 28, 2014

We, the undersigned residents of Delaware Road, Richmond, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4, a proposed development that backs onto some of our properties and will, if a precedent is set by allowing the developer to deviate from such compliance, affect all of Delaware Road to the south of Danube Road and ultimately affect all of Richmond. Already, there is a concept plan showing how the rest of the block can be developed, and this without any input from future homeowners who will be affected!

**We demand that the proposal is rejected by Richmond City Council immediately.**









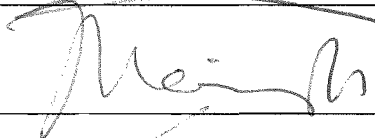

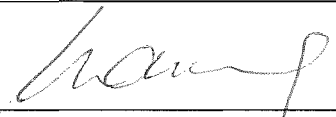

We have many objections to this development, but for the sake of brevity, we have only included a few of them with this petition. **We will be more than happy to discuss other objections we have with you at your convenience.**

- The development does not comply with the allowable frontage of 50m. on major arterial roads.
- Any deviation from the present zoning will set a precedent for all future developments in Richmond. Once it is approved for this development, there can be no going back.
- The size of the lots in Delaware Road backing onto this proposed development are very small and not consistent with other larger lots adjoining new developments. This will greatly impact the homes in Delaware Road as the townhouses will be built extremely close to the back doors of the houses in Delaware Road.
- The shadow study (Attachment 5) states that "***the proposed buildings will not cast any shadow over the neighbouring back yards to the east.***" This is preposterous! The shadow study is taken between 10:00 a.m. and 2:00 p.m. in **April and September**. Of course there will be no shadow between these times as the sun is in the south during this time. After 2.00 pm the sun is moving to the west and a shadow will complete overcast the Delaware Road gardens by late afternoon. The shadow study also shows that at 2.00 p.m. in April and September, the shadow is already at the eastern property line. Why was the shadow study not taken in the late afternoon on a summer evening when most people are enjoying their back yards after coming home from work?
- As per Richmond City's staff report dated June 27, 2014, "***the proposed building height of the development is taller than the typical height of similar buildings in other arterial road townhouse developments created by the extra half storey***". This is outrageous, considering the small lots in Delaware Road. Home owners will be faced with a 26 ft. high wall less than 40 ft. from their back door.

- As stated in the City's response to the concerns of the homeowner at 8651 Delaware However, as per section C on Site Sections Plan No. 10, the height shown from floor level of the Delaware Road properties is 12.29 metres. This appears to be conflicting information to suit the developer.
- The bottom of the windows on the ground floor of this development will be level with the top of a 6 ft. fence (as quoted in Plan #13) and less than 40 ft. from their living room windows and back door . This is an unacceptable privacy violation.
- The overall planned height of the development in excess of 41 ft. will block daylight entering the properties at the rear of the development.
- The proposal states that the developer has agreed to provide a minimum 2.75 metre hedge to address overlook concerns and provide screening. Small comfort when the top of the lower floor windows are around 5 metres! In addition, who will look after these trees when they grow and overhang the gardens of Delaware Road?
- As has been reported in the Richmond Review, neighbouring properties of such developments have been subject to flooding due to the higher elevation of the new properties. Given the size of the Delaware Road gardens, there is a high probability that our gardens will be flooded.
- The developer has indicated that the townhouses will be painted an unforgiving shade of prison grey, making the already darkened yards even more depressing.
- Delaware Road is a desirable area with smaller homes and smaller lots, suitable for young families who value their green space and privacy. This, and future similar development along the area in question, would destroy all this.

We, the undersigned residents of Delaware Road, Richmond, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4, a proposed development that backs onto some of our properties and will, if a precedent is set by allowing the developer to deviate from such compliance, affect all of Delaware Road to the south of Danube Road and ultimately affect all of Richmond.

We demand that the proposal is rejected by Richmond City Council immediately.

NAME	ADDRESS	SIGNATURE
YIM MAN LI	8671 DELAWARE RD	
ON MAN FAN	8671 DELAWARE RD	
STEVE WEZ	8571 DELAWARE RD	
JUNE SMITH	8531 DELAWARE	
BOB HORNER	8511 DELAWARE	
GAOSHAN, LIN	8471 Delaware	
WEITUN MAO	8691, Delaware	
DAVE UNDERWOOD <del>Ruthie Underwood</del>	8751 DELAWARE	
MARCIANO CHAN	8731 DELAWARE	
Man Sang Leung	8611 Delaware	
WIN TOA WONG	8591 Delaware	
PEGGY + FRED BASKIE	8651 DELAWARE RD	

Bing Yan

8631 Delaware Rd.



Schedule 10 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

August 29, 2014

Mr. Edwin Lee  
Director, City Clerk's Office  
Richmond City Council

To Public Hearing	
Date:	Sept. 1 2014
Item #	1
Re:	LYCLAW 9246
	R2 13-644207

We the residents of properties situated on the east side of No. 2 Road between Danube Road and Francis Road, wish to register our strong objection to the rezoning of 8600 and 8620 No. 2 Road, from two single family houses to 9 Townhouses.

By the City's own acknowledgement, the frontage of the proposed development site is 43.29 **and does not** comply with the required frontage of 50m on major arterial roads. The developer was asked by the City to try to obtain more lots to obtain the required frontage. By his own admission, the developer has confirmed that he has been in touch with other home owners in adjoining properties and none are willing to sell, thus he is unable to get the required lot size needed.

And yet, in support of his application, he has developed a concept plan showing how the rest of the block can be developed. This is a total disregard for homeowners who have already told him they are unwilling to sell, and for other families on the block who do not want to sell, and are now having their homes put into a development concept that they are unaware of.

One the homes in future question is a heritage house, once the original farmhouse for the farm situated in the block in question. Again, has anybody been advised that a part of Richmond's heritage is in jeopardy of being torn down?

This proposal is outrageous to say the least. Are we now to allow development based on supposition that somebody may want to move out of their established homes

If this proposal proceeds, two houses will be replaced by 9 homes, 9 families and 9 plus vehicles. This is a contemptible proposition, and one that must be immediately rejected by Richmond City Council.





We, the undersigned residents of properties situated on the east side of No. 2 Road between Danube Road and Francis Road, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4. This proposed development does not comply with the allowable frontage of 50m. on major arterial roads, and we reject any attempt by the developer to deviate from such compliance.

**We demand that the proposal is rejected by Richmond City Council immediately.**

NAME	ADDRESS	SIGNATURE
<i>Mark</i>	8520	<i>Mark</i>
Judy, JINGHONG ZHU	8628	<i>Zhu Jinghong</i>
Dewey YOUNG	8580	<i>Dewey Young</i>
M-J. MUNDIE	8560	<i>M-J. Mundie</i>
Bernard Lee	8720	<i>B</i>



## **For Metro Vancouver meetings on Friday, July 25, 2014**

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

*For more information, please contact either:*

*Bill Morrell, 604-451-6107, [Bill.Morrell@metrovancover.org](mailto:Bill.Morrell@metrovancover.org) or*

*Jean Kavanagh, 604-451-6697, [Jean.Kavanagh@metrovancover.org](mailto:Jean.Kavanagh@metrovancover.org)*

## **Greater Vancouver Regional District**

### **Delegation Executive Summaries Presented at Committee – July 2014**

**RECEIVED**

The Board received for information a summary of a delegation to the Finance Committee from Charley Beresford, Columbia Institute.

## **Greater Vancouver Water Regional District**

### **Water Sustainability Act - Pricing B.C.'s Water**

**RECEIVED**

The Board received for information a report about the Province of BC's proposed changes to water pricing and the potential impacts to the GVWD.

Under the new Water Sustainability Act, the B.C. Government is contemplating changes to water pricing in spring 2015. This could mean increased costs for surface water users such as the GVWD and new fees and water rentals for large groundwater users. Staff have suggested to the Province that all sectors using the Provincial water resource should pay the same water rental rate and have requested to be consulted as the Province develops a new "Pricing Model" in the coming months.

## **Greater Vancouver Sewage and Drainage District**

### **Regulatory Bylaw for Fermentation Operations**

**IN PROCESS**

The Board directed staff to begin consultation on the development of a regulatory bylaw for fermentation operations.

Sewer discharges from fermentation operations can negatively impact Metro Vancouver and municipal infrastructure. In recent years, there has been a significant increase in the number of operations that ferment fruits, grains and other materials to produce alcoholic beverages.

Metro Vancouver is proposing a regulatory bylaw that would impose treatment and management practices for fermentation operations which include brew pubs, cottage breweries, micro-breweries, vint-on-premises, wineries and distilleries. The proposed bylaw



would ensure a consistent approach for this sector to manage their wastewater quality and to protect municipal and regional infrastructure and the environment.

**2013 Environmental Management & Quality Control Annual Report for GVS&DD****RECEIVED**

The Board received for information the annual report that assesses Metro Vancouver's wastewater treatment system performance and reliability.

Metro Vancouver's wastewater treatment plants continue to exceed performance expectations with respect to reduction of contaminant loadings to the receiving environment and are consistently providing ongoing benefits to the region.

Various monitoring programs continue to fulfill their role of confirming that the wastewater treatment plants are operating efficiently and with no adverse effects on human health or the environment. Findings of the receiving environment and ambient monitoring programs confirm that regional liquid waste discharges continue to be effectively managed in a manner that is protective of aquatic life.

**Lions Gate Wastewater Treatment Plant Upgrade – Quarterly Report****RECEIVED**

The Board received for information a report with updates about the Lions Gate Secondary Wastewater Treatment Plant Project.

The Project Definition Report has been completed and the project is ready to move to the design and construction phase. Of the estimated \$700 million project budget approximately \$637 million has been identified as eligible cost for application under the new Building Canada Plan.

Metro Vancouver continues to work to arrange meetings with Provincial ministers and with senior Provincial staff to commence the application for funding under the new Building Canada Plan.

The engagement and consultation program will continue in 2014 and regular updates will be provided to the Utilities Committee and Board.

**Metro Vancouver Love Food - Hate Waste Campaign****APPROVED**

Love Food – Hate Waste is a campaign developed by the United Kingdom's Waste and Resources Action Programme (WRAP) with a brand that frames food as a cherished resource that should not be wasted, stands out as an approach that has demonstrated success in reducing food waste in the United Kingdom.

Metro Vancouver is working with the WRAP to develop a Metro Vancouver Love Food - Hate



Waste behaviour change campaign, modeled on the UK success.

The Board supported the development of a regional Metro Vancouver Love Food - Hate Waste Campaign.

**Greater Vancouver Sewerage & Drainage District Sewer Use Amending Bylaw No. 285, 2014** **IN PROCESS**

The Board gave first, second and third reading only to a proposed Sewer Use Bylaw that allows the use of pollution prevention planning.

Pollution prevention planning is considered a suitable alternative strategy to manage potentially complex discharges to sewer such as the medical services sector and allows for creative solutions to problems.

**GVS&DD Development Cost Charge Amending Bylaw No. 286, 2014** **IN PROCESS**

The Board gave first, second and third reading only to the proposed amending bylaw and directed staff to forward the proposed bylaw to the Inspector of Municipalities for approval.

All forms of new development have an impact on the sewerage system capacity and the need for future expansion. Metro Vancouver imposes Development Cost Charges (DCCs) that are necessary to fund capital projects in relation to sewerage facilities and infrastructure.

Metro Vancouver does not collect DCCs directly but does so through its member municipalities. Proposed amendments ensure the bylaw will be read and applied consistently across member municipalities.



## Finance Committee

Date: Tuesday, September 2, 2014

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:53 p.m.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the Finance Committee held on Monday,  
June 2, 2014, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **FINANCIAL INFORMATION – 2ND QUARTER JUNE 30, 2014**  
(File Ref. No.) (REDMS No. 4298843)

**Finance Committee**  
**Tuesday, September 2, 2014**

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It was moved and seconded

*That the staff report titled Financial Information – 2nd Quarter June 30, 2014, dated August 6, 2014, from the Director, Finance, be received for information.*

The question on the motion was not called as Committee expressed appreciation to staff for the comprehensive detail within the report.

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

**2. AMENDMENTS TO THE 5 YEAR FINANCIAL PLAN (2014-2018)**  
**BYLAW 9100**

(File Ref. No. 12-8060-20-009100) (REDMS No. 4309431 v. 6)

It was moved and seconded

*That the 5 Year Financial Plan (2014-2018) Bylaw 9100, Amendment Bylaw 9166, which would incorporate and put into effect changes previously approved by Council and administrative changes to the 2014 Capital, Utility and Operating Budgets, be introduced and given first, second and third readings.*

The question on the motion was not called as Committee thanked staff for the detail and information provided within the report.

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

**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 Finance Committee of the Council of the City of Richmond held on Tuesday, September 2, 2014.

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Mayor Malcolm D. Brodie  
Chair

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Heather Howey  
Committee Clerk



## General Purposes Committee

Date: Tuesday, September 2, 2014

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:14 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on Monday, July 21, 2014, be adopted as circulated.*

**CARRIED**

### COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND PUBLIC LIBRARY STRATEGIC AND LONG RANGE PLAN 2014-2018**

(File Ref. No. 11-7000-01) (REDMS No. 4143554)

Cathryn Volkering Carlile, General Manager, Community Services, provided background information on the Richmond Public Library Strategic and Long Range Plan 2014-2018.

## General Purposes Committee

Tuesday, September 2, 2014

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In response to queries from Committee, Greg Buss, Chief Librarian, and Peter Kafka, Chair, Richmond Public Library Board, provided the following additional information:

- trends indicate that there has been a significant change in library services, expertise, and space allocation to facilitate digital information and community gathering opportunities;
- libraries pool digital resources through a consortium that access provincial and national licensing programs;
- noise abatement could be achieved through (i) space design improvements, (ii) adjustments to scheduling, and (iii) minor renovations;
- the Richmond Public Library Board receives approximately \$400,000 annually from the Ministry of Education, with a portion of the funds allocated towards specific programs;
- while a reduction in overall space allocated to stacked shelving is anticipated, additional space will be required for digital services and equipment, as well as individualized and collaborative learning centres (i.e., Launch Pad);
- industry standards for library space is 0.6 square foot per capita; primarily due to population growth, Richmond is in a deficit position of 0.4 square foot per capita;
- in order to match the population growth, innovative space and resource allocation through City amenities and community volunteers is being investigated;
- the Innovator-in-Residence for 3D Printing and Modeling is a successful example of innovative programming being introduced; and
- the Richmond Public Library Board will provide ongoing reports to Council that will highlight “Proof-of-Concept” results and action steps taken.

It was moved and seconded

*That the revised Richmond Public Library Strategic and Long Range Plan 2014-2018 be received for information.*

**CARRIED**

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:52 p.m.).*

**CARRIED**

2.



**General Purposes Committee**  
**Tuesday, September 2, 2014**

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Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, September 2, 2014.

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Mayor Malcolm D. Brodie  
Chair

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Heather Howey  
Committee Clerk



## Planning Committee

Date: Wednesday, September 3, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves  
Mayor Malcolm Brodie (entered at 4:01 p.m.)

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

### MINUTES

It was moved and seconded

- (1) *That the minutes of the meeting of the Planning Committee held on Tuesday, July 17, 2012, be amended to read as follows in the second paragraph under Item No. 8:*

*"The Chair stated that residents in Burkeville have indicated, through the Sea Island Community Association Board, that they wish to take a hiatus from participating in the public consultation surveys regarding form and character guidelines for granny flats or coach houses."*

- (2) *That the minutes of the meeting of the Planning Committee held on Tuesday, July 22, 2014, be adopted as circulated.*

**CARRIED**

*Mayor Brodie entered the meeting (4:01 p.m.).*

## **NEXT COMMITTEE MEETING DATE**

Tuesday, September 16, 2014, (tentative date) at 4:00 p.m. in the Anderson Room.

## **COMMUNITY SERVICES DEPARTMENT**

1. **RICHMOND MEDIA LAB**

(File Ref. No. 11-7144-01) (REDMS No. 4258707)

In reply to queries from Committee, Kim Somerville, Manager, Arts Services, advised that future funding to operate the Richmond Media Lab is proposed to be included in the 2015 budget process. She also advised that the Richmond Media Lab is collaborating with the Richmond Public Library on joint programming.

It was moved and seconded

- (1) *That the staff report titled Richmond Media Lab, dated July 29, 2014, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That future funding to operate the Richmond Media Lab be included in the 2015 budget process for Council consideration.*

**CARRIED**

## **PLANNING & DEVELOPMENT DEPARTMENT**

2. **RICHMOND RESPONSE: PROPOSED METRO VANCOUVER (MV) REGIONAL GROWTH STRATEGY (RGS) TYPE 3 AMENDMENT – MINOR B FOR CITY OF PORT MOODY**

(File Ref. No. 01-0157-30) (REDMS No. 4306475)

Terry Crowe, Manager, Policy Planning, commented on the proposed amendments to Metro Vancouver Regional Growth Strategy for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area, noting that staff have no objections to the proposed amendments. He added that the request made by the City of Port Moody proposing amendments to Metro Vancouver 2041 Regional Growth Strategy (RGS) with respect to its waterfront was a separate matter and would be addressed at a later date.

**Planning Committee**  
**Wednesday, September 3, 2014**

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It was moved and seconded

***That:***

- (1) Metro Vancouver be advised that the City of Richmond does not object to the City of Port Moody's application to amend the Metro Vancouver (MV) Regional Growth Strategy (RGS) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area; and***
- (2) staff continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.***

**CARRIED**

**3. RICHMOND RESPONSE TO BC MINISTRY OF AGRICULTURE CONSULTATION ON POTENTIAL CHANGES TO THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION**

(File Ref. No. 08-4040-01) (REDMS No. 4310143)

Discussion ensued with regard to the consultation process associated with potential changes to the Agricultural Land Reserve (ALR) regulations as proposed by the Ministry of Agriculture.

Discussion then ensued with regard to the response by Metro Vancouver to the proposed regulatory changes to the ALR.

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

***That staff examine the response by Metro Vancouver to the potential changes to the Agricultural Land Reserve regulations as proposed by the Ministry of Agriculture and report back to the Tuesday, September 16, 2014 Planning Committee meeting.***

The question on the referral was not called as discussion ensued regarding (i) concerns about the proposed amendments that would allow non-farm activities on ALR land, (ii) concerns about the consultation process and the consultation questions given by the Ministry of Agriculture, and (iii) the timing and short timeframe of the consultation process.

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

**Planning Committee**  
**Wednesday, September 3, 2014**

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**4. APPLICATION BY AJIT THALIWAL FOR REZONING AT 4800 PRINCETON AVENUE FROM LAND USE CONTRACT 009 TO SINGLE DETACHED (RS1/B)**

(File Ref. No. 12-8060-20-009167; RZ 14-662753) (REDMS No. 4308739)

The Chair commented on the proposed development and gave recognition to the developer's rezoning efforts from the land use contract.

In reply to queries from Committee, Wayne Craig, Director, Development, spoke of the land use contract provisions, including the (i) lot coverage, (ii) building height restrictions, and (iii) side yard setback allowances. He added that the developer may be seeking to build a secondary suite on-site.

Mr. Craig advised that Land Use Contract 009 covers other properties in the area and added that there are approximately 3500 single family lots under land use contracts in the city.

In reply to queries from Committee, Mr. Craig noted that he does not expect any changes to the City's zoning policies if the proposed application is approved. Also, he indicated that the City prefers to discharge land use contracts and have sites be subject to current zoning regulations.

Joe Erceg, General Manager, Planning and Development, noted that a staff report on the use of land use contracts in the city is forthcoming.

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:***

- (1) for the rezoning of 4800 Princeton Avenue from "Land Use Contract 009" to the "Single Detached (RS1/B)" zone; and***
- (2) to authorize the termination, release and discharge of "Land Use Contract 009" entered into pursuant to "Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973", as it affects 4800 Princeton Avenue;***

***be introduced and given first reading.***

**CARRIED**

**5. MANAGER'S REPORT**

***Vancouver Airport Authority Zoning Review***

Mr. Crowe spoke of the Vancouver Airport Authority's zoning review and noted that details of the review would be presented at an upcoming Planning Committee meeting.

**Planning Committee**  
**Wednesday, September 3, 2014**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:11 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  
3, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk



# City of Richmond

## Report to Committee

**To:** Finance Committee  
**From:** Andrew Nazareth  
General Manager, Finance and Corporate  
Services

**Date:** August 25, 2014  
**File:** 99-BUDGETS/2014-  
Vol 01



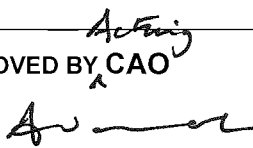
**Re:** Amendments to the 5 Year Financial Plan (2014-2018) Bylaw 9100

### Staff Recommendation

That the 5 Year Financial Plan (2014-2018) Bylaw 9100, Amendment Bylaw 9166, which would incorporate and put into effect changes previously approved by Council and administrative changes to the 2014 Capital, Utility and Operating Budgets, be introduced and given first, second and third readings.

Andrew Nazareth  
General Manager, Finance and Corporate Services  
(604-276-4095)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
City Clerk	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Human Resources	<input checked="" type="checkbox"/>	
Information Technology	<input checked="" type="checkbox"/>	
Law and Community Safety	<input checked="" type="checkbox"/>	
Library Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Public Works	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

## Staff Report

### Origin

The 5 Year Financial Plan (2014-2018) Bylaw 9100 was adopted on February 24, 2014. Included in the 5 Year Financial Plan (5YFP) are the 2014 Capital, Utility and Operating Budgets.

Subsection 165(2) of the *Community Charter* allows for amendments of the financial plan by bylaw and Section 137(1) (b) directs that the power to amend or repeal must be exercised by bylaw and is subject to the same approval and other requirements, if any, as the power to adopt a new bylaw under that authority. Section 166 states that a council must undertake a process of public consultation regarding the proposed financial plan before it is adopted.

### Analysis

Subsequent to the adoption of the 5YFP, additional opportunities and projects have emerged. Individual staff reports detailing these amendments have been presented to Council for approval.

Also, administrative amendments resulting from additional grant funding and contributions, re-classification of costs or unexpected expenditures are presented in accordance with Policy 3001 - Budget Amendments.

The current expenditure bylaw does not include these amounts and staff recommend that these amendments to the 5YFP be approved. There is **no tax impact** for any of these amendments.

The Council approved changes to the 2014 5YFP presented in order of Council meeting dates, are:

1. a. At the Council meeting on February 11, 2014, Council approved the following:

*(4) That the City's budget for Ships to Shore 2014, Maritime Festival 2014 and Richmond Days of Summer be included in the 5 Year Financial Plan (2014-2018).*

The 2014 Operating Budget will be increased by \$180,000 for Ships to Shore 2014 and \$50,000 for Richmond Days of Summer funded by the Major Events Provision. The 2014 Maritime Festival funding of \$200,000 was included in the original Bylaw.

- b. At the Closed Council meeting on April 14, 2014, Council approved the transfer of \$145,000 from the Leisure Facilities Reserve Fund to increase the 2014 Capital Budget for program and space planning.
- c. At the Closed Council meeting on April 14, 2014, Council approved that the purchase of the property at 6580 Eckersley Road be approved at a purchase price of \$1,078,000, plus other costs of acquisition including legal, due diligence inspections and demolition estimated at up to \$30,000.



