



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, April 15, 2019
4:00 p.m.

Pg. # ITEM

MINUTES

- GP-5** *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on April 1, 2019.*



DELEGATION

- GP-12** 1. Nancy Small, Chief Executive Officer and Eda Koot, Chair, Tourism Richmond Board, to provide an update on **Tourism Richmond**.

PRESENTATION

- GP-23** 2. Norman Kotze, Manager, Emergency Programs, to speak on Council's role in **Emergency Response**.

COMMUNITY SAFETY DIVISION

3. **NON-FARM USE FILL APPLICATION - 21800 RIVER ROAD (YEE)**
(File Ref. No. 12-8080-12-01) (REDMS No. 6112332 v. 17; 5981518)

GP-33

See Page GP-33 for full report

Designated Speaker: Carli Williams

STAFF RECOMMENDATION

That the Non-Farm Use Fill Application proposed for the purpose of developing a vegetable farm and the corresponding staff report titled “Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)”, dated November 14, 2018 (Attachment 1), be referred to the Agricultural Land Commission (ALC) for the ALC’s review and decision as all reporting requirements specified by the City have been satisfied by the proponent.



4. **APPLICATION FOR A NEW FOOD PRIMARY LIQUOR LICENCE WITH PATRON PARTICIPATION ENTERTAINMENT ENDORSEMENT FOR KARAOKE AND EXTENDED HOURS FROM 1091919 BC LTD., AT 3300 - 4000 NO. 3 ROAD**

(File Ref. No. 12-8275-30-001) (REDMS No. 6150172 v. 2)

GP-56

See Page GP-56 for full report

Designated Speaker: Carli Williams

STAFF RECOMMENDATION

- (1) *That the application from 1091919 BC Ltd, operating at 3300 – 4000 No. 3 Road, requesting a Food-Primary Liquor Licence with Entertainment Endorsement for Patron Participation to enable karaoke at the establishment, be supported;*
- (2) *That a letter be sent to Liquor and Cannabis Regulation Branch advising that:*
 - (a) *Council supports the application for a Food Primary Liquor Licence with:*
 - (i) *Patron Participation Entertainment Endorsement which ends at Midnight;*
 - (ii) *hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM;*
 - (b) *person capacity will be set at 120 seats and 20 staff for total capacity of 140 persons;*
- (3) *Council’s comments on the prescribed criteria (Section 71 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) *the potential for additional noise and traffic in the area was considered;*

- (b) *the impact on the community was assessed through a community consultation process;*
- (c) *given that this business is new, there is no history of non-compliance with the operation, the addition to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;*
- (d) *as the operation of a licenced establishment may affect nearby residents, businesses and property owners, the impact assessment was conducted through the City's community consultation process as follows:*
 - (i) *residents, businesses and property owners within a 50 meter radius of the subject property were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and*
 - (ii) *signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how comments or concerns could be submitted;*
- (e) *Council's comments and recommendations respecting the view of the residents, businesses and property owners are as follows:*
 - (i) *the community consultation process was completed as part of the application process; and*
 - (ii) *that based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community;*
- (f) *Council recommends the approval of the Food Primary Liquor Licence with patron participation entertainment for the reasons that the application is acceptable to the majority of the residents, businesses and property owners in the area and the community.*



ENGINEERING AND PUBLIC WORKS DIVISION

5. SINGLE-USE PLASTIC ITEMS – PROPOSED CONSULTATION

(File Ref. No. 10-6370-01) (REDMS No. 6137604 v. 7)

GP-69

See Page GP-69 for full report

Designated Speaker: Suzanne Bycraft

STAFF RECOMMENDATION

- (1) *That Option 2 as outlined in the staff report titled, “Single-Use Plastic Items – Proposed Consultation”, dated April 2, 2019 from the Director, Public Works Operations, be endorsed; and*
- (2) *That expenditures in the amount of \$185,000 be approved, with funding from the General Solid Waste and Recycling provision, and that the 5-Year Financial Plan (2019-2023) be amended accordingly.*

☐

COMMUNITY SERVICES DIVISION

6. RABBITS IN RICHMOND

(File Ref. No. 11-7200-01) (REDMS No. 6146795 v. 13; 6152268; 6158183)

GP-79

See Page GP-79 for full report

Designated Speaker: Paul Brar

STAFF RECOMMENDATION

That the staff report titled “Rabbits in Richmond,” dated March 28, 2019, from the Director, Parks Services, be received for information.

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Monday, April 1, 2019

Place: Anderson Room
Richmond City Hall

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

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

AGENDA ADDITIONS

It was moved and seconded

That "Graduated Licensing Program for Motorcycles" be added to the agenda as Item No. 8.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on March 18, 2019, be adopted as circulated.

CARRIED

General Purposes Committee
Monday, April 1, 2019

COMMUNITY SERVICES DIVISION

1. 2018 RICHMOND FILM OFFICE ANNUAL REPORT

(File Ref. No. 11-7000-01) (REDMS No. 6131835 v. 4)

In reply to questions from Committee, Jodie Shebib, Film and Major Events Liaison advised that (i) staff have reached out for one on one meetings with individuals who have voiced concern regarding the number of filming days in Steveston and staff are open to holding a community meeting in the near future, (ii) an effort is made to balance the number of applications accepted in one location and work with merchants to ensure impact to business is minimal, (iii) staff work closely with the Steveston Merchants Association who have assisted in working with specific merchants, (iv) the office operates on cost recovery for staffing and revenue, generated through rentals and cost recoveries, goes back to the site where filming is held, and (v) currently the film office is comprised of 1.5 staff members.

Discussion took place regarding film revenue distribution and in response to queries from Committee, Andrew Nazareth, General Manager, Finance and Corporate Services noted that the revenues for specific City departments are distributed to those departments. Mr. Nazareth further clarified that permit revenue is allotted back to the film office and covers the administration costs for the film office.

In further reply to questions regarding revenue distributed to specific sites, Jane Fernyhough, Director, Arts, Culture and Heritage Services, remarked that film revenue from rentals for the Britannia Shipyards is directed into the capital account to be used specifically at the site and for other sites, funds go directly into the operating account for that site. It was noted that staff would provide specific information regarding the cost to run the film office including the specific break down of revenue allocation and operating cost of the film office.

Ms. Shebib, in further response to Committee's queries, clarified that (i) the Community Affairs group is led through Creative BC and the BC Film Commissioner, (ii) an inventory of studios is available on the Creative BC website and the second studio in Richmond is anticipated to open in late spring, and (iii) one of the biggest assets in the city are the merchants and residents and filming is successful in Richmond due to community support.

It was moved and seconded

That the staff report titled "2018 Richmond Film Office Annual Report", dated March 12, 2019, from the Director, Arts, Culture and Heritage Services, be received for information.

CARRIED

2.

General Purposes Committee

Monday, April 1, 2019

2. **PROPOSED PLAN FOR MAJOR EVENTS AND PROGRAMS IN 2020**

(File Ref. No. 11-7400-01) (REDMS No. 6149279 v. 2)

Discussion took place on the option to refer the proposed 2020 Major Events Plan back to staff for further analysis and re-evaluation including the option to reduce the scale of events and a proposed referral motion was distributed to Committee (copy on file, City Clerk's office.) Further comments regarding a review of the composition of the Major Events Committee were made and Councillor Steves noted his resignation from the Major Events Committee.

In response to questions from Committee, Bryan Tasaka, Manager, Major Events and Film, advised that (i) each event can be gauged from the number of attendees the economic impact however an economic impact study can be explored, (ii) the City provides assistance to some events as the community organizer requires additional involvement to deliver the scope of the event, (iii) the cost savings of scaling back multiday events would be minimal as rental expenses for those events are amortized over the multiple days, and (iv) RCMP costs are covered through the operating budget.

Discussion further ensued regarding (i) event evaluations, (ii) completion of an economic impact study, (iii) re-evaluation of all proposed events including reviewing the scope, frequency, and focus of each event, and (iv) further input from the Major Events Committee.

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

It was moved and seconded

That the Proposed Plan for Major Events and Programs in 2020 be referred back to staff for further review and re-evaluation including:

- (1) Council comments in terms of an evaluation of the various events held by the City;***
 - (2) sponsorship potential;***
 - (3) re-evaluation of the various events and budget; and***
 - (4) completion of an economic impact study;***
- and report back to the General Purposes Committee.***

CARRIED

3. **#ALLONBOARD CAMPAIGN RESOLUTION**

(File Ref. No. 07-3000-01) (REDMS No. 6137602 v. 2)

It was moved and seconded

That the #AllOnBoard Campaign resolution, as proposed in Attachment 1 of the staff report titled “#AllOnBoard Campaign Resolution” dated March 13, 2019 from the Manager of Community Social Development be endorsed, requesting that:

3.

General Purposes Committee

Monday, April 1, 2019

- (1) *TransLink work with the Provincial Government to secure funding to provide free transit for children and youth (0-18 years) and a sliding fee scale for low-income individuals;*
- (2) *TransLink consider modifying fare evasion ticketing practices;*
- (3) *the Provincial and Federal Governments be requested to provide sufficient resources to address existing and projected ridership demand; and*
- (4) *that the resolution be forwarded for consideration at the 2019 Lower Mainland Government Management Association of BC (LMGMA) convention and subsequent Union of BC Municipalities (UBCM) convention, as well as to the Federation of Canadian Municipalities.*

The question on the motion was not called as discussion took place on fare evasion ticketing practices and as a result, the following **amendment motion** was introduced:

It was moved and seconded

That Part 2 of the motion be amended as follows:

TransLink modify fare evasion ticketing practices

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Loo
McNulty
McPhail
Steves

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

COMMUNITY SAFETY DIVISION

4. **SISTER CITY ADVISORY COMMITTEE 2018 YEAR IN REVIEW**
(File Ref. No. 01-0100-30-SCIT1-01) (REDMS No. 6148338 v. 2)

It was moved and seconded

That the staff report titled "Sister City Advisory Committee 2018 Year in Review", dated March 14, 2019, from the Manager, Customer Services be received for information.

CARRIED

General Purposes Committee

Monday, April 1, 2019

5. **SISTER CITY ADVISORY COMMITTEE UPDATES TO TERMS OF REFERENCE AND POLICIES AND PROCEDURES**

(File Ref. No. 01-0100-30-SCIT1-01) (REDMS No. 6157000)

It was moved and seconded

- (1) *That the updates to the Sister City Advisory Committee Terms of Reference be approved; and*
- (2) *That the updates to the Sister City Advisory Committee Policies and Procedures be approved.*

CARRIED

6. **UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND**

(File Ref. No. 09-5126-01) (REDMS No. 6118791 v. 7)

It was moved and seconded

- (1) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support the Emergency Operations Centres & Training for Emergency Programs be endorsed;*
- (2) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$150,000 in grant funding to support the Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning be endorsed;*
- (3) *That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety and the General Manager, Engineering and Public Works be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and*
- (4) *That should the funding application be successful, the 2019-2023 Five Year Financial Plan Bylaw be adjusted accordingly.*

The question on the motion was not called as, in response to questions from Committee Jason Ho, Manager, Engineering Planning and Norman Kotze, Manager, Emergency Programs clarified that (i) the application process requires the endorsement of Council, and (ii) a flood risk assessment was last completed in 2010.

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

FINANCE AND CORPORATE SERVICES DIVISION

General Purposes Committee

Monday, April 1, 2019

7. AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW IN RELATION TO AGENDA PREPARATION AND DISTRIBUTION

(File Ref. No. 12-8060-20-010015) (REDMS No. 6152012)

The Chair spoke to a minor amendment to Section 3.3.1 (d) of the proposed Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10015 to include the words “if possible.” The Chair remarked that a Special Council meeting can be called on 24 hours’ notice by the Mayor or any two members of Council and distribution of an agenda at least five days prior may not be possible.

In reply to queries from Committee, David Weber, Director, City Clerk's Office noted that a special meeting is any Council meeting that is outside of the regular Council meeting schedule and requiring a unanimous vote to hold a special meeting could not be considered as it would be contrary to the *Community Charter*.

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

It was moved and seconded

That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10015, which introduces amendments relating to agenda preparation and distribution including an update to Section 3.3.1 (d) to read as follows:

“Special Council Meetings – at least five business days preceding each such meeting, if possible, or in accordance with the Community Charter”;

be introduced and given first, second and third readings.

CARRIED

COUNCILLOR KELLY GREENE

8. GRADUATED LICENSING PROGRAM FOR MOTORCYCLES

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

Councillor Kelly Greene spoke to correspondence received from the District of Kitimat regarding the implementation of a Graduated Licensing Program for motorcycles and introduced the following **referral motion**:

It was moved and seconded

That the correspondence from the District of Kitimat dated March 25, 2019 requesting a letter of support for the implementation of the Graduated Licensing Program for Motorcycles be referred to staff for analysis.

CARRIED

General Purposes Committee
Monday, April 1, 2019

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:02 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday, April
1, 2019.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Legislative Services Coordinator



PACIFIC: AUTHENTIC. RICHMONDBC

BUILDING THE VISITOR ECONOMY





OUR VISION IS TO PROMOTE RICHMOND AS A
CAN'T-MISS PART OF THE METRO VANCOUVER
EXPERIENCE.

OUR ULTIMATE GOAL IS TO INCREASE
TOURISM-RELATED ECONOMIC ACTIVITY FOR
OUR PARTNERS.