- d. At the Council meeting on April 28, 2014, Council approved the following:

*(1) That the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an amendment to or replacement of Contract T.2988, Residential Solid Waste & Recycling Collection Services with Sierra Waste Services Ltd. (in accordance with the April 7, 2014 staff report titled "Multi-Material BC Program Implementation" from the Director, Public Works (the "Staff Report")), (2) That additional funding for the remaining portion of the 2014 Sanitation and Recycling budget be approved at the estimated amount of \$650,000 and that full program funding in the estimated amount of \$1,040,000 be included in the 2015 utility budget process for Council's consideration.*

The following four amendments are required to the Utility budget pertaining to Solid Waste and Recycling Collection services:

- i) Sanitation and Recycling expenses will be increased by \$460,000 for additional costs related to Multi-Material BC (MMBC) program.
- ii) Sanitation and Recycling revenues will be reduced by \$190,000 representing the loss of commodity revenue.

The additional costs of \$460,000 and the loss of revenue of \$190,000 are funded by the Sanitation and Recycling provision in 2014 for a total of \$650,000. The full annual costs estimated at \$1,040,000 will be included in the Utility budget in 2015.

- iii) Utility revenue will be increased by \$1,440,512 for the estimated MMBC incentive revenue. All revenues received under this agreement are to be transferred to the Sanitation and Recycling provision.
- iv) Council approved \$520,000 for start up costs to meet MMBC Program requirements for the separate collection of glass, public education, contract modifications, and related items. This was approved in Closed Council on November 25, 2013 and disclosed in Open Council on April 28, 2014.

The Capital Budget will be increased by \$520,000 funded by the Sanitation and Recycling provision.

The impact of the above four amendments results in an anticipated surplus of \$270,512 which will be transferred to the Sanitation and Recycling provision.

- e. At the Closed Council meeting on May 12, 2014, Council approved that the purchase of the properties at 2380 and 2400 Westminster Highway be approved at purchase prices of \$1,350,000 and \$1,400,000 respectively, plus other costs of acquisition including legal, due diligence/inspections.

- f. At the Council meeting on May 26, 2014, Council approved the following:
- (1) That the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an amendment to Contract T.2988, Residential Solid Waste & Recycling Collection Services with Sierra Waste Services Ltd. (in accordance with the April 7, 2014 staff report titled "Multi-Material BC Program Implementation" from the Director, Public Works (the "Staff Report")) to establish a recycling materials consolidation facility under the terms outlined in the staff report; and (2) That additional funding for the consolidation facility in the amount of \$140,000 plus applicable taxes for one-time costs, and related service costs per tonne of approximately \$320,000 annually be approved, with funding from the Sanitation and Recycling provision.*
- i) The 2014 Utility Budget will be increased by \$140,000 for the one-time facility arrangement costs funded by the Sanitation and Recycling provision.
- ii) The 2014 Utility Budget will be increased by \$200,000 for the prorated annual service costs funded by the Sanitation and Recycling provision. The full annual costs estimated at \$320,000 will be included in the Utility budget in 2015.

The amendments total \$340,000 in funding from the Sanitation and Recycling provision. The impact from item 1(d) above is an anticipated net increase to the Sanitation and Recycling provision of \$270,512. The total impact after both amendments is a net of \$69,488 to be drawn from the Sanitation and Recycling provision.

- g. At the Closed Council meeting on May 26, 2014, Council approved the transfer of \$150,000 from the Rate Stabilization Fund for Engineering & Public Works consulting costs.

The 2014 Operating Budget for Project Development will be increased by \$150,000.

- h. At the Council meeting on July 28, 2014, Council approved the following:
- That \$69,000 from the Council Contingency Account and secondly, \$6,000 from the Council Provisional Account be allocated towards the funding of the Japanese Canadian Film / Media Project – Nikkei Stories of Steveston (the "Project") and that this amount of \$75,000 (which includes applicable taxes) be paid to Orbit Films Inc., with a personal guarantee from Gordon McLennan, to complete the Project.*

The 2014 Fiscal Operating Budget will be increased by \$6,000 funded by the Council Provision.

- i. At the Council meeting on July 28, 2014, Council approved the following:
- That funding of \$325,000 from the Sanitary Utility Reserve and \$275,000 from the*

*Drainage Utility Reserve be included as an amendment to the 5 Year Financial Plan (2014-2018) to complete the Graybar Road Drainage and Sanitary Main Replacement Project.*

- i) The 2014 Capital Budget will be increased by \$325,000 for Graybar Road sanitary main replacement project to be funded by the Sanitary Utility Reserve.
- ii) The 2014 Capital Budget will be increased by \$275,000 for Graybar Road drainage project to be funded by the Drainage Utility Reserve.

During the year, the original 5 Year Financial Plan Bylaw may require amendments due to external contribution amounts being received, re-classification of expenditure budgets or unexpected expenditures funded by provisions. The following amendments represent administrative changes:

- 2. a. Budget Amendment Policy 3001 states that changes to salaries be reported to the Committee. The following amendments will result in no net increase to the 2014 Operating Budget:
  - i) Transfer \$313,667 within the Law and Community Safety Department for staffing adjustments as approved by Council at the Special Closed meeting held on December 17, 2013.
  - ii) Transfer \$150,000 from the Fiscal operating budget to Information Technology section for the IT Innovation Manager position.
  - iii) Transfer \$100,268 from the fiscal operating budget to the Community Social Development section for the Affordable Housing Planner I position.
  - iv) Transfer \$87,775 within the Finance and Corporate Services department to provide funding for the temporary full time FOI specialist position within the Clerk's Office section.
  - v) Increase in auxiliary staff salary expenditures totalling \$71,500 in the Arts, Culture and Heritage Services Section funded by the Public Art Provision.
  - vi) Increase in auxiliary staff salary expenditures totalling \$7,000 at the Seine Net Loft to be offset by an increase to operational revenues.
- b. The 2014 Capital Budget will be increased by \$5,564,766 for the 3rd disbursement payable to Kiwanis Senior Citizens Housing Society as approved by Council on July 16, 2012, to be funded by the Affordable Housing Reserve.
- c. Increase the scope of existing programs and projects by a total of \$1,004,085 to recognize additional external funding to the Capital Budget:

- Increase the road improvement cost share projects by \$293,000 as part of the 2014 Major Road Network & Bike (MRNB) Upgrade Program funded by TransLink.
  - \$144,000 for work done on Hamilton Daycare Frontage Improvements to be funded by TransLink.
  - Amend the asphalt repaving roads program for funds contributed by developers for \$137,000.
  - Add \$100,000 to the Branscombe House restoration project for funding received from Penta Builder's Group Inc.
  - Adjust the transit facility improvement cost share program for \$93,100 as part of the 2014 Transit Related Road Infrastructure Program (TRRIP) funded by Coast Mountain Bus Company.
  - Adjust the bicycle facility improvement cost share program for \$91,000 as part of the 2014 Bicycle Infrastructure Capital Cost-Sharing (BICCS) Regional Needs Program funded by TransLink.
  - Add \$66,300 for Accessible Pedestrian Signals (APS) installation funded by developer contributions.
  - Increase the capital budget for the funding anticipated from BC Hydro of \$47,875 for the Richmond Energy Challenge and the Climate Smart Program.
  - Increase the King George Park Playground (McNeely) project by \$31,810 funded by community donations.
- d. Increase the fleet capital project by \$440,000 for vehicle replacements funded by the Public Works Equipment Replacement Reserve. These funds originated as the 2013 operating budget surplus was transferred to the reserve as directed by Policy 2020 - Sustainable Green Fleet Policy.
- e. Increase the Project Development budget by \$390,356 for contract works funded by carry-forward 2013 surplus from the Corporate Provision.
- f. Increase the Public Works budget by \$225,000 for consulting work funded by 2013 utility surplus currently in the Water Stabilization Provision.
- g. Transfer \$182,500 from the General Contingency Account in Fiscal to the City Clerk's Office for one-time additional funding for 2014 general local election.
- h. Increase the Human Resources budget by \$135,000 to provide funding for collective agreement negotiation, which will be funded by the Arbitration Provision.

- i. Transfer \$58,600 from the General Contingency Account in Fiscal to the Human Resources section for the City's Long Service Recognition program.
- j. Increase the Energy Management budget by \$55,000 for energy conservation assessments funded by the Energy Operating Provision.
- k. Increase the Library budget by \$37,519 for the balance of strategic planning consulting work funded by Library's accumulated surplus.
- l. Increase the Community Services budget by \$10,000 for art gallery exhibition expenses funded by Canadian Western Bank sponsorship revenues.

### Financial Impact

The proposed 2014 budget amendments have **no tax impact**. Overall, there is an increase of \$12,136,851 to the 2014 Capital Budget and \$3,557,887 to the 2014 Operating and Utility Budget. Each of these annual budgets combines to form part of the 2014-2018 5YFP. The 2014-2018 5YFP schedule, capital program and funding sources can be found in Attachments 1 - 3.

#### 2014 Capital Budget – Summary of Changes

(in \$000's)

Item	Description	Ref	Amount
<b>Capital Budget as at February 24, 2014</b>			<b>\$192,122</b>
1	Program and Space Planning	1.b	\$145
2	Parkland Acquisition	1.c	1,108
3	MMBC Program Start Up Costs	1.d (iv)	520
4	Parkland Acquisition	1.e	2,755
5	Sanitary Main Replacement-Graybar Road	1.i (i)	325
6	Drainage Project-Graybar Road	1.i (ii)	275
7	Kiwanis Towers Affordable Housing Project	2.b	5,565
8	Misc. Grants & External Sources	2.c	1,004
9	Fleet Replacement	2.d	440
<b>Total Amendments</b>			<b>12,137</b>
<b>Total 2014 Capital Budget including Amendments</b>			<b>\$204,259</b>

#### 2014 Operating and Utility Budget – Summary of Changes

(in \$000's)

Item	Description	Ref	Amount
<b>Operating and Utility Budget as at February 24, 2014</b>			<b>\$482,000</b>
1	2014 Festival Campaign	1.a	\$230
2	MMBC Program Additional Costs	1.d (i)	460
3	MMBC Program Loss of Commodity Revenue	1.d (ii)	-
4	MMBC Program Estimated MMBC Incentive Revenue*	1.d (iii)	1,441
5	MMBC Program Consolidation Facility Arrangement	1.f (i)	140
6	MMBC Program Service Costs	1.f (ii)	200

Item	Description	Ref	Amount
7	Engineering & Public Works Consulting	1.g	150
8	Japanese-Canadian Film / Media Program	1.h	6
9	Law & Community Safety Positions	2.a (i)	-
10	IT Innovation Manager Position	2.a (ii)	-
11	Affordable Housing Planner I	2.a (iii)	-
12	Temporary FOI Specialist Position	2.a (iv)	-
13	Public Art Project Administration	2.a (v)	72
14	Seine Net Loft Rental Revenues	2.a (vi)	7
15	Project Development Contracts	2.e	390
16	Public Works Consulting	2.f	225
17	2014 General Local Election	2.g	-
18	Union Bargaining Arbitration	2.h	135
19	City's Long Service Recognition Program	2.i	-
20	Energy Conservation Assessments	2.j	55
21	Library Consulting	2.k	37
22	Art Gallery Exhibition	2.l	10
<b>Total Amendments</b>			<b>3,558</b>
<b>Total 2014 Operating Budget including Amendments</b>			<b>\$485,558</b>

\*The MMBC incentive revenue is included as an increase to the total budget as the revenue amount is also budgeted as a transfer to provision.

Items included in the above Summary of Changes with no amount represent offsetting adjustments due to transfers within the Operating and Utility Budget, resulting in no overall increase to the Operating and Utility Budget.

### Conclusion

Staff recommend that Council approve the 2014 Capital, Operating and Utility Budget amendments to accommodate the expenditures within the 5 Year Financial Plan Bylaw. The proposed 2014 budget amendments will have no tax impact. Overall, there is an increase of \$12,136,851 to the 2014 Capital Budget and \$3,557,887 to the 2014 Operating and Utility Budget.

As required in Section 166 of the *Community Charter*, staff will conduct a process of public consultation prior to the final reading on September 22, 2014.



Jerry Chong  
Director, Finance  
(604-276-4064)

- Att. 1: 5 Year Amended Financial Plan (2014 - 2018)
- Att. 2: Capital Program (2014- 2018)
- Att. 3: Capital Funding Sources (2014 – 2018)



**CITY OF RICHMOND**  
**5 YEAR AMENDED FINANCIAL PLAN (2014 - 2018)**

(in 000's)

	2014 Amended	2015	2016	2017	2018
<b>Revenues</b>					
Property Taxes	\$183,822	\$191,101	\$198,414	\$205,865	\$213,675
Transfer from Capital Equity	44,812	45,028	45,113	45,642	48,882
Utilities	95,756	98,470	102,977	107,832	111,882
Transfer from Capital Equity	6,621	6,653	6,666	6,744	7,222
Fees and Charges	27,534	27,930	28,326	28,736	29,189
Investment Income	16,197	16,278	16,360	16,441	16,524
Grants in Lieu of Taxes	13,473	13,647	13,823	14,001	14,182
Gaming Revenue	14,908	14,946	14,983	15,020	15,058
Grants	4,580	4,608	4,637	4,666	4,695
Penalties and Interest on Taxes	1,015	1,025	1,036	1,046	1,056
Miscellaneous Fiscal Earnings	26,025	20,776	21,548	22,128	21,606
Proceeds from Borrowing	50,815	-	-	-	-
Capital Plan	-	-	-	-	-
Transfer from DCC Reserve	23,538	14,452	11,471	11,449	13,589
Transfer from Other Funds and Reserves	179,037	51,986	49,688	49,269	43,826
External Contributions	1,684	230	175	575	175
Carryforward Prior Years	200,679	136,713	93,699	47,286	36,016
<b>TOTAL REVENUES</b>	<b>\$890,496</b>	<b>\$643,843</b>	<b>\$608,916</b>	<b>\$576,700</b>	<b>\$577,577</b>
<b>Expenditures</b>					
Utilities	\$80,305	\$83,502	\$88,022	\$92,955	\$97,483
Transfer to Drainage Improvement Replacement Reserve	9,765	9,765	9,765	9,765	9,765
Transfer to Watermain Replacement Reserve	7,500	7,500	7,500	7,500	7,500
Transfer to Sanitary Sewer Reserve	4,256	4,256	4,256	4,256	4,256
Transfer to Equipment Replacement Reserve	100	100	100	100	100
Law and Community Safety	87,417	89,625	91,677	93,708	96,115
Transfer to Equipment Replacement Reserve	983	983	983	983	983
Engineering and Public Works	68,416	67,967	69,101	70,699	71,764
Transfer to Equipment Replacement Reserve	1,675	1,675	1,675	1,675	1,675
Community Services	63,436	63,403	65,872	68,206	72,699
Transfer to Capital Building & Infrastructure Reserve	252	252	252	252	252
Finance and Corporate Services	25,260	25,105	25,516	25,936	26,374
Planning and Development	12,806	13,011	13,240	13,474	13,722
Corporate Administration	7,374	7,251	7,371	7,493	7,620
Fiscal	25,631	25,028	25,546	26,071	26,499
Transfer to Capital Building & Infrastructure Reserve	11,866	13,704	15,615	17,599	19,658
Transfer to Capital Reserve	59,890	9,890	9,890	9,890	9,890
Transfer to Accumulated Surplus	5,000	-	-	-	-
Transfer Investment Income to Statutory Reserves	11,250	11,306	11,363	11,420	11,477
Municipal Debt					
Debt Interest	1,366	1,906	1,906	1,906	1,906
Debt Principal	1,010	4,233	4,233	4,233	4,233
Capital Plan					
Current Year Capital Expenditures	204,259	66,668	61,334	61,293	57,590
Carryforward Prior Years	200,679	136,713	93,699	47,286	36,016
<b>TOTAL EXPENDITURES</b>	<b>\$890,496</b>	<b>\$643,843</b>	<b>\$608,916</b>	<b>\$576,700</b>	<b>\$577,577</b>
<b>Proposed Property Tax Increase</b>	<b>2.96%</b>	<b>2.96%</b>	<b>2.98%</b>	<b>2.96%</b>	<b>2.99%</b>



**CITY OF RICHMOND**  
**5 YEAR AMENDED FINANCIAL PLAN**  
**CAPITAL PROGRAM (2014-2018)**  
(in 000's)

	2014 Amended	2015	2016	2017	2018
<b>Infrastructure Program</b>					
Roads	\$6,332	\$6,082	\$4,955	\$6,815	\$5,296
Drainage	8,959	8,420	8,030	10,650	10,060
Watermain Replacement	9,650	9,810	8,620	9,900	9,810
Sanitary Sewer	6,755	5,660	5,680	4,090	2,580
Infrastructure Advanced Design	1,742	1,418	1,160	1,310	1,230
Minor Public Works	225	250	250	250	250
<b>Total Infrastructure Program</b>	<b>\$33,663</b>	<b>\$31,640</b>	<b>\$28,695</b>	<b>\$33,015</b>	<b>\$29,226</b>
<b>Building Program</b>					
Major Building	\$123,279	\$250	\$250	\$500	-
Minor Building	106	1,730	400	370	1,010
<b>Total Building Program</b>	<b>\$123,385</b>	<b>\$1,980</b>	<b>\$650</b>	<b>\$870</b>	<b>\$1,010</b>
<b>Parks Program</b>					
Major Parks/Streetscapes	\$5,312	\$3,900	\$3,450	\$1,503	\$4,350
Minor Parks	625	550	700	700	500
Parkland Acquisition	3,863	4,000	4,000	4,000	4,000
Public Art	690	100	100	100	378
<b>Total Parks Program</b>	<b>\$10,490</b>	<b>\$8,550</b>	<b>\$8,250</b>	<b>\$6,303</b>	<b>\$9,228</b>
<b>Land Program</b>					
Land Acquisition	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<b>Total Land Program</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>Affordable Housing Project</b>					
Affordable Housing Project	\$6,597	\$975	\$975	\$975	\$975
<b>Total Affordable Housing Project</b>	<b>\$6,597</b>	<b>\$975</b>	<b>\$975</b>	<b>\$975</b>	<b>\$975</b>
<b>Equipment Program</b>					
Annual Fleet Replacement	\$2,420	\$4,889	\$2,689	\$1,972	\$2,468
Computer Capital	1,176	462	330	330	330
Law and Community Safety Dept Vehicles	1,310	952	1,435	968	992
Miscellaneous Equipment	1,683	1,163	3,663	3,663	1,164
Technology	2,506	3,860	2,450	1,000	-
<b>Total Equipment Program</b>	<b>\$9,095</b>	<b>\$11,326</b>	<b>\$10,567</b>	<b>\$7,933</b>	<b>\$4,954</b>
<b>Child Care Program</b>					
Child Care Program	\$50	\$50	\$50	\$50	\$50
<b>Total Child Care Program</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>
<b>Internal Transfers/Debt Payment</b>					
Internal Transfers/Debt Payment	\$10,979	\$2,147	\$2,147	\$2,147	\$2,147
<b>Total Internal Transfers/Debt Payment</b>	<b>\$10,979</b>	<b>\$2,147</b>	<b>\$2,147</b>	<b>\$2,147</b>	<b>\$2,147</b>
<b>Total Capital Program</b>	<b>\$204,259</b>	<b>\$66,668</b>	<b>\$61,334</b>	<b>\$61,293</b>	<b>\$57,590</b>



**CITY OF RICHMOND**  
**5 YEAR AMENDED FINANCIAL PLAN**  
**CAPITAL FUNDING SOURCES (2014-2018)**  
(in 000's)

	2014 Amended	2015	2016	2017	2018
<b>DCC Reserves</b>					
Drainage	\$162	\$644	\$-	\$644	\$3,411
Parks Acquisition	12,516	3,762	3,762	3,762	3,762
Parks Development	3,621	3,715	1,740	1,661	2,022
Roads	4,211	4,309	3,238	3,238	3,689
Sanitary Sewer	2,450	1,425	1,337	1,354	-
Water	578	597	1,394	790	705
<b>Total DCC Reserves</b>	<b>\$23,538</b>	<b>\$14,452</b>	<b>\$11,471</b>	<b>\$11,449</b>	<b>\$13,589</b>
<b>Reserves</b>					
<b>Statutory Reserves</b>					
Affordable Housing Reserve Fund	\$6,597	\$975	\$975	\$975	\$975
Arts, Culture, & Heritage Reserve Fund	106	-	-	-	-
Capital Building and Infrastructure Reserve Fund	29,400	-	600	-	1,800
Capital Reserve Fund	99,697	8,606	7,975	8,655	7,585
Child Care Development Reserve Fund	50	50	50	50	50
Drainage Improvement Reserve Fund	9,473	8,012	8,055	10,172	6,694
Equipment Replacement Reserve Fund	4,495	4,511	3,849	2,465	3,272
Leisure Facilities Reserve Fund	316	50	-	-	-
Neighbourhood Improvement Reserve Fund	267	-	-	-	-
Public Art Program Reserve Fund	690	100	100	100	100
Sanitary Sewer Reserve Fund	4,575	4,505	4,621	3,006	2,843
Waterfront Improvement Reserve Fund	-	-	250	-	250
Watermain Replacement Reserve Fund	7,472	7,643	8,156	10,040	7,535
<b>Total Statutory Reserves</b>	<b>\$163,138</b>	<b>\$34,452</b>	<b>\$34,631</b>	<b>\$35,463</b>	<b>\$31,104</b>
<b>Other Sources</b>					
Appropriated Surplus	\$11,817	\$12,181	\$11,169	\$10,168	\$9,370
Enterprise	895	860	450	-	-
Utility Levy	704	1,330	275	475	189
Library Provision	1,163	1,163	1,163	1,163	1,163
Water Metering Provision	1,320	2,000	2,000	2,000	2,000
Grant, Developer and Comm. Contributions	1,684	230	175	575	175
<b>Total Other Sources</b>	<b>\$17,583</b>	<b>\$17,764</b>	<b>\$15,232</b>	<b>\$14,381</b>	<b>\$12,897</b>
<b>Total Capital Funding</b>	<b>\$204,259</b>	<b>\$66,668</b>	<b>\$61,334</b>	<b>\$61,293</b>	<b>\$57,590</b>



**5 Year Financial Plan (2014-2018) Bylaw 9100  
Amendment Bylaw 9166**

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" of the 5 Year Financial Plan (2014-2018) Bylaw 9100, are deleted and replaced with Schedule "A", Schedule "B" and Schedule "C" attached to and forming part of this amendment bylaw.
2. This Bylaw is cited as **"5 Year Financial Plan (2014-2018) Bylaw 9100, Amendment Bylaw 9166"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating dept. <b>JC</b>
APPROVED for legality by Solicitor <b>m</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**CITY OF RICHMOND**  
**5 YEAR AMENDED FINANCIAL PLAN (2014 – 2018)**  
(in 000's)