STRATEGIC PILLARS

Capitalize on
a Strong
Destination
Brand

Transform into
a Next-Gen
DMO

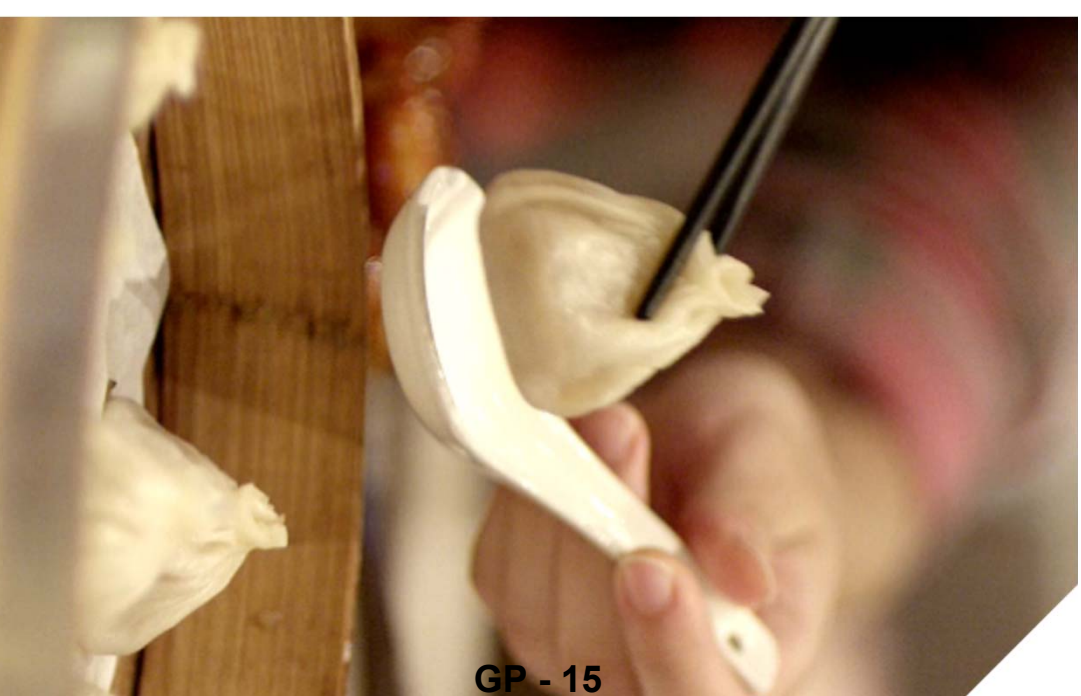
Accelerate
Destination
Development

Refine Best-
in-Class Sales
and Business
Development

Optimize
Operation
Intelligence
and Efficiency

2018 - A BIG YEAR

- Pacific. Authentic. Brand Launch – Feb 2018
- Pacific. Authentic. Brand Awarded Marketing Campaign of the Year – National Tourism Awards (Ottawa)
- Richmond awarded Canada's West Marketplace
- Continued high occupancy levels in Richmond
- Excellent success at attracting meetings and conferences (with our hotel and venue partners)
- Collaborations with the Richmond Hotel Association and the RHDA
- Many new visitor experiences launched in Richmond



AUTHENTIC RICHMOND EXPERIENCES



GP - 16



1. A street scene in Vancouver, B.C.



2. A building facade in Vancouver, B.C.



3. A person standing in front of a building in Vancouver, B.C.

PHOTO: JONAS W. JONAS

Travel

By Jon W. Jonas

Asian Food Beckons In Canada



A robust immigrant population has helped make the food scene in Canada a vibrant one, with a growing number of people helping to make the food scene in Canada a vibrant one.

Immigrants have helped make the food scene in Canada a vibrant one, with a growing number of people helping to make the food scene in Canada a vibrant one.



Immigrants have helped make the food scene in Canada a vibrant one, with a growing number of people helping to make the food scene in Canada a vibrant one.

PHOTO: JONAS W. JONAS

Retracing James Salter's Corner of Burgundy

By Jon W. Jonas



James Salter's novel "The Last Days of Love" is a story of a man who returns to his home in Burgundy, France, after a long absence. The novel is a story of a man who returns to his home in Burgundy, France, after a long absence.

Asian Food Beckons in Canada

Immigrants have helped make the food scene in Canada a vibrant one, with a growing number of people helping to make the food scene in Canada a vibrant one.

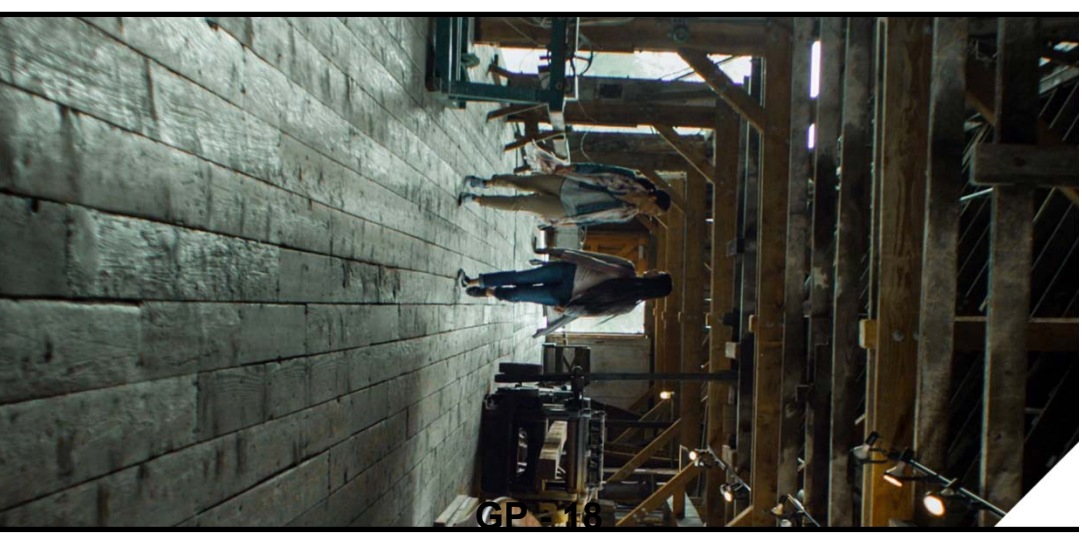
Food in Richmond



Immigrants have helped make the food scene in Canada a vibrant one, with a growing number of people helping to make the food scene in Canada a vibrant one.



Steveston Heritage Experience



CARRYING THE MOMENTUM

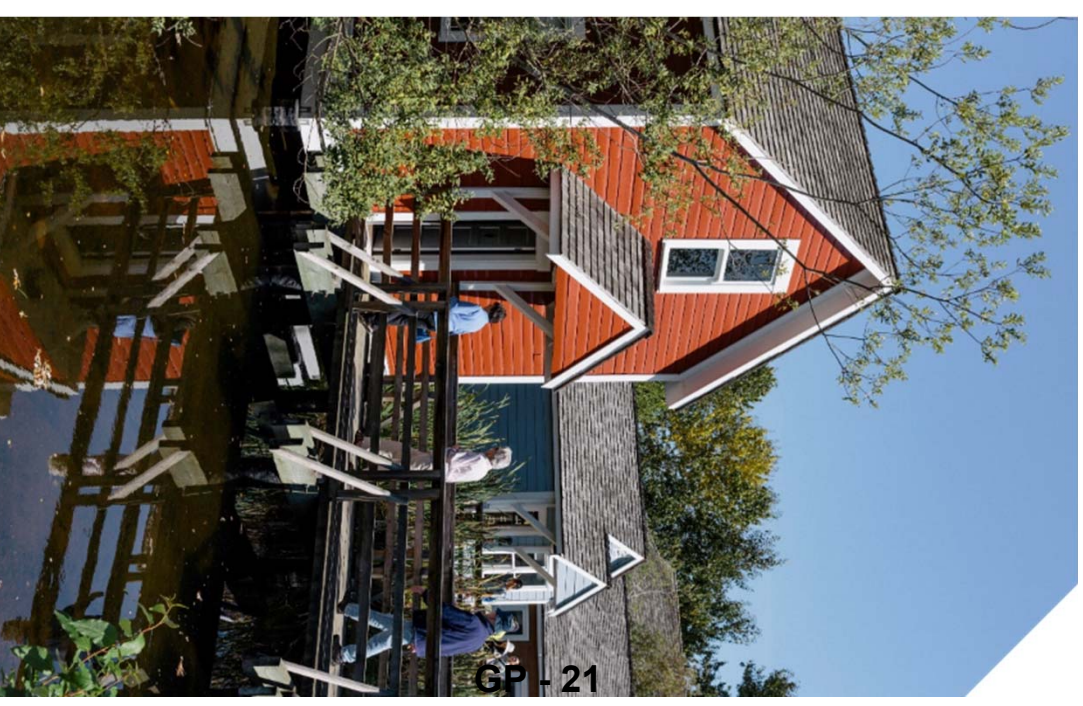
Focused strategy.