	2014 Amended	2015	2016	2017	2018
<b>Revenues</b>					
Property Taxes	\$183,822	\$191,101	\$198,414	\$205,865	\$213,675
Transfer from Capital Equity	44,812	45,028	45,113	45,642	48,882
Utilities	95,756	98,470	102,977	107,832	111,882
Transfer from Capital Equity	6,621	6,653	6,666	6,744	7,222
Fees and Charges	27,534	27,930	28,326	28,736	29,189
Investment Income	16,197	16,278	16,360	16,441	16,524
Grants in Lieu of Taxes	13,473	13,647	13,823	14,001	14,182
Gaming Revenue	14,908	14,946	14,983	15,020	15,058
Grants	4,580	4,608	4,637	4,666	4,695
Penalties and Interest on Taxes	1,015	1,025	1,036	1,046	1,056
Miscellaneous Fiscal Earnings	26,025	20,776	21,548	22,128	21,606
Proceeds from Borrowing	50,815	-	-	-	-
Capital Plan	-	-	-	-	-
Transfer from DCC Reserve	23,538	14,452	11,471	11,449	13,589
Transfer from Other Funds and Reserves	179,037	51,986	49,688	49,269	43,826
External Contributions	1,684	230	175	575	175
Carryforward Prior Years	200,679	136,713	93,699	47,286	36,016
<b>TOTAL REVENUES</b>	<b>\$890,496</b>	<b>\$643,843</b>	<b>\$608,916</b>	<b>\$576,700</b>	<b>\$577,577</b>
<b>Expenditures</b>					
Utilities	\$80,305	\$83,502	\$88,022	\$92,955	\$97,483
Transfer to Drainage Improvement Replacement Reserve	9,765	9,765	9,765	9,765	9,765
Transfer to Watermain Replacement Reserve	7,500	7,500	7,500	7,500	7,500
Transfer to Sanitary Sewer Reserve	4,256	4,256	4,256	4,256	4,256
Transfer to Equipment Replacement Reserve	100	100	100	100	100
Law and Community Safety	87,417	89,625	91,677	93,708	96,115
Transfer to Equipment Replacement Reserve	983	983	983	983	983
Engineering and Public Works	68,416	67,967	69,101	70,699	71,764
Transfer to Equipment Replacement Reserve	1,675	1,675	1,675	1,675	1,675
Community Services	63,436	63,403	65,872	68,206	72,699
Transfer to Capital Building & Infrastructure Reserve	252	252	252	252	252
Finance and Corporate Services	25,260	25,105	25,516	25,936	26,374
Planning and Development	12,806	13,011	13,240	13,474	13,722
Corporate Administration	7,374	7,251	7,371	7,493	7,620
Fiscal	25,631	25,028	25,546	26,071	26,499
Transfer to Capital Building & Infrastructure Reserve	11,866	13,704	15,615	17,599	19,658
Transfer to Capital Reserve	59,890	9,890	9,890	9,890	9,890
Transfer to Accumulated Surplus	5,000	-	-	-	-
Transfer Investment Income to Statutory Reserves	11,250	11,306	11,363	11,420	11,477
Municipal Debt					
Debt Interest	1,366	1,906	1,906	1,906	1,906
Debt Principal	1,010	4,233	4,233	4,233	4,233
Capital Plan					
Current Year Capital Expenditures	204,259	66,668	61,334	61,293	57,590
Carryforward Prior Years	200,679	136,713	93,699	47,286	36,016
<b>TOTAL EXPENDITURES</b>	<b>\$890,496</b>	<b>\$643,843</b>	<b>\$608,916</b>	<b>\$576,700</b>	<b>\$577,577</b>



**CITY OF RICHMOND**  
**5 YEAR AMENDED FINANCIAL PLAN**  
**FUNDING SOURCES (2014-2018)**  
(In 000's)

	2014 Amended	2015	2016	2017	2018
<b>DCC Reserves</b>					
Drainage	\$162	\$644	\$-	\$644	\$3,411
Parks Acquisition	12,516	3,762	3,762	3,762	3,762
Parks Development	3,621	3,715	1,740	1,661	2,022
Roads	4,211	4,309	3,238	3,238	3,689
Sanitary Sewer	2,450	1,425	1,337	1,354	-
Water	578	597	1,394	790	705
<b>Total DCC Reserves</b>	<b>\$23,538</b>	<b>\$14,452</b>	<b>\$11,471</b>	<b>\$11,449</b>	<b>\$13,589</b>
<b>Reserves</b>					
<b>Statutory Reserves</b>					
Affordable Housing Reserve Fund	\$6,597	\$975	\$975	\$975	\$975
Arts, Culture, & Heritage Reserve Fund	106	-	-	-	-
Capital Building and Infrastructure Reserve Fund	29,400	-	600	-	1,800
Capital Reserve Fund	99,697	8,606	7,975	8,655	7,585
Child Care Development Reserve Fund	50	50	50	50	50
Drainage Improvement Reserve Fund	9,473	8,012	8,055	10,172	6,694
Equipment Replacement Reserve Fund	4,495	4,511	3,849	2,465	3,272
Leisure Facilities Reserve Fund	316	50	-	-	-
Neighbourhood Improvement Reserve Fund	267	-	-	-	-
Public Art Program Reserve Fund	690	100	100	100	100
Sanitary Sewer Reserve Fund	4,575	4,505	4,621	3,006	2,843
Waterfront Improvement Reserve Fund	-	-	250	-	250
Watermain Replacement Reserve Fund	7,472	7,643	8,156	10,040	7,535
<b>Total Statutory Reserves</b>	<b>\$163,138</b>	<b>\$34,452</b>	<b>\$34,631</b>	<b>\$35,463</b>	<b>\$31,104</b>
<b>Other Sources</b>					
Appropriated Surplus	\$11,817	\$12,181	\$11,169	\$10,168	\$9,370
Enterprise	895	860	450	-	-
Utility Levy	704	1,330	275	475	189
Library Provision	1,163	1,163	1,163	1,163	1,163
Water Metering Provision	1,320	2,000	2,000	2,000	2,000
Grant, Developer and Comm. Contributions	1,684	230	175	575	175
<b>Total Other Sources</b>	<b>\$17,583</b>	<b>\$17,764</b>	<b>\$15,232</b>	<b>\$14,381</b>	<b>\$12,897</b>
<b>Total Capital Funding</b>	<b>\$204,259</b>	<b>\$66,668</b>	<b>\$61,334</b>	<b>\$61,293</b>	<b>\$57,590</b>

**City of Richmond  
2014-2018 Financial Plan  
Statement of Policies and Objectives**

**Revenue Proportions By Funding Source**

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

**Objective:**

- Maintain revenue proportion from property taxes at current level or lower

**Policies:**

- Tax increases will be at CPI + 1%
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce tax rate.

Table 1:

<b>Revenue Source</b>	<b>% of Total Revenue*</b>
Property Taxes	43.9%
User Fees & Charges	28.3%
Proceeds From Borrowing	12.1%
Investment Income	4.0%
Gaming Revenue	3.5%
Grants in Lieu of Taxes	3.2%
Grants	1.1%
Other Sources	3.9%
Total	100.0%

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2014.

### **Distribution of Property Taxes**

Table 2 provides the estimated 2014 distribution of property tax revenue among the property classes.

#### **Objective:**

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

#### **Policies:**

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.
- Continue economic development initiatives to attract businesses to the City of Richmond.

Table 2: (Estimated based on the 2014 Completed Roll figures)

<b>Property Class</b>	<b>% of Tax Burden</b>
Residential (1)	56.8%
Business (6)	33.5%
Light Industry (5)	7.9%
Others (2,4,8 & 9)	1.8%
Total	100.0%

### **Permissive Tax Exemptions**

#### **Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the Community Charter. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

#### **Policy:**

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the Community Charter.



# City of Richmond

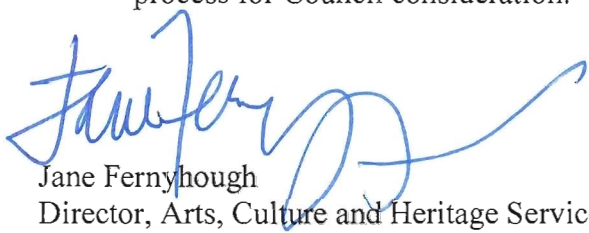
## Report to Committee

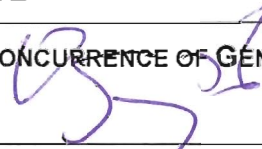


**To:** Planning Committee  
**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
**Re:** **Richmond Media Lab**

**Date:** July 29, 2014  
**File:** 11-7144-01/Vol 01

### Staff Recommendation

1. That the report titled "*Richmond Media Lab*" dated July 29, 2014, from the Director, Arts, Culture and Heritage Services, be received for information; and
2. That future funding to operate the Richmond Media Lab be included in the 2015 budget process for Council consideration.

  
Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

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



## Staff Report

### Origin

On May 21, 2014 the following referral was made at Planning Committee:

*That the Richmond Community Services Advisory Committee Communications Tool From Richmond Addiction Services Society and Richmond Youth Media Program, dated April 7, 2014, be referred to staff to examine:*

1. *Future funding and partnership opportunities for the Richmond Addiction Services Society and Richmond Youth Media Program;*
2. *Other programs that are operating out of the Richmond Media Lab;*
3. *How these programs support City strategies; and*
4. *The long-term strategy to staff these programs.*

The purpose of this report is to:

- Provide an examination of the Richmond Youth Media Program's future funding and partnership opportunities;
- Provide an analysis of other programs operating out of the Richmond Media Lab and how these programs support City strategies; and
- Outline options for long-term funding staffing strategies.

This initiative is in line with Council's Term Goal No.9 Arts and Culture:

*Continue to support the development of a thriving, resilient and diverse cultural sector and related initiatives in creating a vibrant healthy and sustainable City.*

### Analysis

#### Background

The Richmond Media Lab is City-operated and has located its own 400ft<sup>2</sup> space in the Richmond Cultural Centre, opened in March 2011 with the intent to expand the delivery of arts opportunities to include the growing field of media arts and to provide the community with increased access to media technology, including tools for video and audio editing, digital art, web design and podcasting, and to develop skills which could be applied towards artistic activities and practical marketable skills.

Concurrently, the Richmond Media Lab partnered with the Richmond Collaborative Committee for Children and Youth (RCCCY) to provide the Richmond Youth Media Program (RYMP), which is supported by the Vancouver Coastal Health Sharon Martin Community Health (SMART) Fund. The program targets low asset/hard to reach youth and engages them through program development with creative media technology and by connecting individuals with positive role models. Programming includes drop-in sessions where supervised youth can work independently or in a variety of structured classes.

In 2013, RYMP received 27 referrals, bringing the total number of active members to 68. Referrals came from a variety of sources including Family Services of Greater Vancouver, Richmond's Roving Youth Leaders, Kaleidoscope, Vancouver Coastal Health, Richmond Art Gallery, Richmond Youth Service Agency, Richmond Addiction Services, family members and youth themselves.

In addition to being home to RYMP, the Media Lab acts as a "hub" for creative, multimedia project creation and assists the Richmond Arts Centre, Richmond Art Gallery, Richmond Museum and the Richmond Public Library to complement their educational opportunities available to youth. The Media Lab also provides ongoing media production support (e.g. video coverage, audio recording, video production and editing) to other City divisions such as Corporate Communications, Economic Development, Community Social Development and Youth Services.

The original intent of the Media Lab was to be a programming offshoot of the Richmond Arts Centre; however, staff underestimated the interest it would generate in the community, particularly from youth at-risk and service agencies and organizations. This demand for programs and services in the media arts as well as the provision of sponsorship and grant revenues largely attribute for the Media Lab's success.

#### Future Funding and Partnership Opportunities

Currently, Richmond Addiction Services Society (RASS) plays the leadership role (originally filled by RCCCY to partner with RYMP) and administers funding provided by Vancouver Coastal Health's SMART Fund. The Fund has helped support the program, including equipment and staff hours since its inception. The \$25,200 which was allocated for 2014/15 is expected to run out in March 2015. Richmond Steel and Recycling Ltd. has also been a sponsor of the Media Lab since its opening and 2014 funding, in the amount of \$12,000, has been confirmed until March 2015.

RASS has also been seeking out alternate funding sources for RYMP and has recently applied for one-year funding in the amount of \$20,000 through Telus' Community Grant. Staff have also been working with the Manager, Corporate Partnerships to extend the relationship with current sponsors and to explore new sponsorship opportunities to help support the Media Lab.

While sponsorship and grants have largely offset costs over the past three years, reliance on this type of funding strategy risks the long-term sustainability of the Media Lab and challenges future planning.

#### Other Media Lab Programs

In addition to RYMP, the Media Lab offers a wide range of programs in media arts such as Animation, Claymation, Acting on Camera, 3D Game Design, Digital Photography, Intro to Social Media, Music Production, Filmmaking and Learn to DJ. Classes are designed for students six years and up, including intergenerational classes.

Cinevolution Media Arts Society, the City's co-presenter of *Your Kontinent: Richmond International Film and Media Arts Festival*, is a Resident Art Group of the Media Lab which also offers animation and digital storytelling classes, media cafe screenings and community dialogue events, and unique media arts workshops.

The Media Lab continues to partner with a variety of outside organizations to increase access to media technology and to provide community outreach programming. Examples of the Media Lab's reach over the past three years include Newworld Theatre (DIY Podplay Project); RASS/Touchstone (Richmond Hospital, Challenging Automatic Prescription); ACTIMAGE Centre for Digital Arts (3D Modelling Workshop); Langara (Adobe Illustrator Workshop); Richmond SD38 Enex Project (Recording Artists Mentorship); Northwest Culinary Academy of Vancouver (Localvore Cooking Contest Video); and the Rick Hansen Anniversary Relay (RYMP DJ Performance).

Program growth in the Media Lab continues to be a trend with increases in both the variety of programs offered and the number of registered participants. For example, eight of the eleven programs offered this past summer filled with five of the programs carrying waitlists. Program adjustments and the addition of two new classes (Build a Website and Animation Level 1) helped to accommodate some of the waitlisted participants.

### Supporting City Strategies

The Richmond Media Lab was originally created to further the objectives laid out in the Council adopted Richmond Arts Strategy and to provide an opportunity for the community, particularly youth, to explore and benefit from the growing field of media arts. By using technology in ways that are current and relevant for young people and their learning experiences, the Media Lab has provided residents the opportunity to learn about media arts and develop technical related skills which help them become more engaged in their communities.

In addition to supporting the Richmond Arts Strategy, the Media Lab helps to advance the goals and actions in the City's Social Development Strategy and Youth Services Plan by providing a safe and youth-friendly space in the City Centre; expanding services for youth such as the RYMP program; initiating a collaborative approach to service delivery; encouraging community accessibility through free and affordable programming; and increasing the use of technology and enhancing existing communication channels.

Within the organization, the Media Lab has become an increasingly important corporate resource and is used regularly for support with video production and editing. It is anticipated that as the City continues to increase its use of video as a communication tool that the Media Lab's in-house video production, editing and training will continue to expand.

### Long-term Staffing Strategy

The Media Arts Specialist is responsible for advancing media arts practice and education by developing and facilitating programs and events that meet the needs of Richmond's culturally diverse community and address the trends in the media arts. A particular focus of the position involves utilizing media arts practice as a tool for creating positive opportunities for 'low asset' youth through the RYMP program.

Since the inception of the Media Lab in 2011, the Media Arts Specialist position has been mainly funded through sponsorship and grant money with some Department gap funding to maintain the number of staff hours. Project-related work and Media Lab programs are cost-recovery.

Further extension of the RYMP will require grant funding to support its goals and cover operating costs. Sponsorship will also continue to be important for the Media Lab to remain nimble in its response to new and growing trends in media arts. Long-term staffing however

does require a more sustainable approach to facilitate the success of future media arts programming, production and support. Three options are provided for consideration:

OPTIONS	STAFFING	ANNUAL COST
1	Regular PT 25 hrs/wk	≈\$57,062
2	Regular PT 30 hrs/wk	≈\$65,500
3	Regular FT	≈\$81,700

It is recommended that a request for funding in the amount of ≈\$81,700 for a full-time equivalent Media Arts Specialist (Option 3) be submitted to the City's 2015 budget cycle for consideration. This would allow for extended operating hours of the Media Lab, further growth and diversity of media arts programming, and extended in-house video production, editing and support.

#### Future Budget Implications

Currently the Media Lab is identified in the City's operating budget at a net cost to the City of \$14,200. Should funding for a full-time equivalent position be approved the net cost to the City would increase to \$46,500. Sponsorship and grants would continue to be sought to offset operational costs such as supplies and equipment. A decision to not approve funding for the position will require greater sponsorship and grant revenue to be secured to offset operational costs (e.g. staffing, supplies, equipment) or the Media Lab's service level will be reduced.

Information Technology has also identified the total cost of equipment replacement, which staff have broken down into a three-year annual replacement cost and included in the 2015 operating budget. Program and project-related contractors as well as supplies and materials continue to be budgeted as cost-recovery.

BUDGET	2014	2015
<b>Revenue</b>		
Sponsorship/Grants	\$37,200	\$37,200*
Program	\$28,600	\$28,600
<b>Total Revenue</b>	<b>\$65,800</b>	<b>\$65,800</b>
<b>Expenses</b>		
Staffing	\$49,400	≈\$81,700**
Events	\$500	\$500
Supplies & Materials	\$16,700	\$9,700
Contracts	\$13,400	\$13,400
IT Equipment	0	\$7,000
<b>Total Expenses</b>	<b>\$80,000</b>	<b>\$112,300</b>
<b>Net Difference</b>	<b>-\$14,200</b>	<b>-\$46,500</b>

\*Sponsorship revenue is dependent on continuing to secure sponsors.

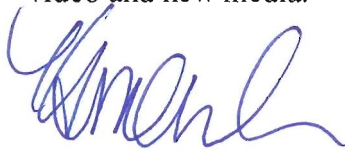
\*\*Recommended Staffing level - FTE

### **Financial Impact**

There is no financial impact to this report. Any funding requests will require a business case and be subject to future capital and operating budget approval.

### **Conclusion**

The activities and programs provided by the Media Lab expand the creative opportunities in the community and increase access to the growing field of media arts, particularly for youth. By creating a more sustainable operating model for the Media Lab, it is anticipated that it will continue to advance the key directives of the Richmond Arts Strategy, advance corporate initiatives and provide greater exposure to and opportunities in the growing areas of audio, film, video and new media.



Kim Somerville  
Manager, Arts Services  
(604-247-4671)



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** August 18, 2014  
**From:** Joe Erceg, MCIP **File:** 01-0157-30-  
General Manager, Planning and Development RGST1/2014-Vol 01  
**Re:** **Richmond Response: Proposed Metro Vancouver (MV) Regional Growth  
Strategy (RGS) Type 3 Amendment – Minor B for City of Port Moody**

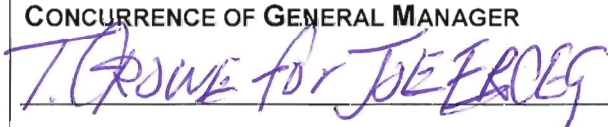


### Staff Recommendation

That:

1. Metro Vancouver be advised that the City of Richmond does not object to the City of Port Moody's application to amend the Metro Vancouver (MV) Regional Growth Strategy (RGS) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area; and
2. Staff continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.

  
Joe Erceg, General Manager  
Planning and Development

JE:jh  
Att. 5

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY <sup>Acting</sup> CAO 	

## Staff Report

### Origin

The purpose of this report is to respond to Metro Vancouver's invitation to comment on a proposed Metro Vancouver (MV) Regional Growth Strategy (RGS) amendment as requested by the City of Port Moody, prior to the MV September 17, 2014 deadline.

This report supports Council's Term Goal #7 Managing Growth & Development:

*To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.*

### Findings of Fact

In May 2014, the City of Port Moody requested Metro Vancouver to amend the Regional Growth Strategy (RGS) to change the regional land use designation, from Industrial and Mixed Employment, to General Urban for 8.3 ha (20.5 acres) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area. This requested amendment also includes adding part of this area as a Frequent Transit Development Area to focus growth and development near a future Evergreen Line rapid transit station. The amendment process was initiated by the Metro Vancouver (MV) Board on July 11, 2014. Affected local governments and relevant agencies have until September 17, 2014 to provide comment on the proposed amendment. Following this, the MV Board will consider adoption of the bylaw amendments. There will not be a Public Hearing as this amendment is a Type 3 minor amendment to the RGS. A 50%+1 weighted vote by the MV Board at each reading, including adoption, is required.

### Chronology

Over the past few years, the City of Port Moody has been updating its Official Community Plan (OCP) to accommodate the upcoming Evergreen Line rapid transit line and the associated growth demands. Through this OCP review, the City of Port Moody has made several requests to amend the RGS, since its adoption in 2011.

#### 1. *Special Study Area Amendment Request (2013)*

In early 2013, the City of Port Moody requested Metro Vancouver to designate (as an overlay) Special Study Areas for 497 ha (1,228 acres) of land that have the following regional land use designations in the RGS: Industrial (980 acres), General Urban (168 acres), Rural (76 acres) and Conservation & Recreation (4 acres). These areas are shown in Attachment 1. The land included three different sites near or along Burrard Inlet known as:

- A.) The Suncor (formerly Petro Canada) Refinery lands;
- B.) The Imperial Oil Company lands; and
- C.) The Mill and Timber Sawmill lands.

The purpose of the RGS Special Study Areas was to identify those areas where more detailed land use planning would be required by way of an area plan review or a site specific development plan. The amendment was referred to affected local governments and relevant agencies. On May 27, 2013, Richmond Council passed the following resolution:

*That as per the report from the General Manager, Planning and Development, dated May 24, 2013, titled Richmond Response: Proposed Metro Vancouver Regional Growth Strategy Type 3 Amendment – Minor B for Port Moody, Council:*

- (1) advise Metro Vancouver that the City of Richmond is opposed to the proposed RGS Amendment Special Study Area designation for all the affected sites, as it would lower the RGS amendment requirement from Type 2 (i.e., a 2/3 MV Board vote and a Public Hearing, to a Type 3 (i.e., a MV Board 50% + 1 weighted vote) for the RGS Rural, and Conservation and Recreation areas;*
- (2) advise Metro Vancouver that the City of Richmond supports an RGS Amendment Special Study Area designation to the RGS Industrial and General Urban designations, as the RGS amendment requirements do not change, but confirms that the City of Richmond has significant concerns regarding the regional effects of potential changes;*
- (3) direct staff to advise on the effect on Richmond and the region should the land use in this area in Port Moody be changed; and*
- (4) send a copy of the letter to the City of Port Moody and all Metro Vancouver member municipalities.*

On July 26, 2013 the MV Board adopted bylaw amendments that allowed the three Special Study Areas to be added to the RGS. However, the boundaries for these RGS Special Study Areas were only included on the RGS Industrial and General Urban lands so as to have no procedural effect associated with future applications for RGS land use designation amendments (i.e., not include the RGS Conservation & Recreation and Rural lands which would lower the voting threshold associated with any future application for re-designation). The Special Study Areas do not alter the underlying regional land use designations.

## *2. Regional Land Use Designation Amendment Request (2014)*

In early 2014, the City of Port Moody made three (3) separate requests to Metro Vancouver to amend regional land use designations so that they would reflect their new designations in Port Moody's proposed OCP. One of these areas, the Mill and Timber Site, has the Special Study Area overlay from the 2013 amendments to the RGS. The other two Special Study Areas were not part of these applications. The three separate application requests included the following:

1. Mill and Timber Site (14.7 ha [36.3 acres]) – Industrial (with a RGS Special Study Area overlay) to General Urban and removal of the Special Study overlay (Attachment 2).
2. Andres Wines Site (1.3 ha [3.2 acres]) – Industrial to General Urban (Attachment 3). This area is not within a Special Study Area.
3. Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area (8.3 ha [20.5 acres]) – Industrial and Mixed Employment to General Urban (Attachment 4). This area is not within a Special Study Area.



Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area

On July 11, 2014, the MV Board considered the requested amendments, and only initiated bylaw amendments and the referral process for #3 above, the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area.