Partnerships.

Sustainable tourism.

Visitor economy growth.

New experience creation and development – to
benefit residents and visitors alike.





PACIFIC: AUTHENTIC: RICHMONDBC

THANK YOU.
QUESTIONS?





Council's Role in Emergency Management

April 15, 2019

Overview

Emergency Management in context

Emergency Coordination

EOC Organizational Structure

Role of Council as EOC Policy Group

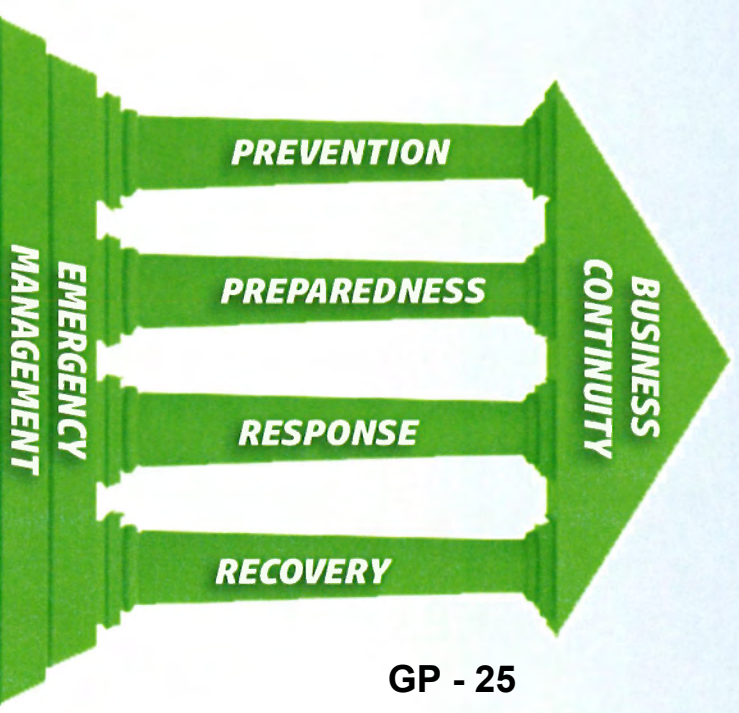
Emergency Management In Context

Provincial Legislation

- Emergency Program Act
- Emergency Program Management Regulation
- Local Authority Emergency Management Regulation