Both the Mill and Timber Site and the Andres Wines Site were declined by the MV Board, as follows:

- For the Mill and Timber Site, the City of Port Moody envisioned this area, which is adjacent to the Moody Street Transit-Oriented Development Area and Murray Street Boulevard Area, to be a waterfront-oriented mixed-use development. The MV Board declined the requested amendments for the following reasons:
  - as the site is within a RGS Special Study Area, detailed land use planning is required before the removal of the existing RGS Special Study Area and an amendment to the existing RGS Industrial designation would be considered. With the lack of a specific development concept, any decision is premature; and
  - as the site still has an active saw mill and other industrial uses, re-designating lands from RGS Industrial to another RGS land use designation would reduce the already limited supply of industrial lands in the Region and should only be considered in unique cases based on a strong planning rationale.
- For the Andres Wines Site, the City of Port Moody contemplated a residential tower up to 26 storeys. The MV Board declined the requested RGS amendment for the following reasons:
  - the site is not within a defined RGS Urban Centre or Frequent Transit Development Area, lacks proximate access to a confirmed rapid transit station and may create pressure for the conversion of additional industrial lands to the north; and
  - more detailed planning work is required to substantiate the vision for both the site and the larger area's redevelopment.

## Analysis

The Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area involve 8.3 ha (20.5 acres) and include a variety of older lower density industrial and commercial related buildings. The current MV RGS land use designations and the requested changes are indicated in Attachment 5. The area and specific RGS amendment request can be broken down into the two following sub-areas:

1. Moody Centre Transit-Oriented Development Area (3.5 ha [8.6 acres]) – Request to amend this area, from Mixed Employment, to General Urban and include a proposed Frequent Transit Development Area (FTDA). The purpose of this amendment is to allow the area to redevelop with an increased concentration of commercial, office and residential uses, with the proposed Moody Centre rapid transit station at its core.
2. Murray Street Boulevard Area (4.8 ha [11.9 acres]) – Request to amend 1.1 ha (2.7 acres) of land, from Industrial, to General Urban and amend 3.7 ha (9.1 acres) of land from Mixed Employment to General Urban. The purpose of this RGS amendment is to redevelop this area into a pedestrian friendly environment with a mix of uses including light industrial, commercial, office, as well as residential.

The Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area are not part of the RGS Special Study Area overlay that was adopted by the MV Board in 2013. It is located to the immediate east of the Mill and Timber Site, which was included as a Special Study Area in 2013.

The proposed OCP for Port Moody supports the redevelopment of this area to reflect the new rapid-transit Evergreen Line, which will be operational by mid-2016. The Moody Centre station will service the Evergreen Line and be located within the subject properties. Although no detailed planning work has been completed for the area, the proposed OCP vision includes a mix of residential and commercial and other related uses, with a substantial increase in densities, with buildings ranging from 4 to 12 storeys high. The City of Port Moody's rationale is based on the area's proximity to the upcoming Evergreen Line and the West Coast Express station that is within 400 metres. The City wishes to promote transit-oriented development, expand the range of employment generating uses to include commercial and other uses, and establish a residential population to support local businesses.

Despite the loss of 1.1 ha (2.7 acres) of Industrial designated land and 7.2 ha (17.8 acres) of Mixed Employment designated lands, Metro Vancouver staff have indicated that the area is appropriate to support growth due to its proximity to a confirmed rapid transit station. Metro Vancouver staff have indicated that the proposed amendment would provide significant benefits to Port Moody and the amendment is generally consistent with the overall RGS goals and objectives.

Staff advise that the proposed RGS amendment has no measurable impact on Richmond. Re-designating the subject properties to RGS General Urban and including the Moody Centre Transit-Oriented Development Area as a Frequent Transit Development Area would help Port Moody fulfill its vision to revitalize and redevelop this area. It would also assist in meeting RGS growth objectives through the creation of a high density mixed-use urban community close to transit and amenities.

Although the City of Port Moody is not proposing to add employment lands elsewhere within the municipality, the creation of a high density urban village would provide for a mix of land uses. These land uses would include commercial and office uses that would generate employment opportunities. Richmond City staff do not object to the proposed amendment for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area as it would enable the City of Port Moody to create a high density urban village (Live, Work, Play) near a rapid transit station.

To better protect Metro Vancouver and Richmond's industrial and mixed employment lands, City staff are participating in several Metro Vancouver regional employment land studies including: updating the 2010 Metro Vancouver's Industrial Land Inventory, reviewing the Industrial Land Re-development and Intensification - Constraints and Solutions Study, and reviewing Metro Vancouver's Industrial Land Protection and Intensification – Policy Paper which integrates related Metro Vancouver studies completed since 2011. These studies are aimed at enabling all parties to better manage and protect employment and agricultural lands. Staff will continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations and update Council as necessary.

**Financial Impact**

None

**Conclusion**

Metro Vancouver has initiated the process to amend the Regional Growth Strategy, as requested by the City of Port Moody, to change the existing RGS Industrial and Mixed Employment designation, to General Urban for 8.3 ha (20.5 acres) of land known as the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area. The requested RGS amendment also includes designating 3.5 ha (8.6 acres), as a Frequent Transit Development Area to focus growth and development near a future rapid transit station along the Evergreen Line. The proposed amendment to the RGS has no impact on Richmond.

Staff do not object to the proposed MV RGS amendment for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area, as it will enable the City of Port Moody to create a high density urban village with a mix of land uses near a confirmed rapid transit station. Staff will continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.



John Hopkins, MCIP  
Senior Planner  
(604-276-4279)



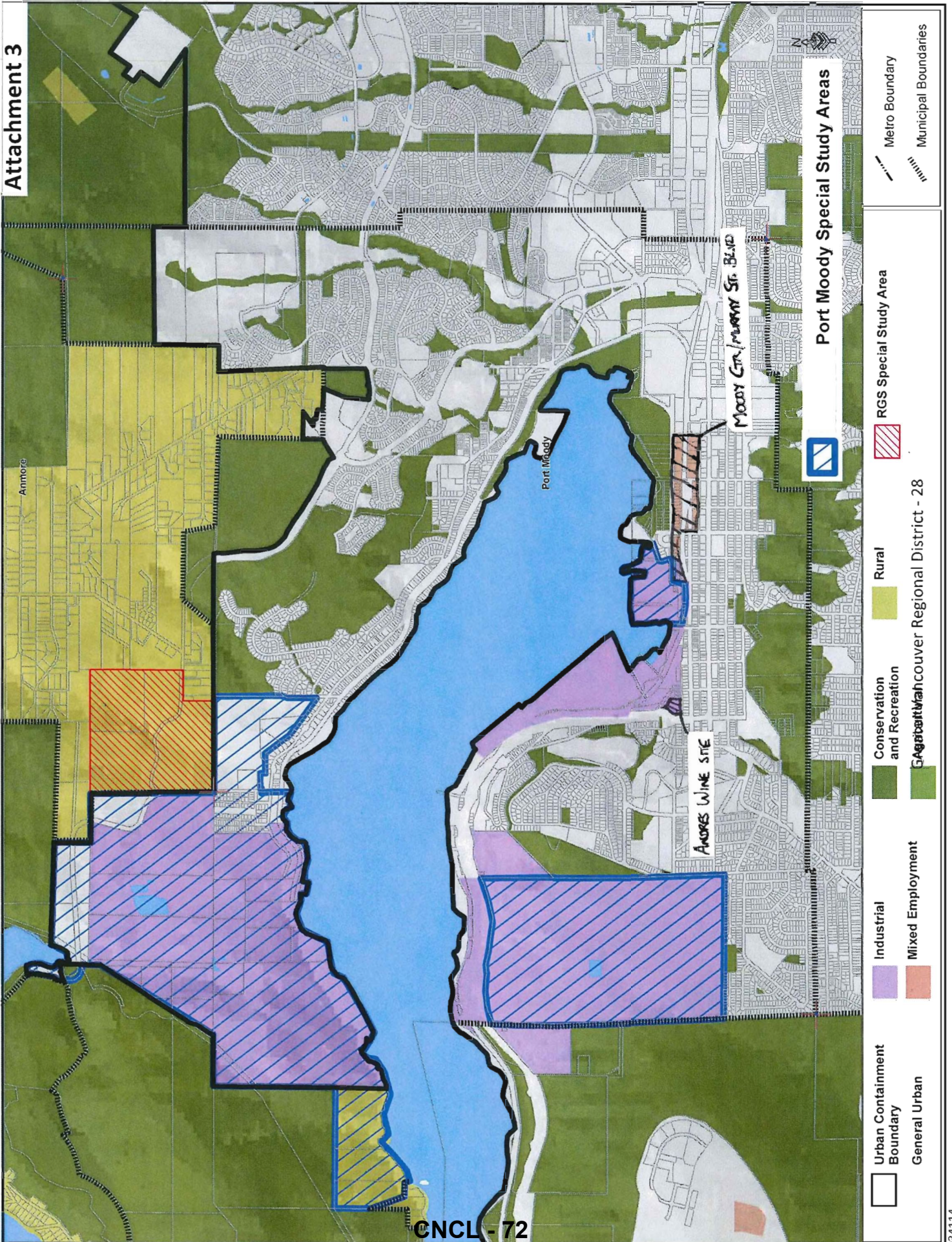
Terry Crowe  
Manager, Policy Planning  
(604-276-4139)

JH:cas

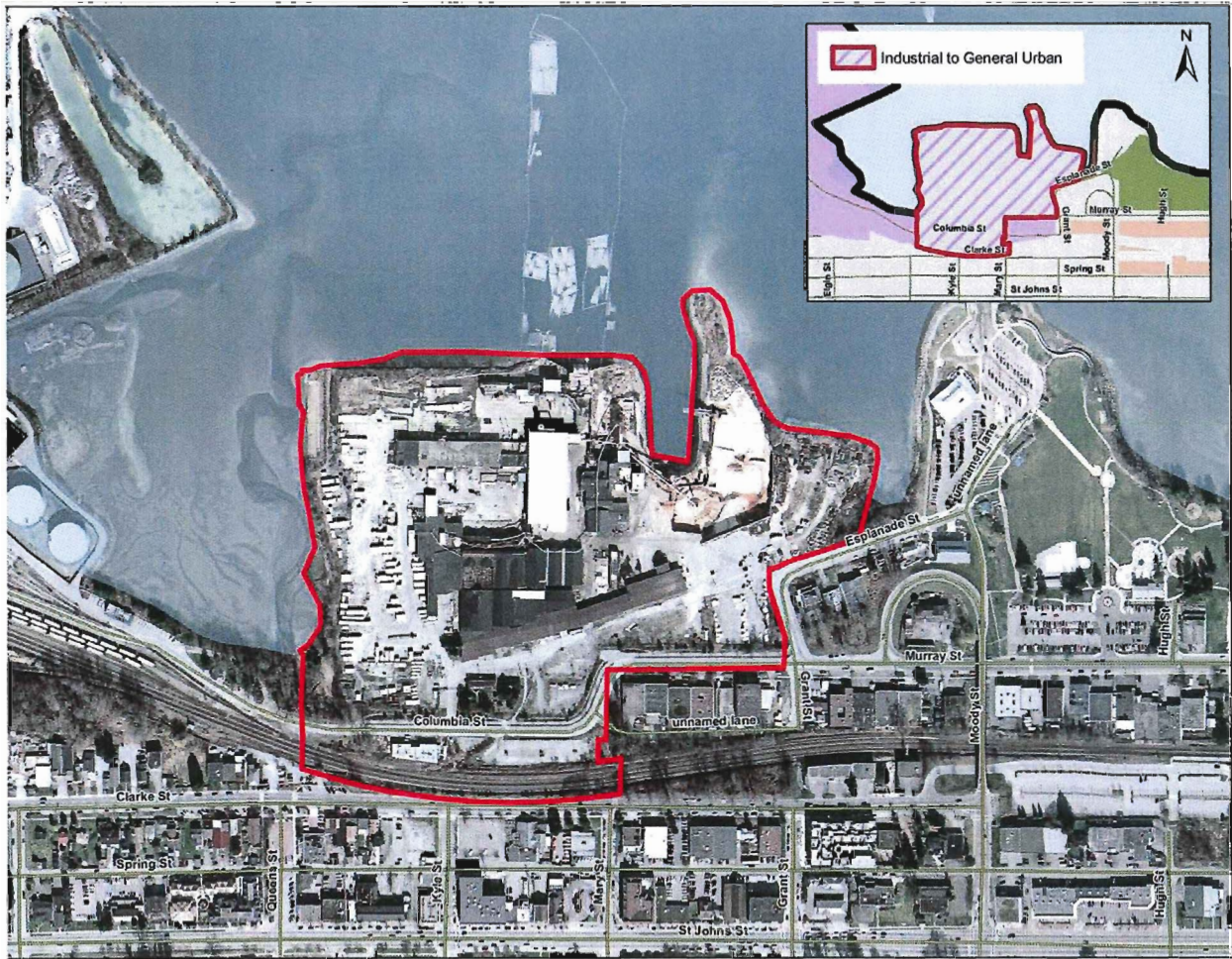
- Att. 1: City of Port Moody Special Study Areas in Metro Vancouver Regional Growth Strategy  
2: Aerial and Requested Amendment to Mill and Timber Site  
3: Aerial and Requested Amendment to Andres Wine Site  
4: Aerial and Requested Amendment to Moody Centre and Murray Street Boulevard Area  
5: Current and Proposed Regional Land Use Designations for Moody Centre and Murray Street Boulevard Area



Attachment 3







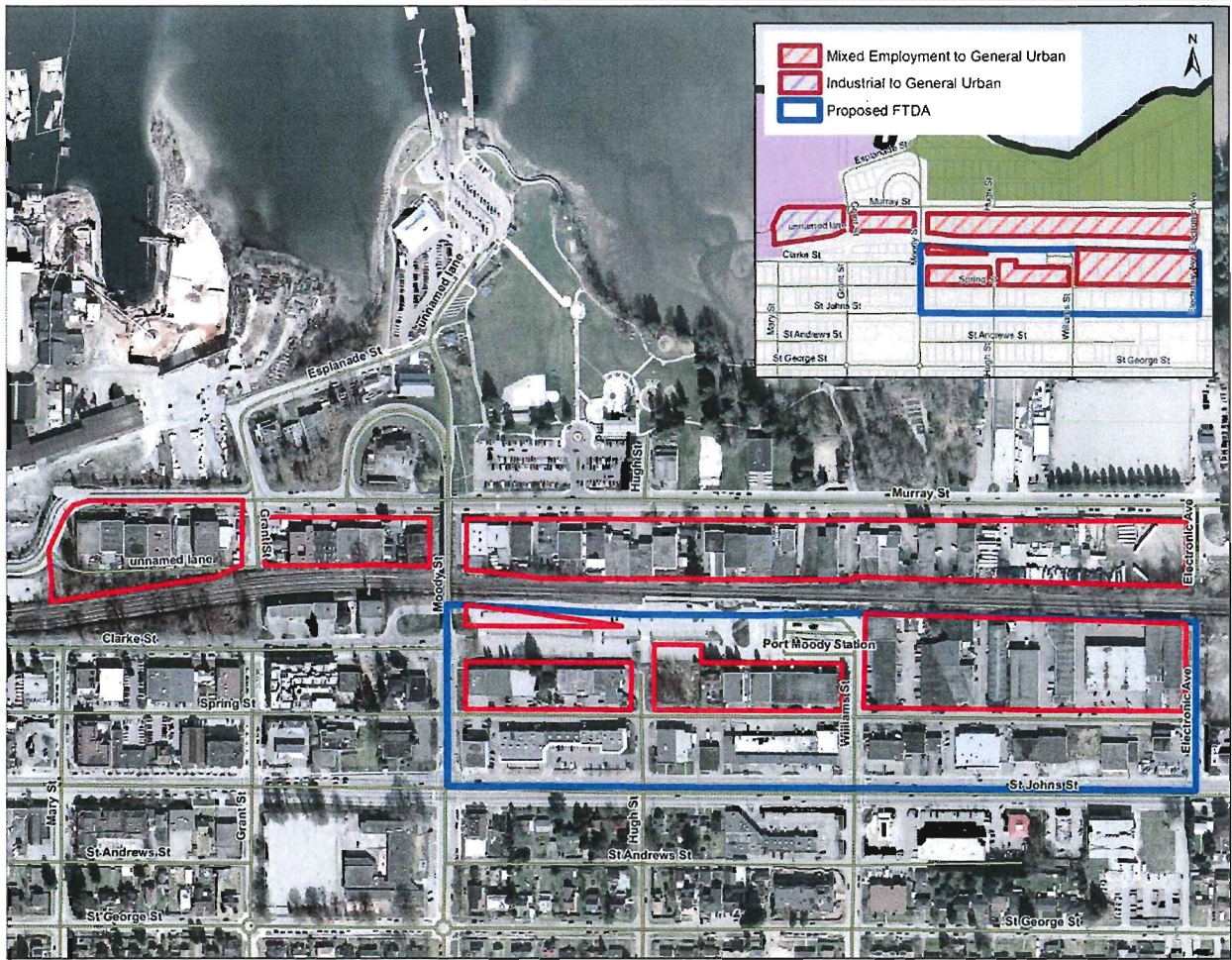
Mill and Timber Site





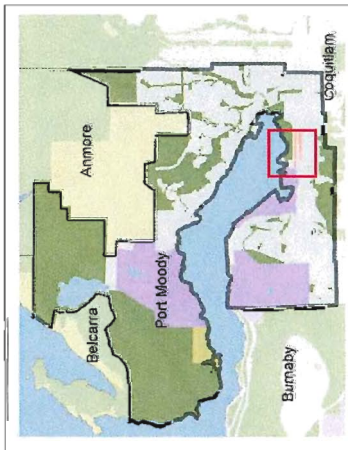
Andres Wine Site





Moody Centre and Murray Street Boulevard Area

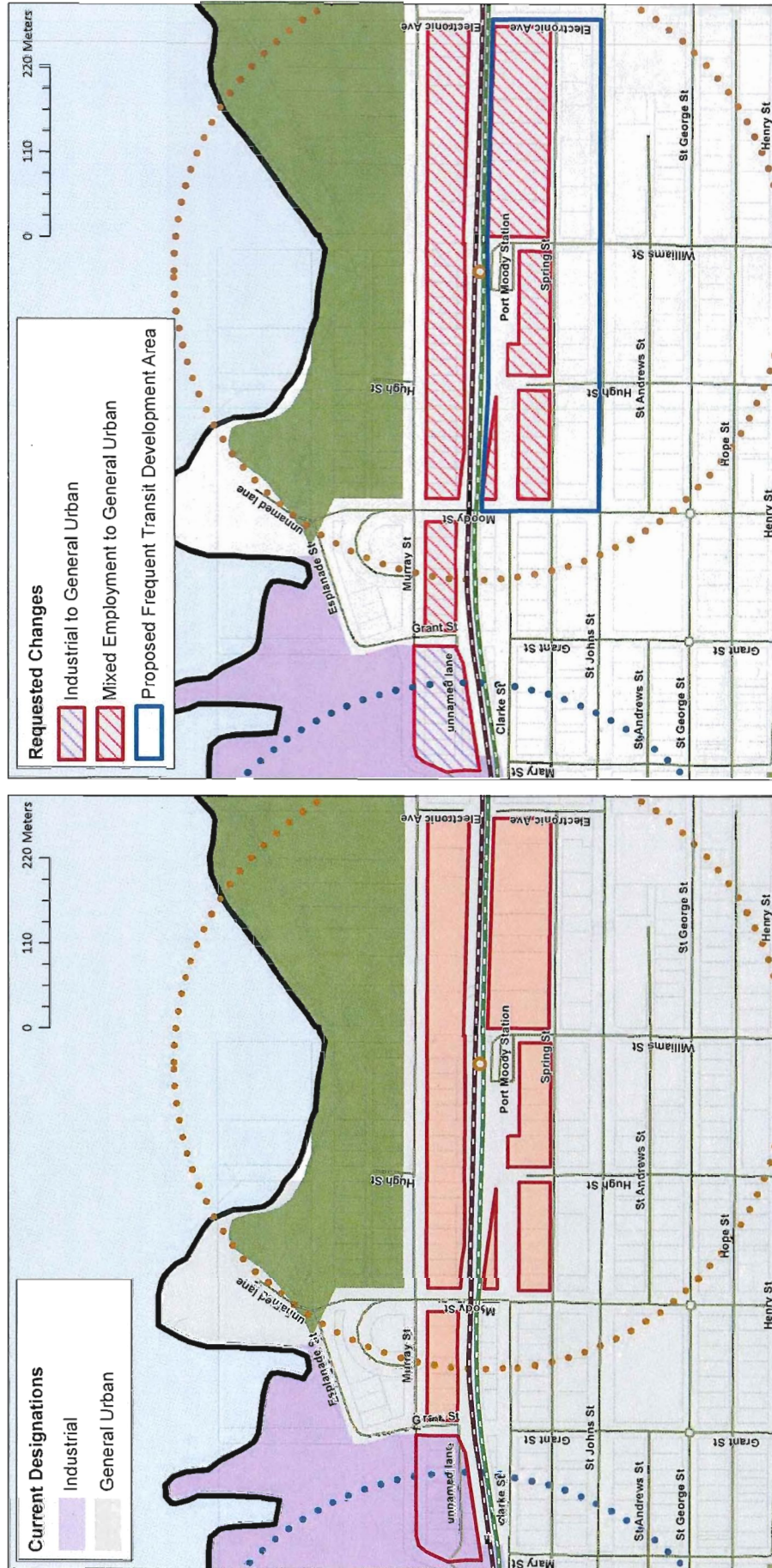




# **Murray Street Boulevard Area and Moody Station Transit-Oriented Development Area** **Metro 2040: Shaping our Future City of Port Moody Amendment Request**

- Industrial to General Urban (approx. 1.1 hectares)
- Mixed Employment to General Urban (approx. 7.2 hectares)
- Add Frequent Transit Development Area

Produced by Metro Vancouver  
 June 4, 2014



## **Metro 2040 Land Use Designations**

- Agricultural
- Conservation & Recreation
- Rural
- General Urban
- Industrial
- Mixed Employment
- Urban Containment Boundary (UCB)

## **Transit and Transportation**

- Westcoast Express (CP Rail Alignment)
- Evergreen concept
- Moody Centre Station (400 metre area)
- Potential Station (400 metre area)





# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** August 15, 2014

**File:** RZ 14-662753

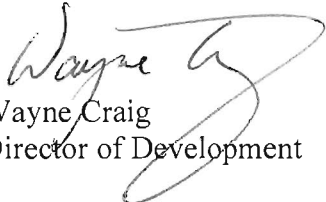
**Re:** Application by Ajit Thaliwal for Rezoning at 4800 Princeton Avenue from Land Use Contract 009 to Single Detached (RS1/B)

### Staff Recommendation:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:

- for the rezoning of 4800 Princeton Avenue from “Land Use Contract 009” to the “Single Detached (RS1/B)” zone; and
- to authorize the termination, release and discharge of “Land Use Contract 009” entered into pursuant to “Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973”, as it affects 4800 Princeton Avenue;

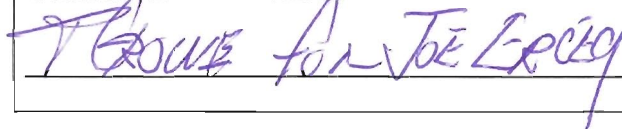
be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:mp  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## **Staff Report**

### **Origin**

Ajit Thaliwal has applied to the City of Richmond for permission to rezone the property at 4800 Princeton Avenue from “Land Use Contract (LUC009)” to “Single Detached (RS1/B)” to allow the construction of a new single detached dwelling. The provisions of LUC009 allow single detached dwellings on this block of Princeton Avenue to be developed with a zero side yard setback on one side only and require all other aspects of the development to comply with the Zoning Bylaw 1430 which was applicable at the time of the development in the mid 1970s. The applicant wishes to discharge the LUC and construct a new house that would comply with the current RS1/B zone regulations.