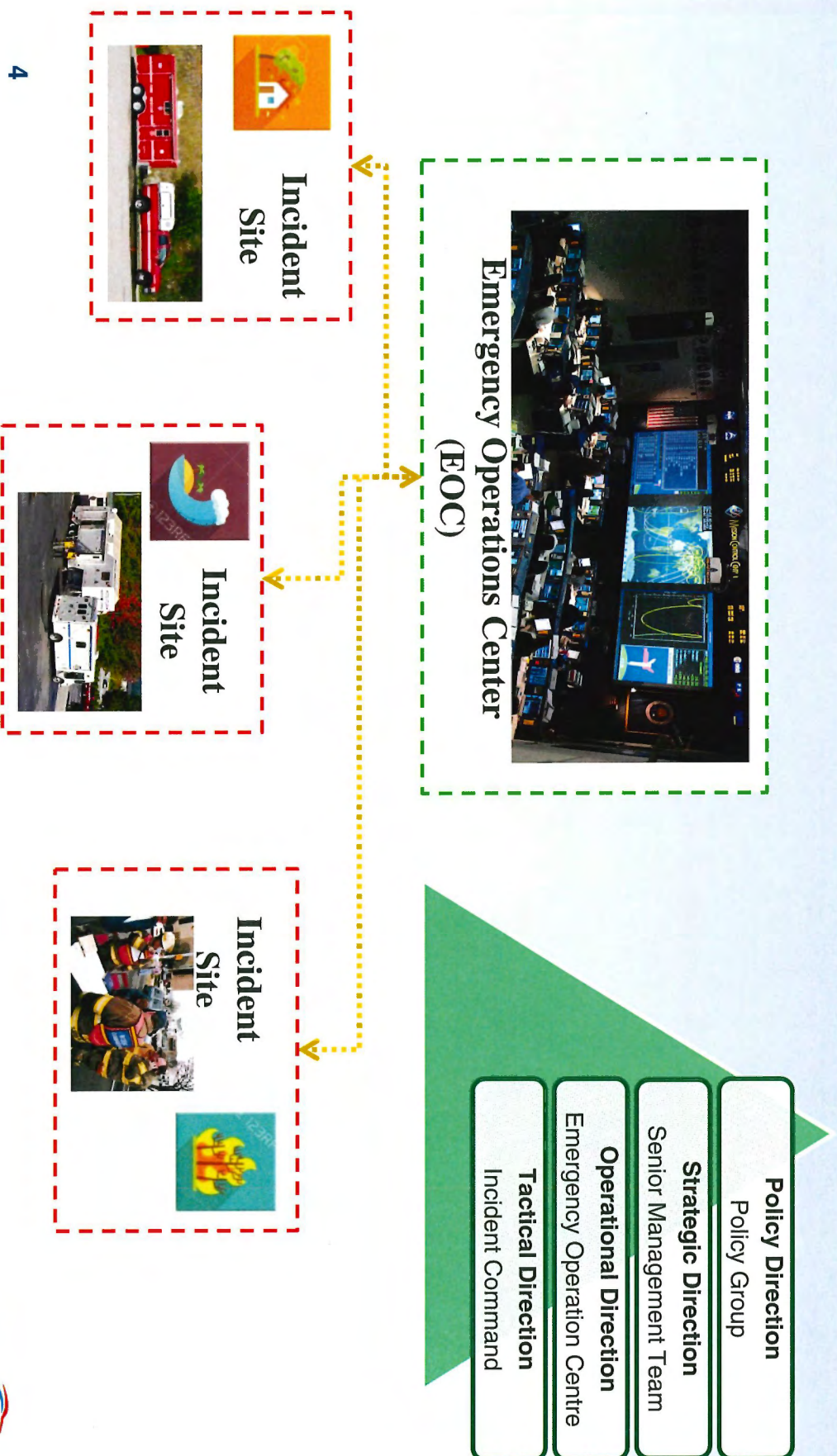
Local Government

- Emergency Management Organization Establishment Bylaw No. 9232



GP - 25

Emergency Coordination



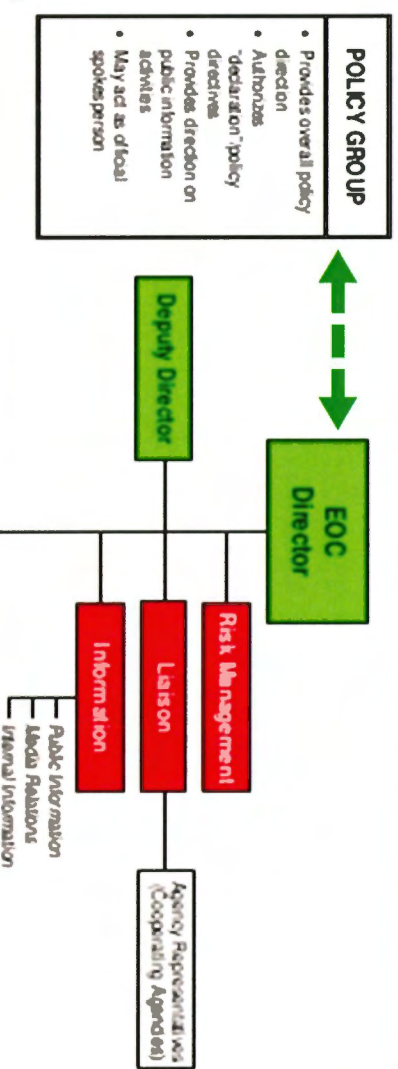
The Role of Council: Provide Policy Direction

British Columbia Emergency
Response Management System

BCERMS

RESPONSE OBJECTIVES

- Provide for the safety and health of all responders
- Save lives
- Reduce suffering
- Protect public health
- Protect government infrastructure
- Protect property
- Protect the environment
- Reduce economic and social losses





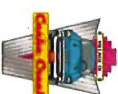
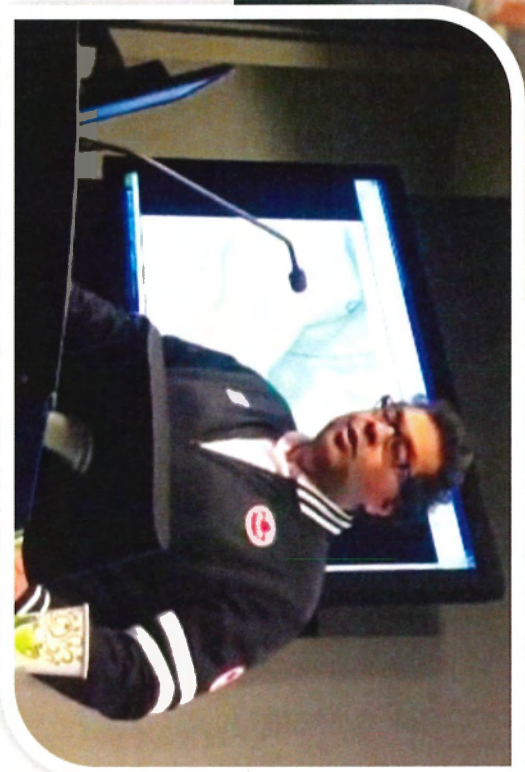
The Role of Council as EOC Policy Group: Response & Recovery Expenditure

GP - 29

- Bylaw for limited response funding
 - Emergency Management Organization Establishment Bylaw No. 9232
- Policy for increased response funding
 - Policy group resolution
- emergency Financial Assistance Program
 - Build back better

The Role of Council as EOC Policy Group: Spokesperson

- Corporate Communications Department
 - Emergency Information Plan



CACHE CREEK TOWN HALL MEETING

Monday April 16th @ 7:00 pm

Community Hall, 1270 Stage Road
Stairs Meeting Room

To a presentation about forest and flooding
management, with a particular emphasis on pos-
sible potential resulting impacts on certain
k.

Staff will be joined by staff from the Ministry of
Natural Resource Operations to help explain
s in and around Cache Creek and areas of
flood and/or debris flow events.

Staff for members of the public to hear from
staff about what is being done to prepare for
to learn what property owners can do to

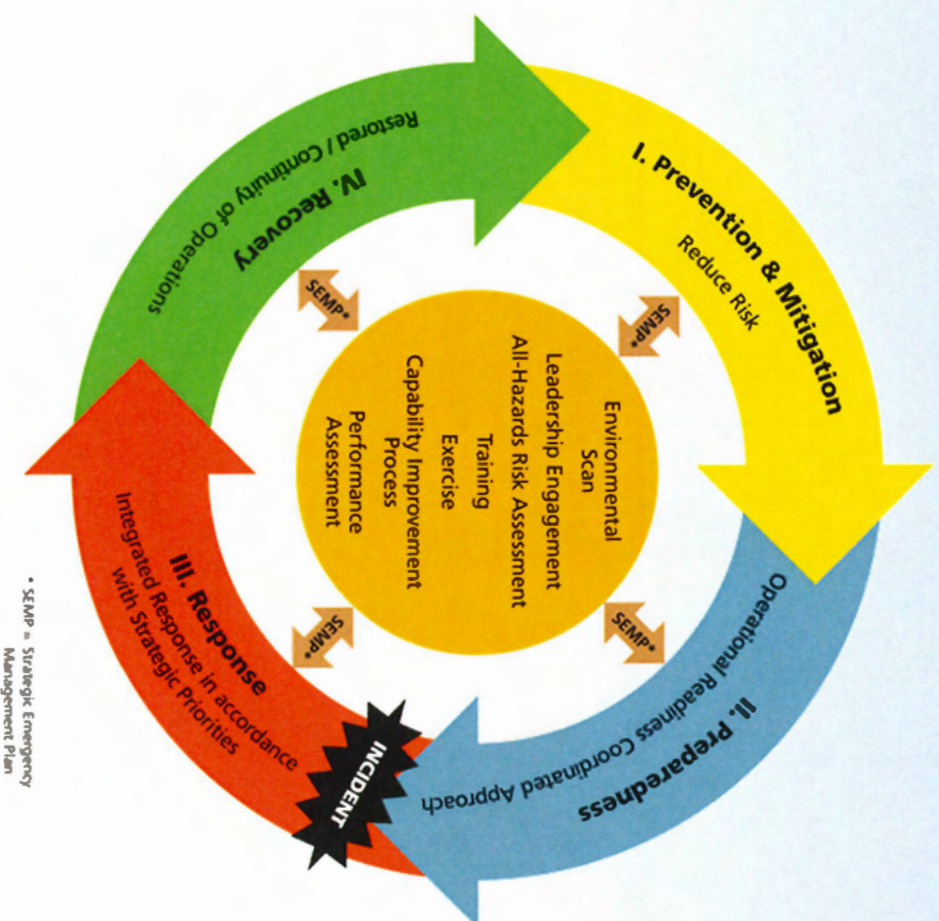
The Role of Council as EOC Policy Group: Demobilization

- Proclaim termination of State of Local Emergency
 - Upon 7th day or prior
- Formal Debriefing
 - After Actions Reporting
- Self Care
 - Wellness

GP - 31

Questions?

Emergency Management Continuum





City of Richmond

Report to Committee

To: General Purposes Committee
From: Carli Williams, P.Eng.
Manager, Comm Bylaws and Licencing
Date: March 29, 2019
File: 12-8080-12-01/Vol 01
Re: Non-Farm Use Fill Application - 21800 River Road (Yee)

Staff Recommendation

That the Non-Farm Use Fill Application proposed for the purpose of developing a vegetable farm and the corresponding staff report titled "Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)", dated November 14, 2018 (Attachment 1), be referred to the Agricultural Land Commission (ALC) for the ALC's review and decision as all reporting requirements specified by the City have been satisfied by the proponent.

Carli Williams, P.Eng.
Manager, Comm Bylaws and Licencing
(604-276-4136)

Att. 2

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

Staff Report

Origin

This report provides information on the following referral from the General Purposes Committee meeting held on January 9, 2019:

That the non-farm use (NFU) fill application submitted by Joanna Yee for the property located at 21800 River Road for the purposes of developing a vegetable farm and the corresponding staff report titled “Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)” dated November 14, 2018, be referred back to staff for information on (i) water drainage issues, (ii) permit fees, (iii) the standard of soils deposited, and (iv) inspection protocols.

Background

The City of Richmond (the “City”) is in receipt of a soil deposit application (the “Application”) submitted by Joanna Yee (the “Applicant”) for the property located at 21800 River Road (the “Property”). The stated intent of the Application is to place soil on the Property to improve the Property’s agricultural capability for the purpose of developing a vegetable farm.

The Property is situated within the Agricultural Land Reserve (the “ALR”) and is subject to provisions of the *Agricultural Land Commission (ALC) Act, ALR Use, Subdivision, and Procedure Regulation* (the “Regulation”), and the City’s *Soil Removal and Fill Deposit Regulation Bylaw No. 8094* (the “Bylaw”). The Application to deposit soil is considered to be a non-farm use by the ALC.

Pursuant to applicable provincial regulations, non-farm use soil deposit applications require Council authorization to be referred to the ALC for their review and approval. As such, a non-farm use soil deposit application must be submitted to the City for review and a decision from Council. Should the Application be referred to the ALC and should it subsequently be approved by the ALC, the Applicant would be required to satisfy the requirements of the Bylaw before a soil deposit permit would be issued by the City.

Analysis

The Property is located at 21800 River Road and is zoned AG1 (Agriculture). The Property is currently not in agricultural production.

The Applicant is applying to deposit 6,750 cubic metres of topsoil over approximately 0.9 hectares (ha) of the 1.79 ha Property in order to produce vegetables for local consumption. This would increase the elevation of the proposed fill area by approximately 0.6m. The Applicant estimates that the duration of the project will be six months.

Referral Item (i)*Water Drainage*

The City's drainage system servicing the Property is functioning as designed. Water issues on the Property are a result of the Property's existing low elevation relative to the natural water table.

The engineer-of-record (K. Peter Jarvenpaa, P. Eng.) representing the Applicant concluded that "during the winter and spring seasons the water table can be close to (or at) the native ground elevation" (Attachment 2). In Mr. Jarvenpaa's opinion, "it is not possible to naturally drain the site to achieve this distance between growing medium and water table without raising the ground elevation."

In addition, it is the opinion of the agrologist-of-record (Dr. John Paul) that the Property has an agricultural capability limited to cranberry production due to the high water table. It is Dr. Paul's opinion that the increased elevation will improve the Property's ability to grow other crops such as vegetables as proposed by the Applicant.

A site Grading Plan was provided by the Applicant that outlines how drainage will be implemented upon final completion of the soil deposit project. City Engineering staff have reviewed the Grading Plan and associated documents and have no concerns with the conclusions provided by Mr. Jarvenpaa.

Referral Item (ii)*Permit Fees*

The City's soil deposit and removal application fee is \$600. The City also collects two separate refundable security deposits that total to a maximum of \$15,000 as permitted under the Bylaw. The security deposits are collected to ensure the provisions of Bylaw and all other terms and conditions of the soil deposit permit are satisfied, which include, but are not limited to, ensuring roadways and drainage systems are kept free and clear of material.

The Committee also inquired about options to recover costs to administer the Bylaw and to ensure compliance. Within the current Bylaw, the City is limited in what it may require of the applicant to ensure a project has been completed in full compliance with an approval.

Referral Item (iii)*Standard of Soils Deposited*

When the ALC considers a soil deposit and/or removal proposal, they are assessing if a proposal will enhance the agricultural capability of a subject property. The ALC is primarily concerned with the agricultural viability of the site. As such, the ALC will determine if the soil proposed to be deposited is essential/suitable to improve the agricultural capability of a property.

In order to ensure only approved soil of a specified quality is imported and deposited, the ALC typically issues approvals outlining protocols to be followed prior to deposition. Such protocols

may include, but not be limited to, inspection and reporting of source sites by the agrologist-of-record prior to importation. City staff monitor to ensure the agrologist is providing required reports and ensuring that the agrologist is retained throughout the duration of the project. In addition, City staff conduct spot inspections on a regular basis to ensure that the Applicant, agent (if one has been retained), and contractor(s) are upholding the conditions of the City permit and ALC approval.

Staff will require a closure report from the agrologist following completion of the project to ensure full compliance with the terms of the approval.

Referral Item (iv)

Inspection Protocols

In respect to inspection protocols by City staff, when a soil deposition and/or removal project is approved, the ALC will typically regulate some ancillary activities/impacts associated with the project such as setbacks to neighbouring properties and invasive species. The ALC typically does not regulate or address impacts to municipal roads, public safety, City designated Environmentally Sensitive Areas, Riparian Management Areas, or other City strategies.

While ALC staff may work with the local government to ensure that any potential impacts are mitigated, which may include but are not limited to, erosion and sediment control issues or impacts to City infrastructure, such activities/impacts are left to the local government to regulate and inspect, typically through requiring the landowner to obtain a soil deposit and/or removal permit from the local government.

Financial Impact

None.

Conclusion

Staff are recommending that the Non-Farm Use Fill Application for the property located at 21800 River Road (Yee)" dated November 14, 2018, be referred to the ALC to determine the merits of the proposal from an agricultural perspective as the proponent has satisfied all of the City's current reporting requirements.



Mike Morin
Soil Bylaw Officer
(604-204-8625)

MM

- Att. 1: Non-Farm Use Fill Application for the Property Located at 21800 River Road - Yee (14 Nov 2018)
2: Agricultural Fill Deposit Permit Application (CD 43803/ALC ID 54835) Response to AAC Comments (ref: site drainage) (30 Aug 2018)



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** November 14, 2018
From: Carli Williams **File:** 12-8080-12-01/Vol 01
 Manager, Community Bylaws and Licencing
Re: Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)

Staff Recommendation

That the non-farm use fill application submitted by Joanna Yee for the property located at 21800 River Road for the purposes of developing a vegetable farm and the corresponding report titled "Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)" dated November 14, 2018, be referred to the Agricultural Land Commission (ALC) for the ALC's review and decision.

Carli Williams
 Community Bylaws and Licencing
 (604-276-4136)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City of Richmond (the “City”) is in receipt of a soil deposit application (the “Application”) submitted by Joanna Yee (the “Applicant”) for the property located at 21800 River Road (the “Property”). The Application to deposit soil is considered to be a non-farm use by the Agricultural Land Commission (ALC). The intent of the Application is to place soil on the Property to improve the Property’s agricultural capability for the purpose of developing a vegetable farm.