### Discharging Land Use Contract 009

Staff recommend that Council approve the discharge of “Land Use Contract 009” registered on title of 4800 Princeton Avenue to allow the property to be rezoned to RS1/B for the proposal.

### **Findings of Fact**

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

### **Surrounding Development**

The subject site is located in an established residential neighbourhood consisting of a mix of single detached dwellings, townhouses and apartments which are all regulated under the same Land Use Contract (LUC009). Immediately to the north, east and west are zero lot line dwellings, and immediately to the south are single family dwellings that front onto Pembroke Place. The surrounding area has not undergone significant change since its development in the mid 1970s.

### **Related Policies & Studies**

#### 2041 Official Community Plan (OCP)

The OCP land use designation for this property is “Neighbourhood Residential (NRES)”. The proposed rezoning is consistent with the designation.

#### Affordable Housing Strategy

The Richmond Affordable Housing Strategy does not apply to this application since no new lot is being created.

### **Public Input**

The rezoning sign was installed on the property on June 23, 2014. There have been no comments received from the public about the development proposal in response to the placement of the rezoning sign.

## Staff Comments

### Background

The subject site is located on the south side of Princeton Avenue between Geal Road and Palmer Road. The surrounding area is regulated under LUC009 which was adopted in 1973 and registered on title in 1974. Most of the existing single detached houses developed under the LUC are single-storey buildings with a floor area of less than 167 m<sup>2</sup> (1,800 ft<sup>2</sup>). If the site is rezoned to “Single Detached (RS1/B)”, it would allow the construction of a house with 1.2 m (3.9 ft) side yard setbacks, a maximum floor area of approximately 245 m<sup>2</sup> (2,640 ft<sup>2</sup>), a height of up to two and a half (2 ½) storeys and a secondary suite.

### Trees & Landscaping

A tree survey and a Certified Arborist’s Report have been submitted as part of the rezoning application. The survey and report identify two (2) bylaw-sized trees on the subject property and one (1) bylaw-sized tree in the boulevard on Princeton Avenue. The Arborist’s Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention Plan is shown in Attachment 3.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted an on-site visual assessment, and concurs with the Arborist’s recommendations. The recommendations are:

- Remove the Walnut tree (Tag #409) from the rear yard due to its poor condition;
- Relocate the on-site Palm tree (Tag #408) to the west side of the subject property due to conflict with the building envelope; and
- Relocate the Japanese Maple (Tag #407) located on City-owned property to the west to enable the replacement of the existing driveway.

One on-site tree (Tag #409) has been identified for removal. Based on the 2:1 tree replacement ratio goal stated in the OCP, two replacement trees are required. Suitable tree species for replacement trees, as recommended by the Project Arborist, include: Paperbark Maple (*Acer Griseum*) and Japanese Snowbell (*Styrax Japonicus*). Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, the proposed replacement trees must have a minimum calliper of 6 cm. The applicant is required to submit a Landscaping Security to the city in the amount of \$1,000 (\$500/tree) prior to final adoption of the rezoning bylaw to ensure that the replacement trees are planted and maintained.

Parks Operations staff have assessed the condition and location of the Japanese Maple (Tag #407) in the boulevard and have agreed to the proposed relocation of the tree, with special measures taken at future development stage.

The Project Arborist has provided a letter of undertaking to direct the relocation of the Japanese Maple (Tag #407) and the on-site Palm tree (Tag #408); the digging, handling, planning, guying, establishment maintenance and protection of the trees will be undertaken under the direction of the Project Arborist. Prior to adoption of the rezoning bylaw, the applicant is required to submit a contract between the applicant and a Certified Arborist for supervision of relocation of the City-owned Japanese Maple (Tag #407) and the Palm tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. 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.

To ensure successful relocation of the two trees to be relocated, the applicant is required to provide Tree Survival Securities in the amount of \$1,200 for the Palm tree (Tag #408) and \$1,300 for the Japanese Maple (Tag #407).

#### Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of the road adjacent to the subject site (approximately 1.37m GSC).

#### Site Servicing & Vehicle Access

There are no servicing upgrades required with rezoning. The driveway crossing will remain in the same location.

#### Building Permit Stage

At Building Permit stage, the applicant must complete the following service connection works:

- Storm Sewer Works: the applicant is to reuse the existing inspection chamber and connection near the northeast corner of the property. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
- Water Works: Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow. City Operations staff are to disconnect the existing 20 mm diameter connection and install a new 25 mm diameter connection complete with a meter box at the property line. The meter box must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.
- Sanitary Sewer Works: The applicant is to reuse the existing inspection chamber and connection near the southeast corner of the property.

#### **Analysis**

The rezoning of the site to RS1/B will allow future construction to occur within the parameters of the current standard single detached zoning regulations. The proposed redevelopment of the lot is not expected to significantly alter the existing single family character of the neighbourhood.

Staff recommend that Council approve the termination and discharge of "Land Use Contract 009" registered on title to 4800 Princeton Avenue (Registration Number K31033) along with the rezoning of the site to "Single Detached (RS1/B)".

Rezoning the subject property to RS1/B will ensure that the new house is consistent with typical single family homes in Richmond in terms of height, siting and density that are subject to the City's standard zoning requirements.

The list of rezoning considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

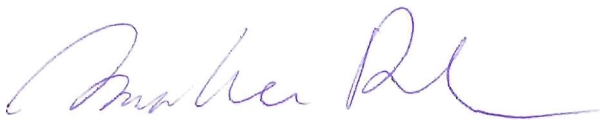
**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application is consistent with the land use designation contained in the OCP and the discharge of the LUC and proposal to rezone the site to RS1/B will make the site subject to the typical single family zoning provisions.

Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, be introduced and given first reading.



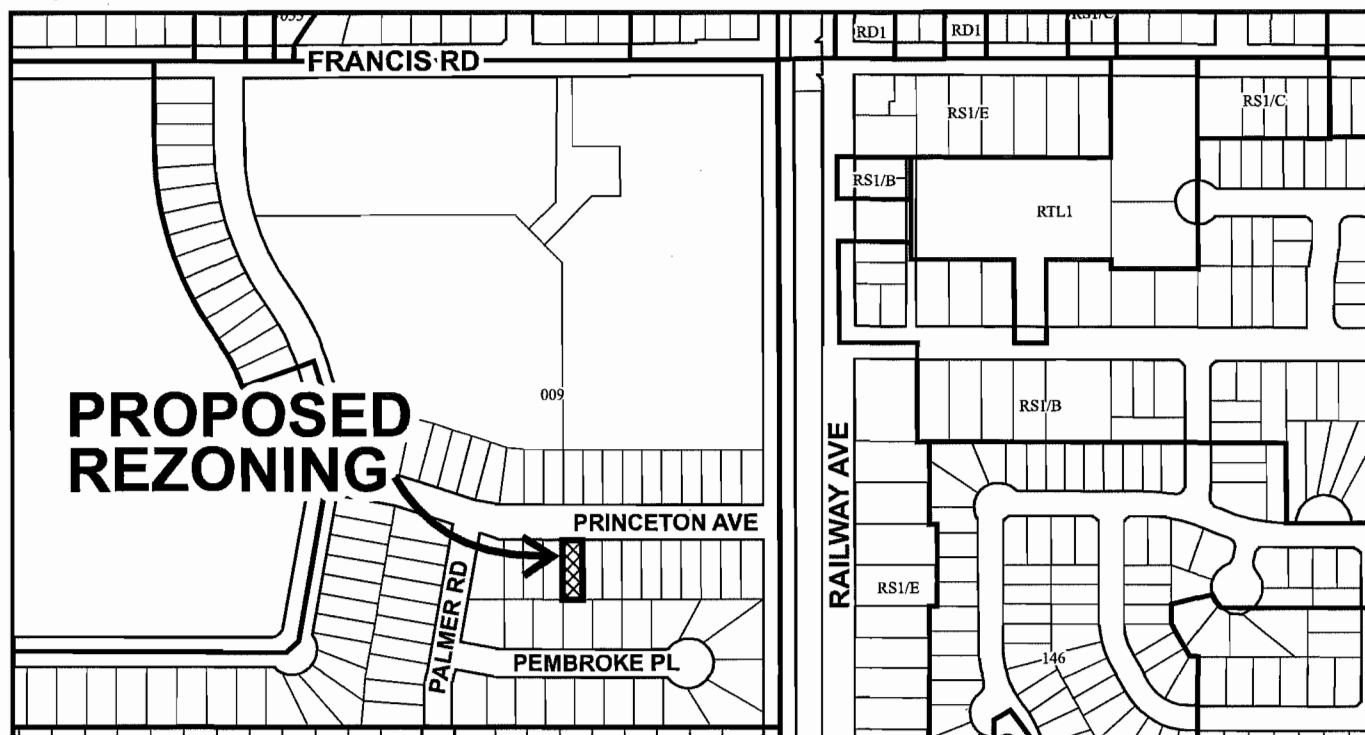
Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Tree Retention Plan
- Attachment 4: Rezoning Considerations



City of  
Richmond



4751 15.03	4751 15.57	4771 12.19	4791 12.19	4811 12.19	4831 12.19	4851 12.19	4871 12.19	4891 12.19	4911 12.19	4931 12.19	4951 12.19
<b>PRINCETON AVE</b>											
9440	12.19 4740	12.19 4760	12.19 4780	12.19 4800	12.19 4820	12.19 4840	12.19 4860	12.19 4880	12.19 4900	12.19 4920	12.19 4940
36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58
2.22	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
	18.29	18.29	18.29	18.29	18.29	18.29	18.29	30.48			



**RZ 14-662753**

Original Date: 05/21/14

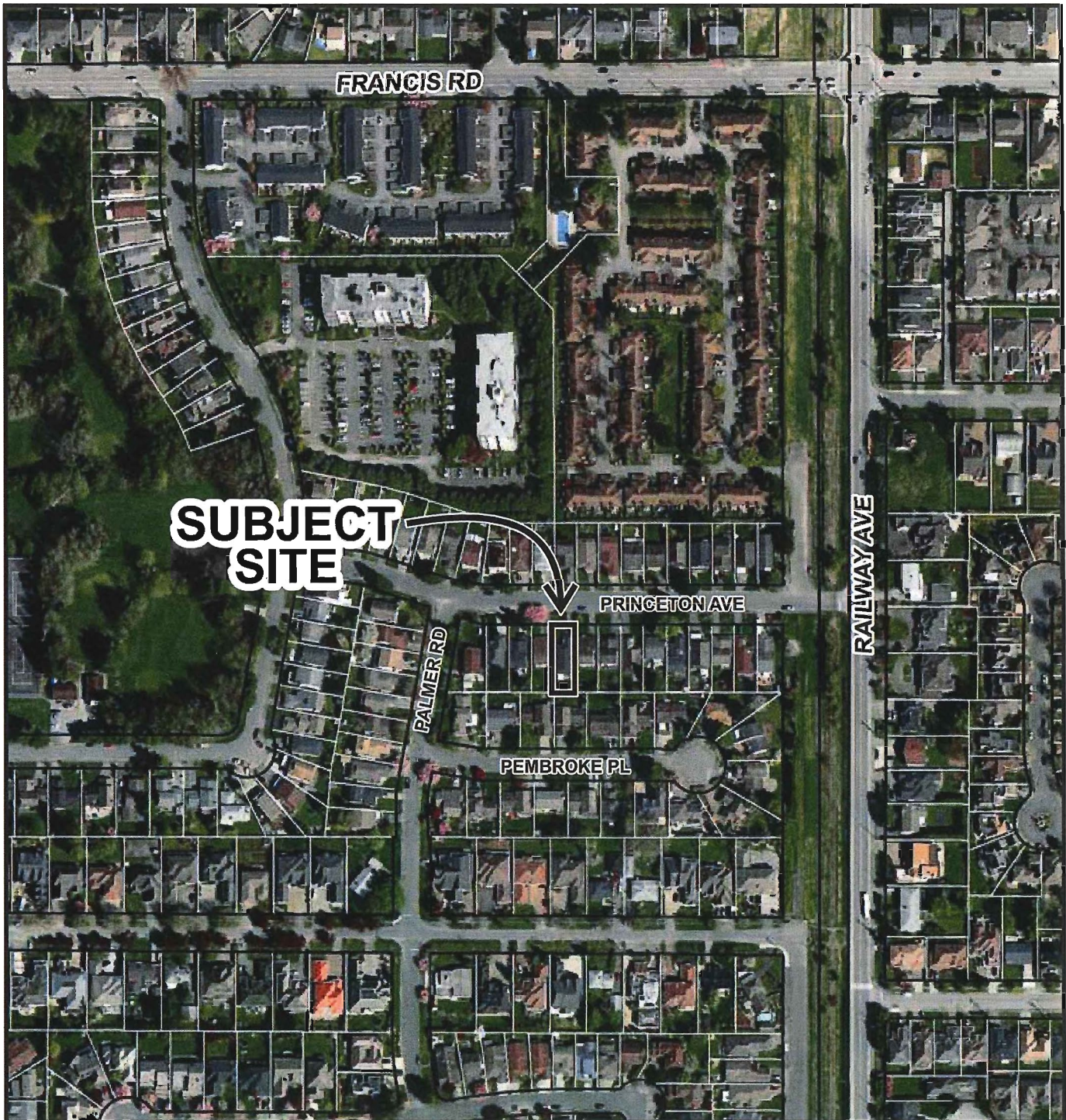
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 14-662753

Original Date: 05/22/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 83



**City of  
Richmond**

**Development Application Data Sheet**  
Development Applications Division

**RZ 14-662753**

**Attachment 2**

Address: 4800 Princeton Avenue

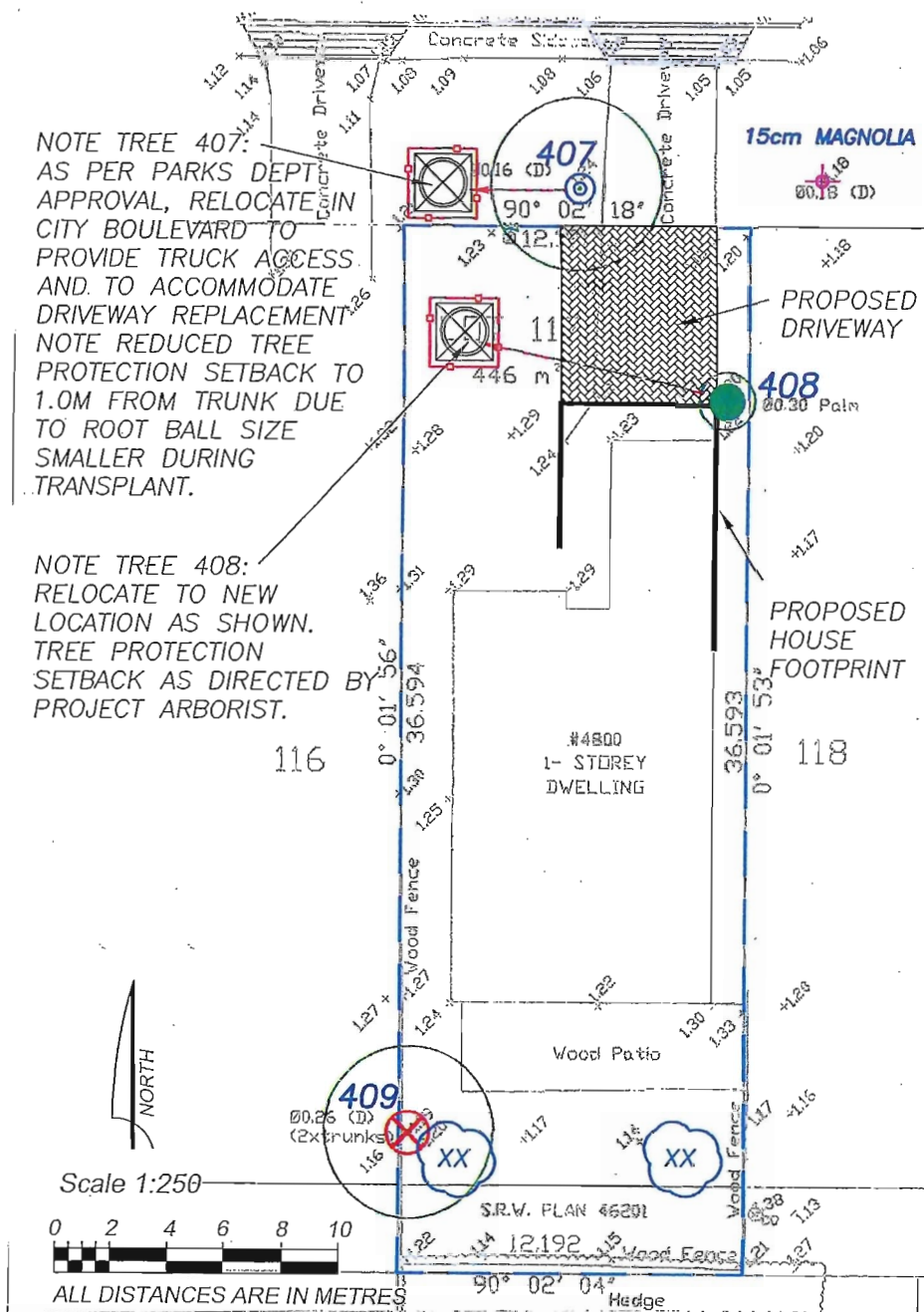
Applicant: Ajit Thaliwal

Planning Area(s): Seafair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Leonidas Sdrakas & Vasiliki Sdrakas	TBD
<b>Site Size (m<sup>2</sup>):</b>	446 m <sup>2</sup> (4,800.7 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single detached dwelling	No Change
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Land Use Contract 009	Single Detached (RS1/B)

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	446 m <sup>2</sup>	none
Lot Width (min. dimension):	12 m	12.2 m	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	none
Height (m):	Max. 2 ½ storey	Max. 2 ½ storey	none





### TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Ht and Spr denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes Unsuitable, M denotes Marginal, S denotes Suitable. See report for details.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
407	4	3	8+7+8	Japonesse maple	S	Multiple stems attach at base with bark inclusion.	Relocate
408	4	1	26	Windmill palm	S	Characteristic form	Relocate
409	4	3	14+13	Walnut	U	Historically topped at 4m. Large historic pruning wounds. Replacement leaders carry entire crown.	Remove

### REPLACEMENT TREES: SUGGESTED PLANT LIST

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.

PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.

PLANTING LOCATIONS MUST MEET ARBOROCULTURAL BEST MANAGEMENT PRACTICES AND BCSLA/BCINA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

QTY	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
SMALL MATURE SIZE:				
1	AG	6cm CAL	ACER GRISEUM	PAPERBARK MAPLE
1	SJ	6cm CAL	STYRAX JAPONICUS	JAPANESE SNOWBELL



# City of Richmond

## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 4800 Princeton Avenue

**File No.:** RZ 14-662753

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for the Japanese Maple (Tag #407) located on City boulevard to ensure successful transplanting.
3. Submission of a Tree Survival Security to the City in the amount of \$1,200 for the on-site Palm tree (Tag #408) to ensure successful transplanting.
4. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of relocation of the Japanese Maple (Tag #407) and the Palm-tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. 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.
5. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) to ensure planting and maintenance of two (2) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
2	6 cm		3.5 m

6. Installation of appropriate tree protection fencing around all trees to be relocated as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
2. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- 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 9167 (RZ 14-662753)  
4800 Princeton 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 land use contract designation of the following area and by designating it **“SINGLE DETACHED (RS1/B)”**.

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

2. That:

- a) “Land Use Contract 009”, entered into pursuant to “Imperial Venture Ltd. Land Use Contract By-law No.2981, 1973”, be terminated, released and discharged in relation to the following area:

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

- b) the Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 009” from the above area.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9167”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9012 (RZ 12-624849)  
11351 No. 1 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 15.22 thereof the following:

**15.22 Single Detached (ZS22) – No. 1 Road**

**15.22.1 Purpose**

The **zone** provides for **single detached housing** which fronts an **arterial road** and where provisions have been made for access to a **lane**. A range of compatible **secondary uses** are also permitted.

**15.22.2 Permitted Uses**

- **housing, single detached**

**15.22.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**15.22.4 Permitted Density**

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio** (FAR) is 0.40 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5m<sup>2</sup>.
3. Notwithstanding Section 15.22.4.2, the reference to “0.40” is increased to a higher **density** of “0.60” if:
  - a) the **building** contains a **secondary suite**; or
  - b) the **owner**, at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.22.4.3, the reference to “0.40” in 15.22.4.2 is increased to a higher **density** of “0.60” if:

- a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
  - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
- a) up to 10% of the **floor area** total calculated for the **lot** in question, provided the **floor area**:
    - i. is used exclusively for covered areas of the **principal building**, which are always open on two or more sides;
    - ii. is never enclosed; and
    - iii. is not located more than 0.6 m above the lowest horizontal floor.
  - b) 45.0 m<sup>2</sup> which may be used for **accessory buildings** and on-site parking, which cannot be used for **habitable space**.

#### 15.22.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 50% for **buildings**.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
- 3. Not less than 20% of the **lot area** must be **landscaping** with live plant material.

#### 15.22.6 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m.
- 2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
- 3. The minimum **interior side yard** is 1.2 m.
- 4. The minimum **exterior side yard** is 1.2 m.
- 5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
- 6. A detached **accessory building** of more than 10.0 m<sup>2</sup> in area that is used exclusively for on-site parking, may be located within the **rear yard** but no closer than:
  - a) 3.0 m to a **lot line** abutting a public **road**; or
  - b) 1.2 m to any other **lot line**.
- 7. A detached **accessory building** of more than 10.0 m<sup>2</sup> in area that is used exclusively for on-site parking, may be linked to the **principal building** by an enclosed area, provided that:
  - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:

- i. 50% of the width of the **principal building**; or
    - ii. 3.6 m; and
  - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single storey no greater than 5.0 m.
8. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
9. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.21.6.7, may be located within the **building separation space**.

#### 15.22.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **interior side yard setback** or the **exterior side yard setback**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
  - a) calculated from the **finished site grade**; and
  - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the **maximum building height** of 9.0 m.
6. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

#### 15.22.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m <sup>2</sup>

**15.22.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw, except that:
  - a) a **fence**, when located within 6.0 m of a **front lot line** abutting a public **road** shall not exceed 1.2 m in **height**; and
  - b) a **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m<sup>2</sup> and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings**, **structures**, projections, and on-site parking, except for **cantilevered roofs** and **balconies**, which may project into the private outdoor space for a distance of not more than 0.6 m.

**15.22.10 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

**15.22.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.



2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (ZS21) – NO. 1 ROAD**.

P.I.D. 000-638-781

SOUTH HALF OF BLOCK 56 EXCEPT: PART SUBDIVIDED BY PLAN 18478,  
SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT  
PLAN 249

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9012**”.