The Property is situated within the Agricultural Land Reserve (ALR) and as such is subject to provisions of the *ALC Act, ALR Use, Subdivision, and Procedure Regulation*, and the City’s *Soil Removal and Fill Deposit Regulation Bylaw No. 8094* (the “Bylaw”).

Pursuant to applicable provincial regulations, non-farm use soil deposit applications require Council authorization to be referred to the ALC for their review and approval. As such, a non-farm use soil deposit application must be submitted to the City for review and a decision from Council. Should the Application be referred to the ALC and should it subsequently be approved by the ALC, the Applicant would be required to satisfy the requirements of the Bylaw before a soil deposit permit would be issued by the City.

This report supports Council’s 2014-2018 Term Goal #8 Supportive Economic Development Environment:

8.3 The City’s agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City’s character, livability, and economic development vision.

Analysis

The Property is located at 21800 River Road and is zoned AG1 (Agriculture). The current zoning permits a wide range of farming and compatible uses consistent with the provisions of the *ALC Act, ALR Regulation* and the City’s *Official Community Plan (OCP)* and *Zoning Bylaw 8500*.

The Applicant is applying to deposit 6,750 cubic metres of topsoil over approximately 0.9 ha of the 1.79 ha site in order to produce vegetables for local consumption. The Applicant estimates that the duration of the project will be six months.

Uses on Adjacent Lots

- To the North: Fraser River
- To the East: ALR – Land is in agricultural production
- To the South: ALR – Land is in agricultural production
- To the West: ALR – Land is not in agricultural production

Table 1: Existing Property Information and Proposed Changes

Item	Existing	Proposed
Owner (006-177-051)	Joanna (Yui) & Anthony (Kam) Yee	No change
Applicant	Joanna (Yui) & Anthony (Kam) Yee	No change
Authorized Agent	Dennis Beckrud	No change
Lot Size	1.79 hectares (4.41 acres)	No change
Land Uses	Not in production	Vegetable production
OCP Designation	Agriculture	No change
ALR Designation	Property is within the ALR	No change
Zoning	AG1	No change
Riparian Management Area (RMA)	15.0 meters RMA	No change

Project Overview

The total project area of the Property is approximately 1.79 hectares (4.41 acres). The Property is currently not in agricultural production. An assessment of the property by the proponent's professional Agrologist (the "Agrologist"), maintains that historically "there is little evidence of agricultural activity" on the Property.

The stated reason for importing topsoil:

- To place soil on the Property to improve the Property's agricultural capability for the purpose of developing a vegetable farm.

The Property's soils have been mapped as EM-BU. EM refers to Embree soil, which is a medium textured deltaic deposit containing organic strata. BU refers to Blundell soil, which consists of 15-40 cm of organic material over medium textured deltaic sediments. The agrologist report (Attachment 1) states the agricultural capability of the soils on the Property is Class 4 which limits what type of crops may be grown on the Property. The capability assessment highlights that the low elevation of the Property leads to wet soil conditions which undermines productivity as confirmed by the Agrologist. The objective is to improve the quality of the soil to a Class 2 soil which is soil deemed to have "minor limitations that require good going management practices or slightly restrict the range of crops, or both" (Source: Land Capability Classification for Agriculture in B.C., 1983).

The proposed scope of the project involves placing 6,750 cubic metres of topsoil over approximately 0.9 ha of the Property (approximately 965 truckloads). The fill depth will be approximately 0.6m deep. The agrologist advises that the proposed placement of the topsoil will improve the Property's ability to produce crops and raise the level of the land which will improve drainage and reduce soil saturation.

The proposal includes stripping soil previously placed on the Lands without approval and re-using the soil for creating an access road. The Applicant will be required to ensure the access road is built as per requirements within the ALC's *Bylaw No. 2 – Placement of Fill in the ALR*.

The Applicant has stated that the proposed duration of the project will be six months. City staff note that the proposed duration may be longer depending on availability of the appropriate type of soil required to complete the project.

The Agrologist concludes the following:

"[T]he agricultural capability [of the Property] will increase to a Class 2, depending on the quality of the topsoil that can be placed on [the] property."

Richmond Agricultural Advisory Committee Consultation

The Agricultural Advisory Committee (AAC) discussed the proposal on February 1, 2018 and September 13, 2018.

Following the September 2018 meeting, the AAC introduced and passed the following motion:

That the Agricultural Advisory Committee supports the soil deposit application at 21800 River Road given the improvement of farmable land subject to the following conditions:

- a) That the frequency of inspections by City Staff is every 1,500 cubic meters or every six months, whichever comes earlier; and*
- b) That a legal agreement is registered on title to ensure in the event that the land is sold, the obligation is transferred to the new owner to complete the project.*

Staff Comments

City staff have prepared a comprehensive soil deposit permit (the "Permit") that addresses a number of key issues, including but not limited to, protection of the surrounding Riparian Management Areas (RMA), public safety, drainage, eliminating impacts to neighbouring properties and City infrastructure, security deposits, and the permitted hours/days of operation.

Staff are recommending that in addition to the regulations within the Bylaw, that the importation of soil be restricted from occurring on Saturdays, in addition to Sundays, statutory holidays, and between the hours of 6:00 p.m. and 8:00 a.m. in order to ensure appropriate monitoring of the project by City staff. Such a restriction would be included within the Permit conditions; however, the restriction would not limit the Applicant or contractor(s) from undertaking earthmoving and other associated project work on the Property outside the permitted days and hours for importing soil.

The Applicant will be required to maintain an accurate daily log of trucks depositing soil on the Property. This log will be made available for inspection by City staff when requested. At the sole discretion of the City, alternate measures may be required of the Applicant (i.e. topographic survey) in order to establish the volume of soil deposited on the Property following completion of the project.

As per the conditions of the proposed Permit, security deposits required by the City will not be returned until all conditions, as stated in the Permit and the ALC approval, should one be granted, are satisfied in their entirety, to the satisfaction of the City. City staff are to conduct a final inspection and receive confirmation in writing from the Applicant's qualified professional(s) and the ALC, that the project has been completed as approved prior to returning the security deposits.

Staff will recommend to the ALC as a condition of approval, that the Applicant be required to post a performance bond in a form and amount deemed acceptable by the ALC. The performance bond should be of a sufficient amount to ensure that the project and all required monitoring measures are completed as proposed and to ensure the rehabilitation of the Property in the event the project is not completed. The performance bond will be held by the ALC.

Staff will also recommend to the ALC that the project be monitored by a professional Agrologist and that the Agrologist provides quarterly inspection reports to the City and ALC or upon request by ALC and/or City staff. This will be a separate condition within the Permit.

Should approval be granted by the City and ALC, City staff shall maintain consistent monitoring of the Property to ensure compliance with the conditions of the Permit and ALC approval.

Drainage & Geotechnical Considerations

A site Grading Plan has been reviewed and accepted by City Engineering staff. In addition, a topographic survey has been provided.

The Applicant has also provided a geotechnical assessment of the proposal. The report recommends the necessary steps to be undertaken by the Applicant in order to mitigate any slope stability or settlement concerns on the neighbouring properties arising from the fill. Engineering staff are satisfied with the plan as outlined and the Permit conditions will identify requirements stipulated in the assessment.