FIRST READING

SEP 09 2013

A PUBLIC HEARING WAS HELD ON

OCT 21 2013

SECOND READING

OCT 21 2013

THIRD READING

OCT 21 2013

OTHER REQUIREMENTS SATISFIED

SEP 02 2014

ADOPTED

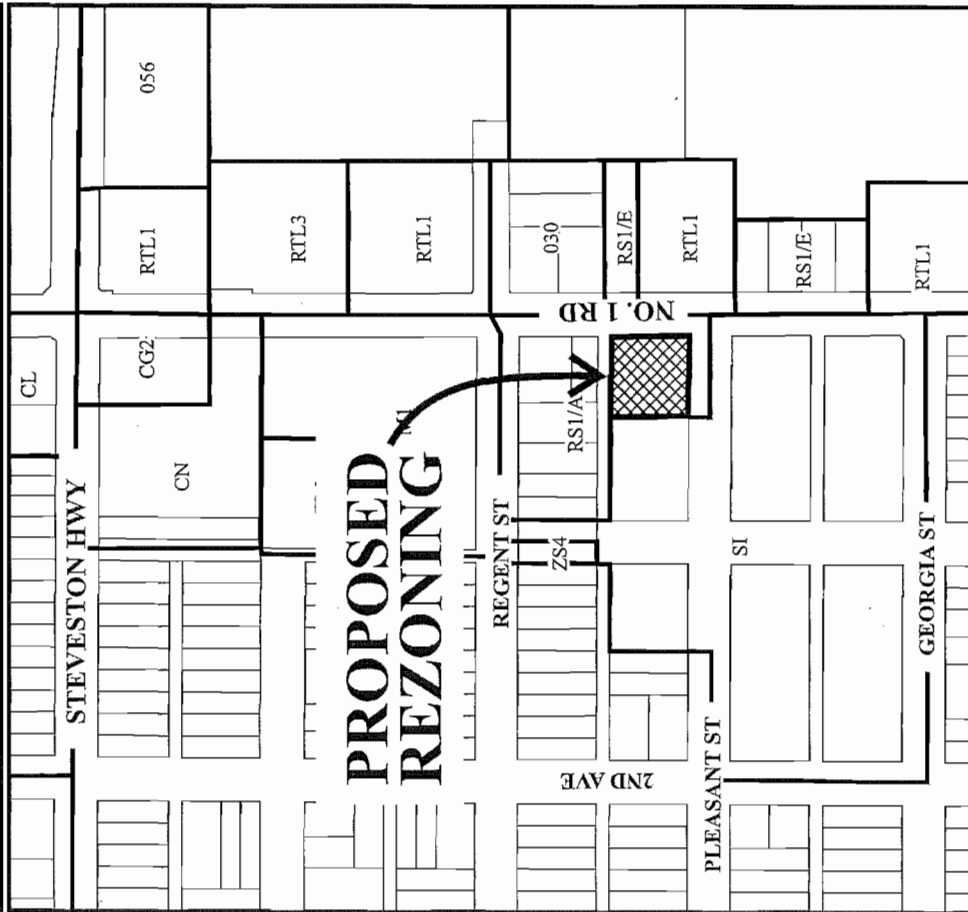


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

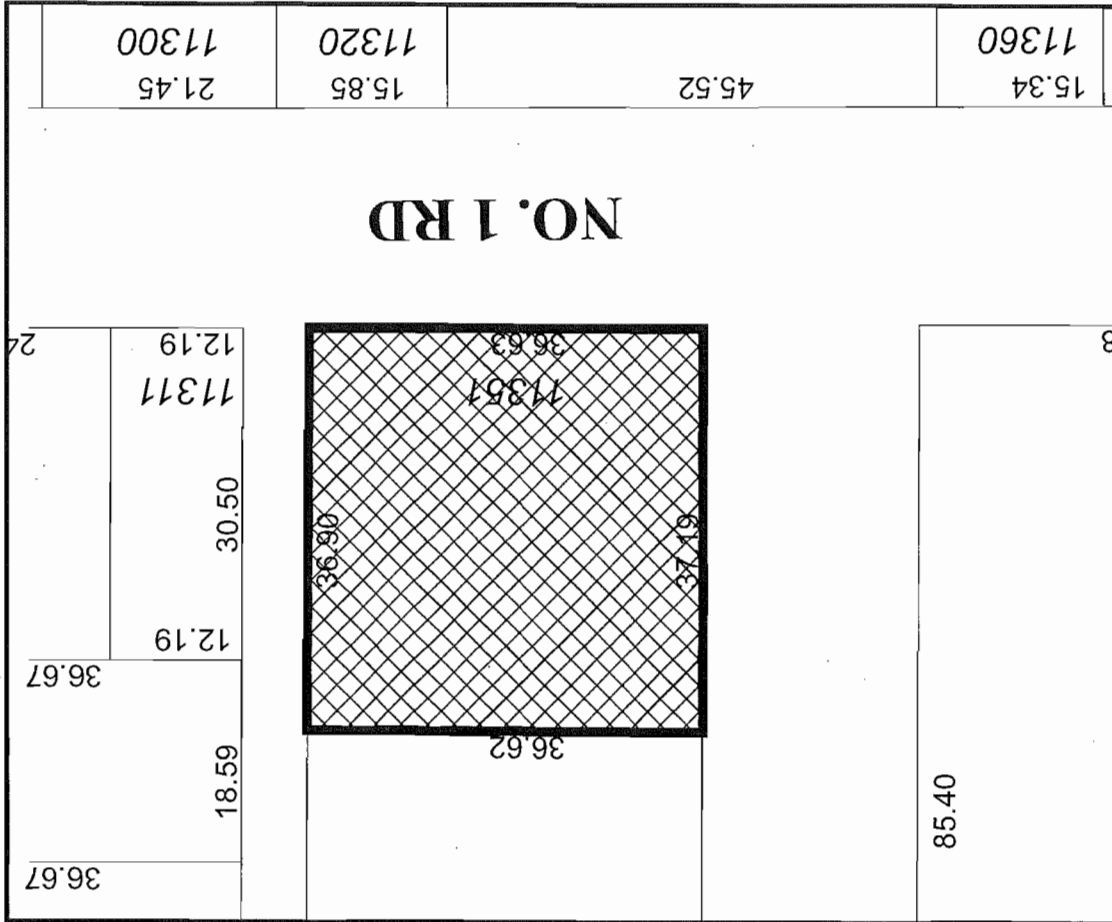


RZ 12-624849

Original Date: 11/30/12

Revision Date:

Note: Dimensions are in METRES





**Fire Protection and Life Safety Bylaw No. 8306,  
Amendment Bylaw No. 9151**

The Council of the City of Richmond enacts as follows:

1. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 2, by deleting subsection 2.6.1 and substituting the following:
  - 2.6.1 The provisions of this bylaw apply to all **buildings, structures, premises** and conditions within the **City** and, for certainty, apply to both existing **buildings** and **buildings under construction**.
2. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 6, by deleting the opening paragraph of subsection 6.1.4 and substituting the following:
  - 6.1.4 Where a contact person fails to respond to a fire alarm and attend the premises within 30 minutes:
3. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 6, by deleting subsection 6.1.4(b) and substituting the following:
  - (b) the **owner** or **occupier** of the **premises** shall be liable to reimburse the **City**, at the rates in the amount set from time to time in the Consolidated Fees Bylaw No. 8636 for the cost to the **City** of all time during which **Richmond Fire-Rescue apparatus** and **members** were required to remain on standby at the **premises**, commencing after the 30 minute time period specified in this Section, until such time as a contact person, **owner** or **occupier** arrives to attend at, provide access to, or secure the **premises**.
4. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 6, by the addition of new subsection 6.3:

**6.3 Fire Watch**

- 6.3.1 The owner or occupier of any building in which any of the fire alarm system, automatic sprinkler system, or emergency power system, or any portion thereof, if not operating, shall institute and maintain a **fire watch** in that building until all required systems are in operation.

5. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 9 by the addition of new subsection 9.14:

**9.14 Fireworks Regulation**

- 9.14.1 A person must not purchase, sell, display for the purpose of sale, offer for sale, give, dispose of or distribute **fireworks** to any person.
- 9.14.2 A person must not possess **fireworks** except as permitted under a **display permit**.
- 9.14.3 Subject to subsection 9.14.4, a person must not ignite, explode, set off or detonate **fireworks**:
- (a) except in accordance with the terms of a **display permit**;
  - (b) in such a manner as may endanger or create a nuisance to any person or property.
- 9.14.4 A person who is permitted by this bylaw to ignite, explode, set off or detonate **fireworks** must only do so on property, whether privately or publicly held, with the written consent of the owner or the agent for the owner of such property.
- 9.14.5 A person may apply to the **Fire Chief** for a **display permit** which authorizes the holder to ignite, explode, set off or detonate **fireworks** in accordance with the terms of the **display permit**.
- 9.14.6 To obtain a **display permit**, the applicant must be at least 18 years of age and submit:
- (a) a completed **display permit** application;
  - (b) an indemnity agreement;
  - (c) an application fee in the amount set out from time to time in the Consolidated Fees Bylaw No. 8636;
  - (d) an authorization signed by the property owner or owner's agents, where the **fireworks** event is to occur on property not owned by the applicant;
  - (e) a certificate of insurance showing evidence that the applicant has comprehensive general liability insurance which:
    - (i) has a coverage limit of not less than \$5,000,000 per occurrence;
    - (ii) includes the **City** as an additional named insured;
    - (iii) has a deductible of not more than \$5,000, unless the **City** advises in writing that it consents to a higher deductible; and
  - (f) proof of Fireworks Supervisor or Pyrotechnician certification issued to the applicant by the Explosives Regulatory Division of Natural Resources Canada at least ten **business days** prior to the fireworks event.
- 9.14.7 The **Fire Chief** is authorized to:

- (a) issue **display permits** to eligible applicants;
  - (b) refuse to issue a **display permit** where the applicant has failed to meet the requirements of section 9.14.6;
  - (c) refuse to issue a **display permit** where the applicant has provided false information on the application for the permit;
  - (d) impose terms and conditions on a **display permit** regarding the following:
    - (i) the location at which the **fireworks** display may take place;
    - (ii) the time or times within which the **fireworks** display may take place;
    - (ii) fire safety precautions which must be taken with respect to the **fireworks** display;
    - (iii) safe storage of **fireworks**;
  - (e) revoke, cancel, or suspend a **display permit** where:
    - (i) the holder has violated the terms and conditions of the **display permit** or the provisions of this bylaw or any applicable provincial or federal legislation;
    - (ii) the holder has acted in such a manner as to endanger property or public safety; or
    - (iii) environmental or weather conditions are such that the use of **fireworks** would endanger property or public safety; and
  - (f) conduct an examination or analysis of an article that appears to be a **firework**, and to prepare a report confirming that the **Fire Chief** has examined or analyzed the item, describing the results of the examination or analysis, and stating whether or not, in the opinion of the **Fire Chief**, the item is a **firework**.
- 9.14.8 The holder of a **display permit** must comply with the terms and conditions specified in the **display permit** and the requirements of this bylaw, all other bylaws of the **City**, and all applicable provincial and federal legislation.
- 9.14.9 In the event that a **display permit** is denied, revoked, cancelled or suspended, the application fee is non-refundable.
- 9.14.10 A **display permit** is:
- (a) valid only for the location and during the times specified in the **display permit**; and
  - (b) not transferable.
- 9.14.11 **Fire inspectors, bylaw enforcement officers, police officers** and others as designated by the **Fire Chief** are authorized to enter on property at any time to determine whether the requirements of a **display permit** and of this and other applicable bylaws of the **City** and any applicable provincial or federal statutes are being met.

6. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 14, by deleting subsection 14.3 and substituting the following:

14.3.1 This bylaw may be enforced by means of a ticket issued under the City's *Municipal Ticket Information Authorization Bylaw, No. 7321*, as amended or replaced from time to time.

7. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 14, by the addition of new subsection 14.4:

#### **14.4 Notice of Bylaw Violation**

14.4.1 A violation of provisions of this bylaw may result in liability for penalties and late payment amounts established in Schedule A of the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended or replaced from time to time.

14.4.2 A violation of provisions of this bylaw may be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act, SBC 2003, c.60*.

8. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 15, by deleting subsection 15.1.1 and substituting the following:

15.1.1 Every person who applies for any of the following services of **Richmond Fire-Rescue** must pay the applicable fee in the amount set from time to time in the Consolidated Fees Bylaw No. 8636 of this bylaw:

- (a) a **permit** required under Part Four;
- (b) review of a new **fire safety plan**;
- (c) review of an existing or amended **fire safety plan**;
- (d) review of a **fire safety plan** for demolition and construction;
- (e) review of a new **pre-incident plan**;
- (f) review of an existing **pre-incident plan**;
- (g) for a security alarm routed to **Fire Department**;
- (h) for providing public education services including, but not limited to, fire extinguisher training; and
- (i) file records research.

9. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 15, by deleting subsection 15.4.1(d) and substituting the following:

(d) carries out open air burning of combustible materials without a permit;

shall be deemed to have caused a nuisance and, in addition to any penalty imposed under this bylaw or otherwise by law, shall be liable to pay the actual costs and expenses incurred by **Richmond Fire-Rescue** in abating that nuisance by responding to and investigating the fire, loss or false alarm, calculated in accordance with the rates in the amount set from time to time in the Consolidated Fees Bylaw No. 8636 of this bylaw.

10. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended at Part 15 by the addition of new subsections 15.5.6 through 15.5.10:

15.5.6 A person must not cause, permit, or allow, a security or fire alarm:

(a) to **sound** continuously or sporadically for a period of more than 2 hours;  
or

(b) to continue to **sound** once the **premises** or **vehicle** is secure.

15.5.7 For the purposes of subsection 15.5.6, a person is deemed to have caused the **sound** even if the sounding of the alarm arose from malfunction of the said alarm.

15.5.8 In the event of a violation of subsection 15.5.6, an **inspector** may stop the alarm from sounding by:

(a) in the case of a house alarm, entering onto the property, including entering into any buildings on the property, and disabling the alarm by whatever means possible; and

(b) in the case of a **vehicle** alarm, by having the alarm disconnected and towing the **vehicle**, at the owner's expense, to a secure storage yard.

15.5.9 Neither the **City**, any **City** employee, **Police Officer**, nor any persons authorized by the **City** to enforce subsections 15.5.6, 15.5.7 and 15.5.8 may be found liable for any action taken in good faith, pursuant to those subsections.

15.5.10 Every owner or occupier of real property from which a **false alarm** has been generated must pay to the **City** the amount set out from time to time in the Consolidated Fees Bylaw No. 8636.

11. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended by deleting Schedule "A" and substituting the following:

**SCHEDULE "A"**  
**to Fire Protection and Life Safety Bylaw No. 8306**

### Interpretation

In this bylaw:

**“apparatus”** means any vehicle machinery, device, equipment or material used for fire protection or **assistance response** and any vehicle used to transport **members** or supplies;

**“assistance response”** means aid provided in respect of fires, alarms, **explosions**, medical assistance, floods, earthquakes or other natural disasters, escape of dangerous goods, rail or aeronautical **incidents**, motor vehicle or other accidents, or circumstances necessitating rescue efforts;

**“authority having jurisdiction”** means any person or agency authorized by this or any other bylaw, regulation or statute to inspect or approve any thing or place;

**“building”** means any structure used or intended for supporting or sheltering any use or **occupancy**;

**“Building Code”** means the *British Columbia Building Code*, as amended or re-enacted from time to time;

**“business day”** means Monday through Friday, inclusive, except where such day falls on a statutory holiday;

**“Bylaw Enforcement Officer”** means an employee of the **City** appointed by Council for enforcement of **City** bylaws;

**“City”** means the Corporation of the City of Richmond and the geographic area governed thereby, as the context requires;

**“City Engineer”** means the Director of Engineering for the **City** or a person designated to act in the place of the Director;

**“combustible dust”** means dusts and particles that are ignitable and liable to produce an explosion;

**“combustible fibre”** means finely divided, combustible vegetable or animal fibres and thin sheets or flakes of such materials which, in a loose, unbaled condition, present a flash **fire hazard**, including but not limited to cotton, wool, hemp, sisal, jute, kapok, paper and cloth;

**“combustible liquid”** means a liquid having a **flash point** at or above 37.8 degrees Celsius and below 93.3 degrees Celsius;



**“combustible material”** means any material capable of being ignited;

**“combustible metal”** means a metal, including but not limited to magnesium, titanium, sodium, potassium, calcium, lithium, hafnium, zirconium, zinc, thorium, uranium, plutonium or other similar metals, which ignites easily when in the form of fine particles or molten metal;

**“construct”** includes build, erect, install, repair, alter, add, enlarge, move, locate, relocate or reconstruct;

**“construction”** includes a building, erection, installation, repair, alteration, addition, enlargement, or reconstruction;

**“Council”** means Council for the City;

**“dangerous goods”** means those products or substances that are regulated under the *Canada Transportation of Dangerous Goods Act* and its Regulation, as amended from time to time;

**“Deputy Fire Safety Director”** means a person appointed in writing by a **building owner**, **business owner** or a **Fire Safety Director** and given the responsibility and necessary authority to supervise and maintain a **fire safety plan** in the absence of the **Fire Safety Director**;

**“display permit”** means a permit issued pursuant to section 9.14.7;

**“emergency access route”** means portion of a roadway or yard providing an access route for fire department vehicles from a public thoroughfare, as required under the **Building Code**;

**“explosion”** means a rapid release of energy, that may or may not be preceded or followed by a fire, which produces a pressure wave or shock wave in air and is usually accompanied by a loud noise;

**“extension cord”** means a portable, flexible electrical cord of any length which has one male connector on one end and one or more female connectors on the other;

**“false alarm”** means the activation of a **fire alarm system** or **security alarm system** as a result of which services, including fire, police, bylaws and health inspector services, or any of them, are provided by or on behalf of the **City** and the providers of the services do not find any evidence of fire, fire damage, smoke, criminal activity or other similar emergency;

**“fire alarm system”** means a device or devices installed on or in real property and designed to issue a warning of a fire by activating an audible alarm signal

or alerting a monitoring facility but does not include a fire alarm system that is intended to alert only the occupants of the dwelling unit in which it is installed;

**“Fire Chief”** means the Director of Fire-Rescue for the **City**, acting as head of **Richmond Fire-Rescue**, or a person designated to act in the place of the Director;

**“Fire Code”** means the *Fire Code Regulation* made under the *Fire Services Act* of British Columbia, as amended or replaced from time to time;

**“fire hazard”** means any condition, arrangement or act which increases the likelihood of fire or which may provide a ready fuel supply to augment the spread or intensity of a fire or which may obstruct, delay, hinder, or interfere with the operations of **Richmond Fire-Rescue** or the egress of occupants in the event of fire;

**“Fire Inspector”** means the **Fire Chief** and every **member** of **Richmond Fire-Rescue** or any other person designated as such by the **Fire Chief** by name or office or otherwise;

**“fire protection equipment”** includes but is not limited to, **fire alarm systems, automatic sprinkler systems**, special extinguisher systems, portable fire extinguishers, fire hydrants, water supplies for fire protection, standpipe and hose systems, fixed pipe fire suppression systems in commercial cooking exhaust systems, smoke control measures and emergency power installations;

**“Fire Protection Technician”** means a person certified under the *Applied Science Technologists and Technicians Act* as a fire protection technologist, or a person having other certification acceptable to the **Fire Chief**, that qualifies the person to perform inspections and testing on **fire protection equipment**;

**“Fire Safety Director”** means a person appointed in writing by a **building owner** or business **owner** and given the responsibility and necessary authority to supervise and maintain a **fire safety plan**;

**“fire safety plan”** means a fire safety plan for a **building** required under the **Fire Code** and this bylaw, that includes, without limitation:

- (a) emergency procedures to be used in case of fire,
- (b) training and appointment of designated supervisory staff to carry out fire safety duties,
- (c) documents showing the type, location and operation of fire emergency systems,
- (d) the holding of fire drills,
- (e) the control of fire hazards, and
- (f) inspection and maintenance of facilities for the safety of the **building’s** occupants;

**“Fire Services Act”** means the *Fire Services Act*, RSBC 1996, c. 144, as amended or replaced from time to time;

**“fire watch”** means a fire warning and inspection process within a building that includes the following:

- (a) posting of written notices at all entrances and exists on each floor stating that a Fire Watch is in effect and its expected duration;
- (b) an hourly physical inspection of all public areas and building service rooms equipped with a fire alarm detection device;
- (c) notation in an entry book at least one every hour of the conditions noted by the person(s) performing the Fire Watch;
- (d) some provision on site for the person(s) performing the Fire Watch for the making of 911 emergency call(s); and
- (e) posting of instructions in the building as to the alerting of all occupants of the building of alternate actions to be taken in case of an emergency.

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

**“flammable gas”** means a gas which can ignite readily and burn rapidly or explosively;

**“flammable liquid”** shall have the meaning ascribed to it in the **Fire Code**;

**“flammable material”** means any free burning material including but not limited to solids, **combustible dust**, **combustible fibres**, **flammable liquid**, **flammable gas**, and liquified **flammable gas**;

**“flash point”** means the minimum temperature at which a liquid within a container gives off vapour in sufficient concentration to form an ignitable mixture with air near the surface of the liquid;

**“incident”** means an event or situation to which **Richmond Fire-Rescue** has responded or would normally respond;

**“Inspector”** includes a **Bylaw Enforcement Officer** employed by the **City**, a **Police Officer**, the Chief Public Health Inspector, and any employee acting under the supervision of any of them;

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

**“member in charge”** means the senior **member** at the scene of an **incident** or the **member** that is appointed as such by the **Fire Chief**;

**“occupancy”** means the use or intended use of a **building** or part thereof for the shelter or support of persons, animals or property;

**“occupier”** includes an **owner** or agent of the **owner**, a tenant, lessee, user, agent and any other person who has a right of access to, possession and control of a **building** or other **premises** to which this bylaw applies;

**“officer”** means the **Fire Chief**, Deputy Fire Chief, Battalion Chief, Chief Training Officer, Chief Fire Prevention Officer, a Captain and a Fire Prevention Officer and a member designated by the Fire Chief to act in the capacity of an officer;

**“officer in charge”** means the senior member of **Richmond Fire-Rescue** who is present at an **incident** or a **member** appointed as such by the **Fire Chief**;

**“owner”** means a person who has ownership or control of real or personal property, and includes, without limitation,

- (a) the registered owner of an estate in fee simple,
- (b) the tenant for life under a registered life estate,
- (c) the registered holder of the last registered agreement for sale, and
- (d) in relation to common property and common facilities in a strata plan, the strata corporation;

**“Police Officer”** means a member of the Royal Canadian Mounted Police;

**“permit”** means a current and valid document issued by the **Fire Chief** or a **member** authorizing a person to carry out a procedure or undertaking described in the **permit**, or to use, store or transport materials under conditions stipulated in the **permit**;

**“pre-incident plan”** means a document that includes general and detailed information about a **building** to assist **Richmond Fire-Rescue** in determining the resources and actions necessary to mitigate anticipated emergencies at that **building**;

**“premises”** includes the whole or any part of a lot of real property and any **buildings** or structures on the property;

**“Richmond Fire-Rescue”** means that department of the City responsible for providing fire and rescue services;

**“security alarm system”** means a device or devices installed on or in real property and designed to warn of criminal activity or unauthorized entry by activating an audible alarm signal or alerting a monitoring facility;

**“sound”** means an oscillation in pressure in air which can produce the sensation of hearing when incident upon the ear;

**“sprinkler system”** means an integrated system of underground and overhead piping designed in accordance with fire protection standards which is normally activated by heat from a fire and discharges water over the fire area;

**“storey”** means that portion of a **building** which is situated between the top of any floor and the top of the floor next above it, and is there is no floor above it, that portion between the top of such floor and the ceiling above it;

**“structure”** means a **construction** or portion thereof, of any kind, whether fixed to, supported or sunk into land or water, except landscaping, fences, paving and retaining structures less than 1.22 metres in height; and

**“vehicle”** means the interpretation given in the *Motor Vehicle Act*.

12. The **Fire Protection and Life Safety Bylaw No. 8306**, as amended, is further amended by replacing each reference to “the **Fire Department**” with “**Richmond Fire-Rescue**”.
13. The **Fireworks Regulation Bylaw No. 7917**, as amended, is hereby repealed
14. The **Fire Department Establishment Bylaw No. 4987**, as amended, is hereby repealed.
15. This Bylaw is cited as “**Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9151**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JUL 28 2014

JUL 28 2014

JUL 28 2014

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



## Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9152

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by deleting Schedule – Fire Protection and Life Safety Bylaw No. 8306 Fees & Cost Recovery in its entirety and substituting the following:

### Fire Protection and Life Safety Bylaw No. 8306 Fees & Cost Recovery

Description	Section	Fee	Units
Permit	4.1	\$22.00	
Permit Inspection, <i>first hour</i>	4.3	\$86.50	
Permit Inspection, <i>subsequent hours or part thereof</i>	4.3	\$54.50	
Attendance - open air burning without permit <i>first hour</i>	4.5.1	\$452.00	per vehicle
Attendance - open air burning without permit <i>subsequent half-hour or part thereof</i>	4.5.1	\$227.00	per vehicle
Attendance - open air burning in contravention of permit conditions <i>first hour or part thereof</i>	4.5.3	\$452.00	per vehicle
Attendance - open air burning in contravention of permit conditions <i>subsequent half-hour or part thereof</i>	4.5.3	\$227.00	per vehicle
Attendance - false alarm - by Fire-Rescue – standby fee - contact person not arriving within 30 minutes after alarm <i>Per hour or portion of hour Fire Department standing by</i>	6.1.4(b)	\$452.00	per vehicle
Vacant premises – securing premises	9.7.4	Actual cost	
Damaged building – securing premises	9.8.1	Actual cost	
Display permit application fee, fireworks	9.14.6	\$108.00	
Work done to effect compliance with order in default of owner	14.1.6	Actual cost	
Fire Extinguisher Training	15.1.1	\$25.00	Per person for profit groups
Fire Records (Research, Copying or Letter)	15.1.1	\$66.50	Per address

<u>Review - Fire Safety Plan any building</u>	15.1.1 (b)		
Any building < 600 m <sup>2</sup> area		\$111.00	
Any building > 600 m <sup>2</sup> area		\$164.00	
High building, institutional		\$218.00	
Revisions (per occurrence)		\$54.50	
<u>Inspection</u>	15.2.1 (a)		
4 stories or less and/or less than 914 m <sup>2</sup> per floor		\$218.00	
4 stories or less and between 914 and 1524 m <sup>2</sup> per floor		\$326.00	
5 stories or more and between 914 and 1524 m <sup>2</sup> per floor		\$541.00	
5 stories or more and over 1524 m <sup>2</sup> per floor		\$756.00	
Re-inspection or follow-up to an order <i>first hour</i>	15.2.1 (b)	\$86.50	
Re-inspection or follow-up to an order <i>subsequent hours or part of hour</i>	15.2.1.(b)	\$54.50	
Nuisance investigation, response & abatement	15.4.1	Actual cost	
Mitigation, clean-up, transport, disposal of dangerous goods	15.4.2	Actual cost	
<u>Attendance - False alarm</u>			
No false alarm reduction program in place	15.5.1	\$326.00	
False alarm reduction program in place and participation	15.5.5	No charge	
Attendance – false alarm – by bylaw, police or health officers where the intentional or unintentional activation of a security alarm system causes the unnecessary response of an inspector	15.5.6	\$108.00	
Caused by security alarm system	15.6.1	\$218.00	
Monitoring agency not notified	15.7.1	\$218.00	
Alternate solution report or application review	General	\$164.00	

2. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by deleting Schedule – Fireworks Regulation Bylaw No. 7917 in its entirety.
3. This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9152**”.



FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
JUL 28 2014

\_\_\_\_\_  
JUL 28 2014

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JUL 28 2014

\_\_\_\_\_  
CORPORATE OFFICER

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



**Municipal Ticket Information Authorization Bylaw 7321,  
Amendment Bylaw No. 9153**

The Council of the City of Richmond enacts as follows:

1. The **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended at Schedule A, by deleting subsection Section 7 and substituting the following:
  7. Fire Protection and Life Safety Bylaw No. 8306
    - Bylaw Enforcement Officer
    - Fire Inspector
    - Police Officer
2. The **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended at Schedule A, by deleting subsection Section 8 in its entirety and marking it "Repealed":
3. The **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended at Schedule B7, by deleting Schedule B7 and substituting the following:

**SCHEDULE B7**

**FIRE PROTECTION AND LIFE SAFETY BYLAW No. 8306**

Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine
<b>Fire Protection Equipment</b>		
Failure to inspect, test or maintain	5.1.1	\$1000
<b>Fire Hydrant</b>		
Tampering	5.6.3	\$1000
Unauthorized removal	5.6.4	\$1000

**Private Hydrant/Water Supply**

Failure to comply with maintenance order	5.7.2	\$1000
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**Premises Under Construction**

Fire access road unsuitable	5.8.1	\$1000
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Fire protection water supply not installed	5.8.2	\$1000
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Failure to notify of new fire hydrant	5.8.3	\$1000
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Failure to notify of conditions affecting fire safety	5.8.4	\$1000
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**Emergency Access Route**

Unauthorized securing	5.9.1	\$1000
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**Fire Watch**

Failure to provide or initiate a system of fire watch	6.3.1	\$1000
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**Evacuation of Buildings**

Failure to comply with evacuation order	7.9.1	\$1000
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**Fire Hazards**

Failure to comply with hazard removal order	9.1.2	\$1000
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**Flammable Combustible Liquids**

Failure to comply with liquids removal order	9.4.1	\$1000
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**Vacant or Damaged Premises**

Failure to comply with secure premises order	9.7.3	\$1000
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**Commercial Cooking**

Failure to clean or maintain equipment	9.10.1	\$1000
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**Combustible Dust and Dust Removal**

Failure to control or remove combustible dust	9.12	\$1000
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**Fireworks**

Purchasing of fireworks	9.14.1	\$1000
Sell or distribute fireworks	9.14.1	\$1000
Displaying fireworks for the purpose of sale	9.14.1	\$1000

**Safety to Life**

Tampering with or unauthorized use of fire protection equipment	10.3.1	\$1000
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**Fire Protection Equipment Inspection and Testing**

Failure to inspect or test fire protection equipment	12.1.1	\$1000
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4. The **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended by deleting Schedule B8 in its entirety and marking it "Repealed":
5. This Bylaw is cited as "**Municipal Ticket Information Authorization Bylaw 7321, Amendment Bylaw No. 9153**".

FIRST READING

JUL 28 2014

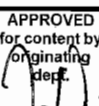

SECOND READING

JUL 28 2014

THIRD READING

JUL 28 2014

ADOPTED

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

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CORPORATE OFFICER



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,  
Amendment Bylaw No. 9154**

The Council of the City of Richmond enacts as follows:

1. The **Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122**, as amended is further amended at Part 1, by the addition of the following:
  - (m) Fire Protection and Life Safety Bylaw No. 8306, as amended;
2. The **Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122**, as amended is further amended by adding to the end of the table in Schedule A of Bylaw No. 8122 the content of the table in Schedule A attached to and forming part of this bylaw.
3. This Bylaw is cited as **"Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9154"**.

FIRST READING

JUL 28 2014

SECOND READING

JUL 28 2014

THIRD READING

JUL 28 2014

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

## SCHEDULE A

### Designated Bylaw Contraventions and Corresponding Penalties

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Options	A7 Late Payment Amount	A8 Compliance Agreement Discount
	<b>Period of Time from Receipt (inclusive)</b>		<b>n/a</b>	<b>29 to 60 days</b>	<b>1 to 28 days</b>	<b>61 days or more</b>	<b>n/a</b>
Fire Protection and Life Safety Bylaw No. 8306	Interference with member at incident	3.5.1	No	\$400	\$300	\$500	n/a
	Interference with member determining cause	3.5.2					
	Unauthorized entry to scene	3.6.1					
	Obstructing assistance response	3.8					
	Unwarranted evacuation response	6.2					
	Ignition of fireworks without a display permit	9.14.3					
	Ignition of fireworks contrary to terms of display permit	9.14.3					
	Ignition of fireworks in manner that endangers or causes nuisance to a person or property	9.14.3					
	Ignition of fireworks without property owner's permission	9.14.4	No	\$200	\$150	\$250	n/a
	Open Air Burning without permit	4.1.1 (f)					

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Options	A7 Late Payment Amount	A8 Compliance Agreement Discount
	<b>Period of Time from Receipt (inclusive)</b>		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
<b>CNCL - 115</b>	Failure to Comply with open air permit conditions	4.5.3					
	Failure to submit acceptable plan	7.1.1 (a)					
	Possession of fireworks without a plan	9.14.2					
	Permit required – No permit – general	4.1.1	No	\$75	\$75	\$100	n/a
	Failure to Comply with permit conditions	4.4.1					
	Failure to post or produce permit	4.4.1 (d)					
	Missing caps	5.2.2					
	Failure to back-flush	5.2.2					
	Obstructed access	5.2.3					
	Failure to post sign	5.2.4					
	System protection capacity exceeded	5.3.1					
	System performance confirmation not provided	5.3.2					
	System performance confirmation deficient	5.3.3					
	System not maintained during demolition	5.4					
	Not maintained, tested, repaired or	5.6.1					

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Options	A7 Late Payment Amount	A8 Compliance Agreement Discount
	<b>Period of Time from Receipt (inclusive)</b>		<b>n/a</b>	<b>29 to 60 days</b>	<b>1 to 28 days</b>	<b>61 days or more</b>	<b>n/a</b>
<b>CNCL - 116</b>	replaced						
	Unapproved hose connection, colour or location	5.6.1					
	Unauthorized use	5.6.2					
	Obstructed view	5.7.1					
	Failure to provide clearance or ground cover	5.7.1					
	Failure to maintain space around the fire hydrant	5.7.1 (a)					
	Failure to maintain ground cover and clearance around fire hydrant	5.7.1 (b)					
	Failure to maintain, inspect, service, or test hydrant	5.7.4					
	Failure to provide written hydrant inspection report	5.7.5 (b)					
	No signs/ Unapproved signs	5.9.2					
	Secured route – No signs/Unapproved signs	5.9.3					
	Parking in emergency route	5.9.4 (a)					



A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Options	A7 Late Payment Amount	A8 Compliance Agreement Discount
	<b>Period of Time from Receipt (inclusive)</b>		<b>n/a</b>	<b>29 to 60 days</b>	<b>1 to 28 days</b>	<b>61 days or more</b>	<b>n/a</b>
<b>CNCL - 117</b>	Interfering with, hindering or obstructing access	5.9.4 (b)					
	Failure to provide contact persons	6.1.2					
	Contact person without access or ability to secure	6.1.4					
	Failure to locate plan on premises	7.1.1 (d)					
	Trained supervisory staff not designated	7.1.2					
	Trained supervisory staff not present	7.1.3					
	Inadequate training of supervisory staff	7.1.4					
	Failure to submit acceptable pre-incident plan	7.2.2					
	Access or keys not accessible	7.3.1					
	Storage box not approved	7.4.1					
	Fire safety plan inaccessible by Fire Dept	7.4.2					
	Obstructed access or egress	7.6.1					
	Required rooftop passageway obstructed	7.8.1					
	Unauthorized re-entry	7.9.1					

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Options	A7 Late Payment Amount	A8 Compliance Agreement Discount
	<b>Period of Time from Receipt (inclusive)</b>		<b>n/a</b>	<b>29 to 60 days</b>	<b>1 to 28 days</b>	<b>61 days or more</b>	<b>n/a</b>
<b>CNCL - 118</b>	Failure to display civic address	7.10.1					
	Deficiency in civic address	7.10.1					
	Obstructing inspection	8.2.1					
	Causing or permitting fire hazard	9.1.1					
	Failure to relocate container	9.2.1					
	Unsafe storage or use	9.3					
	Fuel not removed to safe location	9.5.1					
	Failure to report hazard, spill or incident	9.6.1					
	Vacant – failure to maintain or secure	9.7.2					
	Damaged building – failure to secure	9.8.1					
	Failure to comply with display conditions	9.9.1					
	Failure to post system operating instructions	9.10.1 (c)					
	Extension cord used as permanent wiring	9.13.1					
	Failure to maintain means of egress	10.1.1					
	Smoke emitting security system obstructing exit	10.1.2					

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Options	A7 Late Payment Amount	A8 Compliance Agreement Discount
	<b>Period of Time from Receipt (inclusive)</b>		<b>n/a</b>	<b>29 to 60 days</b>	<b>1 to 28 days</b>	<b>61 days or more</b>	<b>n/a</b>
<b>CNCL - 119</b>	Deficient access to exit	10.1.3					
	Non-approved locking device on exit door	10.1.4					
	Failure to display elevator use sign	10.1.5					
	Obstruction of required self-closing door	10.1.8					
	Failure to maintain an exit sign	10.1.10					
	Failure to inspect or test emergency lighting	10.1.11					
	Improper storage	10.2.1					
	Failure to use required forms	12.1.3					
	Failure to provide form to the Fire Chief	12.1.3					
	Failure to post local alarm sign at pull station	12.1.5					



**Development Permit Panel  
Wednesday, July 30, 2014**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
John Irving, Director, Engineering

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

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 16, 2014, be adopted.*

**CARRIED**

**2. Development Permit 13-634940**

(File Ref. No.: DP 13-634940) (REDMS No. 4297370)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 5311 and 5399 Cedarbridge Way

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to further reduce the visitor parking requirement from 0.15 spaces/unit, as per Development Permit (DP 12-615424), to 0.125 spaces/unit for a portion of the development located at 5311 and 5399 Cedarbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".

## **Development Permit Panel**

### **Wednesday, July 30, 2014**

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#### **Applicant's Comments**

Eric Hughes, Onni 7731 Alderbridge Holding Corp., and Mladen Pecanac, IBI Group, gave a brief overview of the urban design of the development and the methodologies used for the traffic and parking study related to the proposed application to reduce visitor parking on site.

In reply to queries from the Panel, Mr. Hughes noted that the variance application is focused on the west side of the development. He added that all the parking areas in the development are linked via intercom so visitors can access all the visitor parking spaces.

Discussion ensued regarding security requirements for the buildings. Victor Wei, Director, Transportation, noted that commercial parking areas typically have open access but private residences would require security measures for parking areas.

Mr. Hughes commented on the methodology used for the traffic and parking study and noted that nearby developments registered visitor parking rates under the 0.10 spaces/unit level. He added that the variance application is proposing a 0.125 spaces/unit visitor parking rate, which would equal a reduction of eight visitor parking spaces.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Hughes noted that the eight visitor parking spaces would be reallocated for purchasers. Barry Konkin, Program Coordinator, Development, noted that once the visitor parking spaces have been reassigned and sold, they typically are not reassigned back to visitor parking.

Discussion then ensued with regard to the strata corporation's ability to reallocate assigned spaces for additional visitor parking to meet future demand. Mr. Wei noted that the City can examine the policy surrounding parking requirements in the future.

Mr. Pecanac spoke of the parking study methodology and noted that the study only focused on the occupancy of the parking spaces and not the turnover of the vehicles. Also, he was of the opinion that access to public transit contributed to the reduced parking rates in the subject developments used in the study.

In reply to queries from the Panel, Mr. Hughes advised that typically all parking spaces are sold upon the completion of the project, however in the event that there are excess spaces, the developer will retain the parking spaces until they are sold. Mr. Hughes added that if the parking spaces remain unsold for an extended period of time, they could be transferred to the strata corporation. Also, Mr. Hughes noted that due to the supply and the layout of the parking spaces, he anticipates that the all the parking spaces will be sold.

#### **Staff Comments**

Mr. Konkin commented on the variance application and noted that the original approval included a reduction for required parking through Transportation Demand Management (TDM) measures of 7.5%. Mr. Konkin noted that parking requirements under Richmond Zoning Bylaw 8500 was 913 resident parking spaces which have been reduced to 865 resident parking spaces through TDM measures.

## Development Permit Panel

### Wednesday, July 30, 2014

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#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Chair spoke of the proposed reduction in visitor parking and noted that the 0.125 spaces/unit rate will provide a buffer in the event that more parking spaces are required. He added that due to undeveloped sidewalk connections, access to the Canada Line is restricted. Also, he expressed concerns that the reduction in visitor parking spaces are only done for the purposes of commoditizing the parking spaces and comes at the expense of public amenities.

#### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued which would further vary the provisions of Richmond Zoning Bylaw 8500 to further reduce the visitor parking requirement from 0.15 spaces/unit, as per Development Permit (DP 12-615424), to 0.125 spaces/unit for a portion of the development located at 5311 and 5399 Cedarbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".*

**CARRIED**

#### 3. New Business

It was moved and seconded

*That the Wednesday, August 13, 2014 Development Permit Panel meeting be cancelled.*

**CARRIED**

#### 4. Date Of Next Meeting: Wednesday, August 27, 2014

#### 5. Adjournment

It was moved and seconded

*That the meeting be adjourned at 3:54 p.m.*

**CARRIED**

3.

**Development Permit Panel**  
**Wednesday, July 30, 2014**

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 30, 2014.

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Joe Erceg  
Chair

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Evangel Biason  
Auxiliary Committee Clerk





**Development Permit Panel  
Wednesday, August 27, 2014**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Dave Semple, Chair  
John Irving, Director, Engineering  
Victor Wei, Director, Transportation

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

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 30, 2014, be adopted.*

**CARRIED**

**2. Development Permit 13-631844**

(File Ref. No.: DP 13-631844, Xr: TE 13-631845) (REDMS No. 4043731)

APPLICANT: TM Mobile Inc.

PROPERTY LOCATION: 7411 Nelson Road

INTENT OF PERMIT:

Vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning Bylaw 8500 from 20.0 m to 30.0 m, in order to permit the construction of a telecommunication antenna installation at 7411 Nelson Road.

**Applicant's Comments**

Using visual aids and speaking notes (attached to and forming part of these minutes as **Schedule 1**), Matthew McDonagh, Standard Land Company Inc. and Chad Marlatt, Telus Corp., briefed the Panel on the proposed application, noting the following:

1.

## **Development Permit Panel**

### **Wednesday, August 27, 2014**

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- the new tower will increase cellular coverage in the area;
- the applicant has notified the adjacent property owner - Port Metro Vancouver, with respect to the proposed application;
- the applicant has made efforts to comply with the City's development policies;
- the proposed application is located in an industrial area and other communication towers are not in proximity;
- the proposed landscaping includes a fully fenced site and the addition of maple trees and cedar shrubs; and
- the proposed application includes a Phase 1 Environmental Site Assessment;

#### **Panel Discussion**

Discussion ensued regarding the allowance for additional equipment in the future and additional screening of the tower. In reply to queries from the Panel, Mr. McDonagh advised that the tower's paint scheme will help the tower blend into the landscape. Mr. Marlatt noted that the tower will have the capacity to include additional equipment. Mr. Marlatt then added that a reduction in size of the antennae array at the top of the tower is possible; however the tower would have to increase in height in order to compensate for the reduction in the antennae array.

In reply to queries from the Panel, Mr. Marlatt advised that the landscape plan will include the addition of maple trees however; screening of the entire tower using vegetation would not be possible.

Discussion then ensued with regard to methods to effectively improve the aesthetics of communication towers.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that the proposed application complies with applicable policies contained within the City's Telecommunication Antennae Consultation and Siting Protocol. He added that the proposed application avoids residential, agricultural, and environmentally sensitive areas.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

## Development Permit Panel

### Wednesday, August 27, 2014

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#### Panel Discussion

In reply to queries from the Panel, Mr. Craig advised that Port Metro Vancouver has been notified of the proposed application.

Discussion then ensued with regard to the tower design and location.

#### Panel Decision

It was moved and seconded

1. *That a Development Variance Permit be issued which would vary the maximum permitted height of an accessory structure in the "Industrial (I)" zone of the Richmond Zoning Bylaw 8500 from 20.0 m to 30.0 m, in order to permit the construction of a telecommunication antenna installation at 7411 Nelson Road; and*
2. *That Richmond City Council grant concurrence to the proposed telecommunication antenna installation at 7411 Nelson Road.*

**CARRIED**

#### 3. Development Permit 14-664790

(File Ref. No.: DP 14-664790) (REDMS No. 4243577)

APPLICANT: Penta Homes (Princess Lane) Ltd.

PROPERTY LOCATION: 4160 Garry Street

INTENT OF PERMIT:

1. Permit the construction of a five (5) unit townhouse complex at 4160 Garry Street on a site zoned "Town Housing (ZT35) – Garry Street (Steveston)"; and
2. Vary Section 4.9.7 of Richmond Zoning Bylaw 8500 to permit the proposed garbage and recycling enclosure to be located within the setback to Yoshida Court.

#### Applicant's Comments

Dana Westermarck, Penta Homes (Princess Lane) Ltd., gave a brief overview of the proposed development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. He advised that the applicant has consulted with neighbourhood residents with regard to the proposed development and noted that concerns regarding traffic and access to Yoshida Court have been addressed.

#### Panel Discussion

Discussion ensued with regard to the proposed amenity space and in reply to queries from the Panel, Mr. Westermarck noted the following:

- the proposed development will include an amenity space with benches for seating

## **Development Permit Panel**

### **Wednesday, August 27, 2014**

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- and an in-ground chess board;
- the proposed development is in walking proximity to local parks and children play areas;
- there is pedestrian access from Yoshida Court;
- a second amenity space with benches is located at the front of the site;
- the amenity space is compact but will be accessible even with parked cars present;
- the configuration of the amenity space will allow for sunlight;
- a reduction of stairs between the patio and main living areas will enhance the use of patio areas; and
- the overall height of the proposed development approximately matches the height of the neighbouring townhouses across the street and will be approximately four to five feet higher than neighbouring homes.

Discussion then ensued regarding privacy and Mr. Westermarck noted that the north-south layout of the proposed development and drive aisle location will enhance privacy with respect to neighbouring buildings. He added that the hedges will be maintained to maximize sunlight for the neighbours.

In reply to queries from the Panel, Mr. Westermarck noted that the configuration of the proposed development limits garbage truck access on-site so garbage and recycling containers would have to be taken out from the enclosure onto Yoshida Court for pick up.

#### **Staff Comments**

Mr. Craig noted that the applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements along Yoshida Court and Garry Street. He added that the proposed development will be designed to achieve an EnerGuide rating of 82 and that there will be one convertible unit included.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

Discussion ensued with regard to the compact layout of the proposed development.

**Development Permit Panel**  
**Wednesday, August 27, 2014**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. permit the construction of a five (5) unit townhouse complex at 4160 Garry Street on a site zoned "Town Housing (ZT35) – Garry Street (Steveston)"; and*
- 2. vary Section 4.9.7 of Richmond Zoning Bylaw 8500 to permit the proposed garbage and recycling enclosure to be located within the setback to Yoshida Court.*

**CARRIED**

**4. Development Permit 13-648221**

(File Ref. No.: DP 13-648221) (REDMS No. 4164201)

APPLICANT: Blundell Ventures Ltd.

PROPERTY LOCATION: 5180 Blundell Road (formerly 5160 and 5180 Blundell Road)

INTENT OF PERMIT:

Permit the construction of 15 townhouse units at 5180 Blundell Road (formerly 5160 and 5180 Blundell Road) on a site zoned "Low Density Townhouses (RTL4)".

**Applicant's Comments**

Taizo Yamamoto, Architect, Yamamoto Architecture Inc., gave a brief overview of the proposed development regarding (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. He noted that units adjacent to neighbouring single family homes will be two storeys and the retention of trees on the eastern portion of the site will create a larger setback than required. He added that there will be one two-storey convertible unit and an accessible parking stall on the east side of the site.

Patricia Campbell, Landscape Architect, PMG Landscape Architects. Ltd., commented on the landscape design and noted that there will be a fenced play area with natural play equipment. A bike rack and a bench will be included in the amenity area. She added that each yard is fenced and hedged, and that 34 replacement trees will be planted on-site.

**Panel Discussion**

In reply to queries from the Panel, Ms. Campbell noted that pedestrian access is available on the western portion of the site. Pedestrian access on the eastern portion of the site is not possible due to the configuration of a retaining wall.

## **Development Permit Panel**

### **Wednesday, August 27, 2014**

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Mr. Yamamoto advised that extensive lighting was not included in the walkway due to the possibility of light affecting neighbouring residents. However, he noted that adding low-level light to the walkway was possible. The Panel encouraged the developer to include lighting along the walkway.

Discussion ensued with regard to landscaping elements along Blundell Road as well as the natural play spaces in the amenity areas.

#### **Staff Comments**

Mr. Craig commented on the applicant's tree preservation efforts and noted that a Servicing Agreement is in place for frontage improvements. He added that a statutory right-of-way has been secured to allow access to and from adjacent future development sites.

#### **Gallery Comments**

Feng Guo, 5220 Blundell Road, expressed concerns with regard to the increased density of the proposed development. He was of the opinion that the increase in density would increase noise and traffic in the area.

Discussion ensued with respect to the residential density allowed within the subject zoning.

Martha Sturrock, 5160 Blundell Road, expressed concern regarding the proposed three-storey height of the development.

In reply to queries from the Panel, Mr. Craig advised that the proposed development contains a combination of two and three-storey units and that all units in the rear section of the proposed development have two stories.

#### **Correspondence**

None.

#### **Panel Discussion**

Discussion ensued with regard to public awareness of the zoning density permitted in the area and lighting options along the walkway.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 15 townhouse units at 5180 Blundell Road (formerly 5160 and 5180 Blundell Road) on a site zoned "Low Density Townhouses (RTL4)".*

**CARRIED**

**Development Permit Panel**  
**Wednesday, August 27, 2014**

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**5. Development Permit 13-638853**

(File Ref. No.: DP 13-638853) (REDMS No. 4247844)

APPLICANT: Citimark-Western Alberta Road Townhouse Ltd.

PROPERTY LOCATION: 9671 Alberta Road

**INTENT OF PERMIT:**

1. Permit the construction of a 21-unit townhouse development at 9671 Alberta Road on a site zoned "Medium Density Townhouse (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum lot width from 30.0 m to 26.16 m;
  - b) reduce the required interior (east) side setback from 3.0 m to 2.25 m; and
  - c) reduce the required exterior (northwest corner) side setback from 6.0 m to 4.11 m.

**Applicant's Comments**

Wayne Fougere, Architect, Fougere Architecture Inc., and Dave Jerke, Landscape Architect, Van der Zalm and Associates Inc., briefed the Panel on the proposed development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. Mr. Fougere noted that an agreement with a neighbouring development was made to share a common boulevard to eliminate the need for parallel parking and increase the landscaped space. Mr. Jerke added that nodes included in the greenway would provide for gathering spaces and that trees will be retained in the southwest corner of the site.

**Panel Discussion**

In reply to queries from the Panel, Mr. Fougere noted that the variances include a reduction in lot width and reductions in setbacks on the east and northwest corner areas of the site. He added that visitor parking would be arranged in groups of two and separated by trees. Also, he noted that even with the agreement to share a common boulevard with the neighbouring development, access to the visitor parking would have to be made along the proposed development's side of the boulevard.

Discussion ensued with regard to the lighting along the pathway and in reply to queries from the Panel, Mr. Fougere and Mr. Jerke advised that there is existing street-lamp type of lighting as well as a proposal to include bollard lighting along the pathway.

In reply to queries from the Panel, Mr. Fougere and Mr. Jerke commented on play and seating elements of the greenway as well as the greenway's configuration. Mr. Fougere noted that greenway is in proximity to schools and parks in the area.



## Development Permit Panel

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#### Staff Comments

Barry Konkin, Program Coordinator, Development, noted that the developer has worked with staff on tree retention on-site. He added that a Servicing Agreement is required for frontage improvements along Alberta Road. Also, he noted that the proposed development will have one convertible unit.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

Discussion ensued with regard to the proposed development's (i) architecture form and character, (ii) amenity space features, (iii) shared boulevard, and (iv) walkway.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a 21-unit townhouse development at 9671 Alberta Road on a site zoned "Medium Density Townhouse (RTM2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce the minimum lot width from 30.0 m to 26.16 m;*
  - b) *reduce the required interior (east) side setback from 3.0 m to 2.25 m; and*
  - c) *reduce the required exterior (northwest corner) side setback from 6.0 m to 4.11 m.*

**CARRIED**

6. **New Business**

7. **Date Of Next Meeting: September 10, 2014**

**Development Permit Panel**  
**Wednesday, August 27, 2014**

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**8. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:29 p.m.*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the  
Development Permit Panel of the Council  
of the City of Richmond held on  
Wednesday, August 27, 2014.

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Dave Semple  
Chair

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Evangel Biason  
Auxiliary Committee Clerk



## Overview

- TELUS is proposing to build a 29.5 metre monopole tower to provide high speed wireless service to the community.
- Currently wireless service near the area of Blundell Road and Nelson Road is inadequate and TELUS is proposing to service this area by installing infrastructure in 2014.
- TELUS is following the City of Richmond's Telecommunication Antenna Consultation and Siting Protocol. TELUS has been working since 2011 to bring the community service to this area.
- Four years of research and working with the City of Richmond for locating infrastructure to service the community shows that this location is an appropriate site:
  - There are no existing towers for TELUS' proposed network equipment
  - TELUS is proposing a new tower on lands zoned Industrial (I)
  - Surrounding properties are zoned Industrial and the site is setback 3.2 km from residential zoned land
  - The adjacent Landlord, Port Metro Vancouver, does not have an issue with the proposal
- TELUS has made substantial effort to date to comply with the City's Protocol and City staff requests. Following submission of a comprehensive DVP application to the City March 2013 (included a Phase 1 Environmental Site Assessment), TELUS has worked closely with City staff to submit requested information. TELUS completed revisions to Surveys, Preliminary Plans, Construction Drawings and Photo Simulations. TELUS compiled: a Letter of Response to City Staff Comments, an additional Letter of Response to City Staff Comments, a Title Summary, and a Landscape Plan and Cost Estimate. TELUS also submitted a Landscape Security Deposit. As part of public notification efforts, TELUS posted a sign on Nelson Road and Blundell Road, as well as hand delivered an extensive Notification Package to the adjacent west landlord (Port Metro Vancouver). Other items submitted by TELUS include a Letter of Authorization signed by all individuals on title, requiring coordination of four separate landlord signatures. Work to date has included numerous emails and multiple meetings with City staff.
- TELUS strongly believes that this is an appropriate site and requests that the Development Permit Panel refer the application to Council for approval on September 8, 2014.

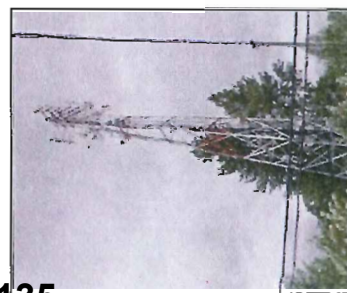


## Why is the Tower Needed?

- Currently parts of Richmond, specifically the area near Blundell Road and Nelson Road, do not offer high quality wireless service that meet TELUS standards and customer needs.
- The purpose of the proposed tower site is to provide dependable, advanced telecommunication service benefiting TELUS and Bell customers.
- The proposed tower will improve service north to Westminster Highway, east to No. 9 Road, south to Dyke Road and west just past York Road.



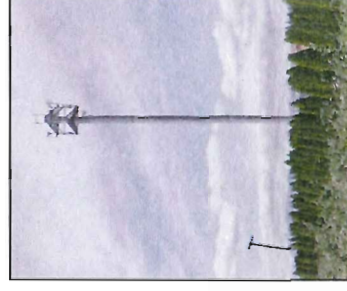
**A**  
Telecommunications Tower (Bell Mobility) 45 m  
2.2 km



**B**  
Telecommunications Tower (Rogers, Bell, and Fido) 45 m  
2 km

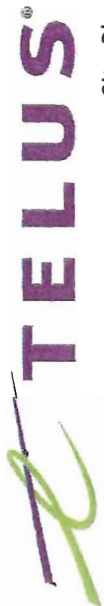


**C**  
BC Hydro Tower (TELUS) 45 m  
2.75 km



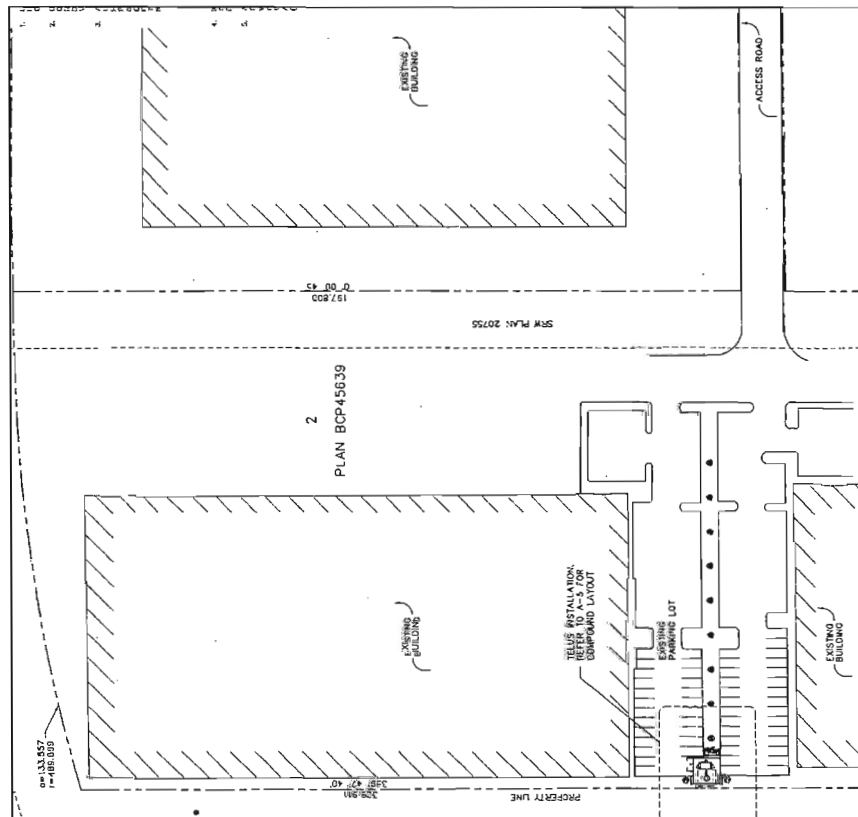
**D**  
Wind Tower 34 m  
1.7 km





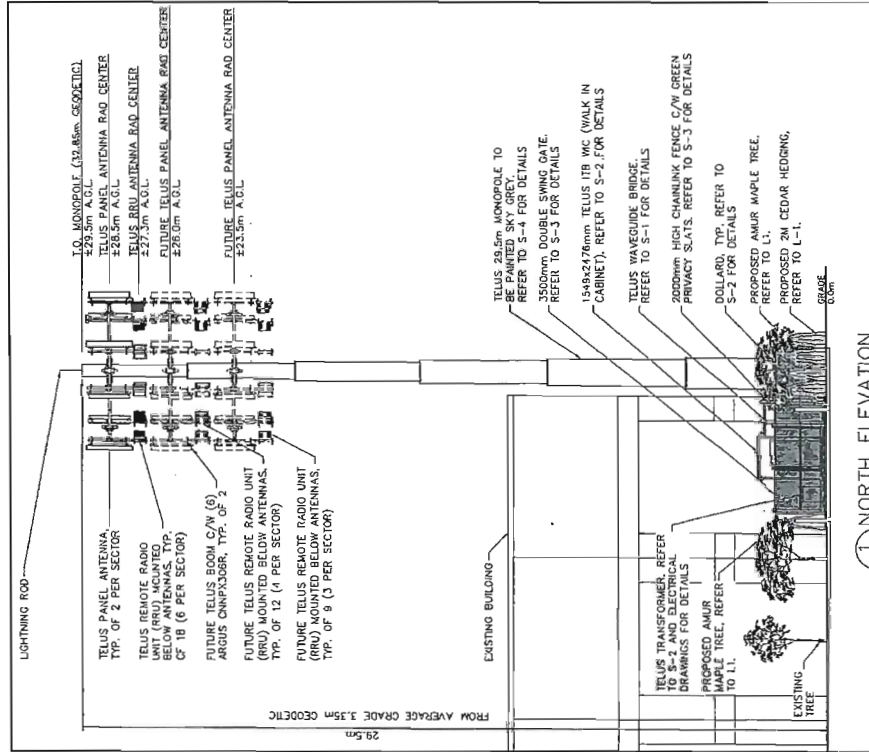
# Proposed Site Plan & Tower Profile

Site Plan



Osetback.  
comply  
100  
setbacks.  
CNCL - 136

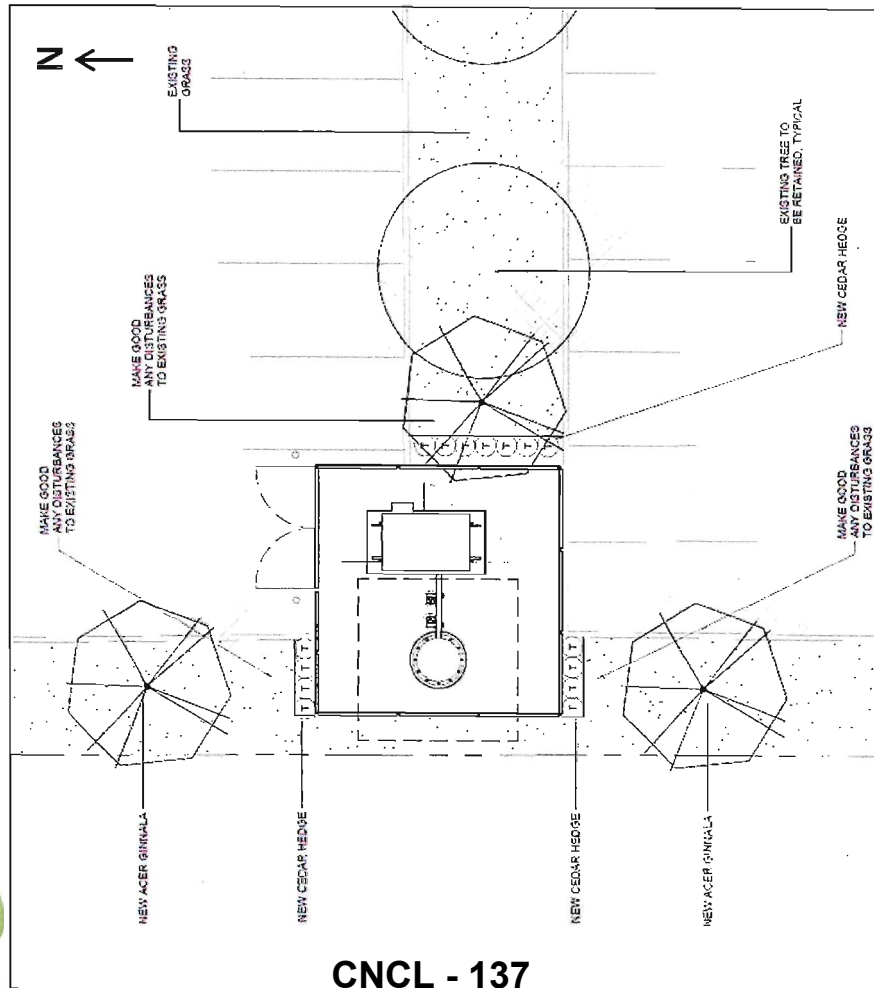
Tower Profile



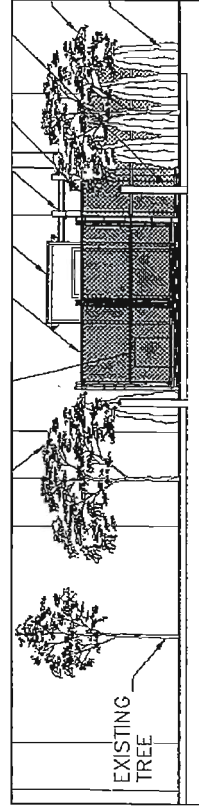
Note: Not to scale

## Landscape Plan

- 15 new cedar shrubs 2 m high
- 3 new maple trees 1.8 m high (6 cm trunk diameter)



CNCL - 137



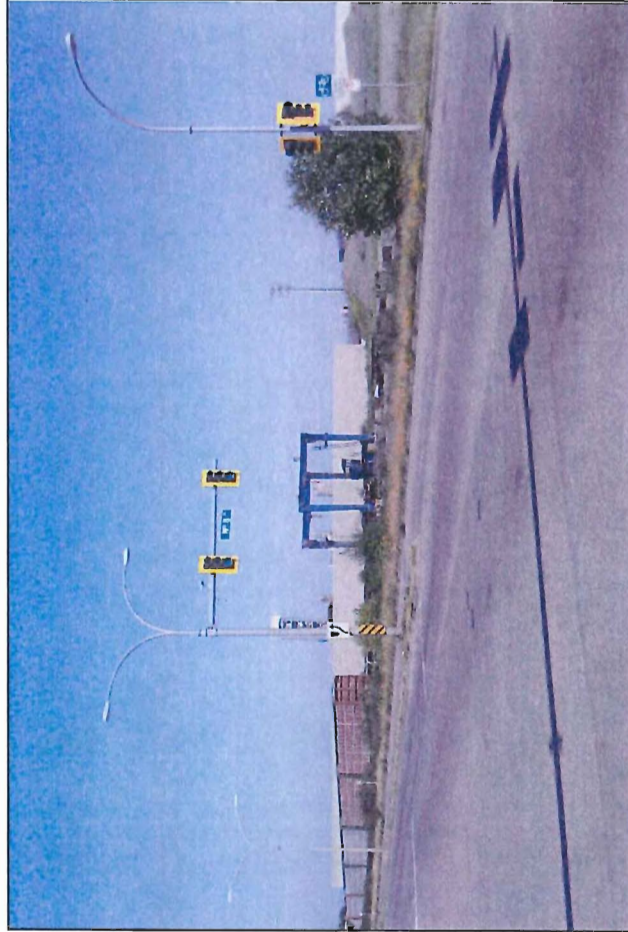
North Elevation

Note: Not to scale

View: from Blundell Road and No 8 Road looking southeast



BEFORE



AFTER

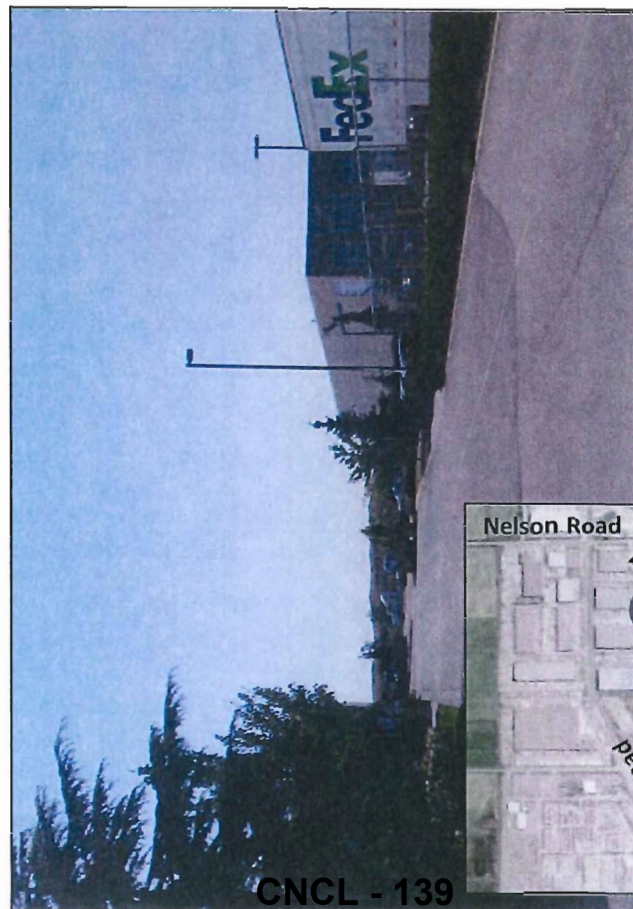
CNCL - 138



Photo Simulation is a close representation and is for conceptual purposes only. Transport Canada and NAV Canada approved that no lighting is required on 21-Jan-13.



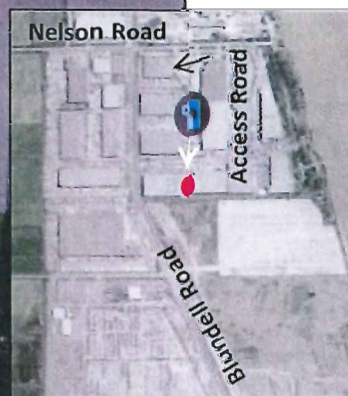
View: from access road (off of Nelson Road) looking west



BEFORE



AFTER





# City of Richmond

## Report to Council

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<b>To:</b>	Richmond City Council	<b>Date:</b>	September 3, 2014
<b>From:</b>	Dave Semple Chair, Development Permit Panel	<b>File:</b>	01-0100-20-DPER1- 01/2014-Vol 01
<b>Re:</b>	<b>Development Permit Panel Meeting Held on August 27, 2014</b>		

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - i. a Development Variance Permit (DP 13-631844) for the property at 7411 Nelson Road;  
  
be endorsed, and the Permit so issued.
2. That Richmond City Council grant concurrence to the proposed telecommunication antenna installation at 7411 Nelson Road.

  
Dave Semple  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on August 27, 2014.

DV 13-631844 – TM MOBILE INC. – 7411 NELSON ROAD  
(August 27, 2014)

The Panel considered a Development Variance Permit application to vary the provisions of the Richmond Zoning Bylaw 8500 for increased accessory structure height on a site zoned “Industrial (I)”. The proposal includes a request for Council to grant concurrence to the proposed telecommunication antenna monopole installation.

Mr. Matthew McDonagh, of Standard Land Company Inc. and Mr. Chad Marlatt, of Telus Corp., provided a brief presentation regarding the proposed 30 m tall telecommunication antenna monopole to improve cellular coverage:

- The applicant has notified the adjacent property owner: Port Metro Vancouver, with respect to the proposed application.
- The proposed application is located in an industrial area and other communication towers are not in proximity.
- The proposed landscaping includes a fully fenced site and the addition of Maple trees and Cedar shrubs.
- The proposed application includes a Phase 1 Environmental Site Assessment.

In response to Panel queries, Mr. McDonagh and Mr. Marlatt advised:

- The tower’s paint scheme will help the tower blend into the landscape.
- The tower will have the capacity to include additional equipment.
- A reduction in size of the antennae array at the top of the tower is possible; however the tower would have to increase in height in order to compensate for the reduction in the antennae array.
- The landscape plan will include the addition of Maple trees however; screening of the entire tower using vegetation would not be possible.

Discussion then ensued with regard to methods to effectively improve the aesthetics of communication towers.

Staff supported the Development Variance Permit application and noted that the proposal complies with applicable policies contained within the City’s Telecommunication Antennae Consultation and Siting Protocol. The proposal avoids residential, agricultural, and environmentally sensitive areas.

No correspondence was submitted to the Panel regarding the Development Variance Permit application.

The Panel recommends that the Development Variance Permit be issued and that Richmond City Council grant concurrence to the proposal.