Permit conditions will provide staff the latitude to request a geotechnical report at any time should the Manager of Community Bylaws or designate consider it necessary. Staff will require a closure report from the geotechnical engineer following completion of the project.

Environmental Considerations

The proposed soil deposition is outside of the Riparian Management Area (RMA) that runs along River Road; however, the open watercourse adjacent to the River Road right-of-way is a protected RMA.

Should a permit be granted, the Applicant shall be required to take all necessary precautions to prevent sedimentation from reaching the RMA or any stream, creek, waterway, watercourse, ditch, drain, catch basin, culvert, or manhole either on or adjacent to the Property. City staff will inspect to ensure compliance prior to the importation of any soil. There will be a separate condition within the Permit that requires that such measures be sustained throughout the duration of the project.

The Applicant is exempt from an Environmentally Sensitive Area Development Permit (ESA DP) as a Farm Plan was provided to the City consistent with the exemptions permitted in the Official Community Plan. In order to mitigate any damage to the stand of conifer trees located on the neighbouring property to the west, the Applicant shall, as a condition of the Permit, provide a minimum 3.0m setback between the toe of the proposed fill slope and the west property line.

The City has no record of Schedule 2 activities on the property as defined by the Contaminated Sites Regulation. Schedule 2 of the Contaminated Sites Regulation outlines commercial and industrial activities which have a greater potential to contaminate a site than non-scheduled activities and typically have additional provincial permitting requirements associated with development.

Agricultural Considerations

The proponent has provided a Farm Plan (Attachment 2) as required by the City. The Farm Plan outlines the cost of the project, the means of irrigation, planting plan, etc. In addition, the proponent has retained a professional agrologist and submitted an agrologist report outlining the proposal.

Bruce McTavish (MSc, MBA, PAg, RPBio) has reviewed the proposal on behalf of the City and has provided recommendations to staff that will be incorporated into the soil deposit permit issued by the City, should approval be granted.

Should the proposal be approved, the City will require that a qualified agrologist be retained to monitor the project and provide regular reporting. Regular reporting will include that the agrologist inspect the soil at the source site(s) prior to delivery to ensure that only topsoil is delivered to the site.

Should an agrologist not be retained or cease providing regular oversight and reporting, the City would reserve the right, as per the Permit conditions, to suspend and/or void the Permit until such time as a new qualified agrologist, agreeable to both the City and ALC, is retained to monitor the project and provide regular reporting.

Road & Traffic Considerations

A traffic management plan will be required to be submitted and approved by the City's Transportation Department prior to the City issuing the Permit. The City shall require that all trucks importing soil enter and exit River Road from the east end at Westminster Highway. Traffic control measures must be in accordance with the "Traffic Control Manual for Work on Roadways" as published by the Highways Engineering Branch, BC Ministry of Transportation and Highways and per Traffic Bylaw No. 5870.

Should the soil deposit project receive approval, additional permit conditions will require that the Applicant provide the City the following security bonds:

- \$5,000 pursuant to section 8(d) of the current Boulevard and Roadway Protection Regulation Bylaw 6366 to ensure that roadways and drainage systems are kept free and clear of materials, debris, dirt, or mud resulting from the soil deposit activity; and
- \$10,000 pursuant to section 4.2.1 of the current Soil Removal and Fill Deposit Regulation Bylaw No. 8094 to ensure the full and proper compliance with the provisions of this Bylaw and all other terms and conditions of the Permit.

Financial Impact

None.

Conclusion

Staff recommend that Council refer the non-farm use application to deposit soil on the property located at 21800 River Road to the ALC for the Commission's review and consideration.



Mike Morin
Soil Bylaw Officer, Community Bylaws
(604-204-8625)

MM

Att. 1: Agrologist Report (02 Aug 2017)
2: Farm Plan (submitted May 2017)



Agrologist's Report for 21800 River Road, Richmond, British Columbia

August 2, 2017

Introduction

The purpose of this report is to provide a professional agrologist's report supporting an application remediate a 0.9 ha section of a 1.8 ha property in the Agricultural Land Reserve in the City of Richmond that will enhance the value of agricultural land for growing vegetable crops. The area where fill was deposited will be remediated to restore it for agricultural use. The soil deposit will not have negative impacts on neighbouring properties.

The area proposed to be filled on this property has mainly drainage limitations because of its very low elevation of approximately 7 m, which floods during freshet. It has no apparent history of agricultural production and has had some fill added to the property a number of years ago.

This soil fill deposit will be on a 0.9 ha of the property and will provide some topsoil to allow crops to be grown. The existing imported aggregate fill will be removed, and some of it will be used for an access road. It is anticipated that the property can be improved from its Class 4 Capability to Class 2 with the addition of quality topsoil. It is anticipated that good quality topsoil can be obtained from either UBC development lands or other development nearby.

This application for 6,750 cubic meters of primarily good quality topsoil is for an area of approximately 9,000 sq m on the southern part of the property.



Figure 1. Aerial view of the property (Google Earth) outlining the property boundary and the fill area (shaded)

John W. Paul, PhD, P.Ag 3911 Mt. Lehman Rd. Abbotsford, BC V2T 5W5 Phone (604) 302-4367
Email: transform@telus.net

This report is prepared by John Paul, Ph.D, P.Ag., who has extensive training and experience in all aspects of soil science, including soil chemistry, physics and classification, soil fertility and biochemistry. Dr. Paul has been working with soil deposit permits and other soils related work since 1998.

Property Description

According to information from the City of Richmond, the property has a civic address at 21800 River Rd, Richmond, V6V 1M4. It consists of a 1.79 ha parcel zoned AG1 in the ALR. The legal description is PID 006-177-051, LT 1 Sec 34 Blk 5N RGE 4W, New Westminster District Plan 7445.

Agricultural History of Property

This property is located in the Agricultural Land Reserve. There is little evidence of any agricultural activity on this property.



Figure 2. Aerial view of property in 2002 (Google Earth)

Land Uses on Neighbouring Properties

Land use on the property to the east is a vegetable farm. This is the farm that would like to expand to this property at 21800 River Rd. One of the limitations to growing vegetables on the property to the east is the high water table in the spring that delays spring planting until the water recedes in June.

To the west is a largely undeveloped agricultural property with some fill that was added. To the south are cranberry fields. The Fraser River is located to the north.

Soil Description

The soils on this property is classified as a EM-RU b in the area proposed to receive fill, and a LU-RC a in the southern half of the property (Luttmerding 1980).

EM refers to Embree soil, which is a medium textured deltaic deposit containing organic strata. BU refers to Blundell soil, which consists of 15-40 cm of organic material over medium textured deltaic sediments. The topography may be gently undulating.

Towards the south of the property, there is a combination of LU-RC. Lulu (LU) soil consists of 40-160 cm of partially decomposed organic material over moderately fine textured deltaic deposits. Richmond soil (RC) consists of 40-160 cm of well decomposed organic material over moderately fine deltaic deposits. The topography on the southern half of the property is level.

There has been some import of structural material on the north half of the property. Although it is of unknown origin, it does appear to be clean and devoid of debris and garbage.

The southern part of the property is designated by the City of Richmond as an environmentally sensitive area, likely



Figure 3. Soil type on and near 21800 River Rd., Richmond

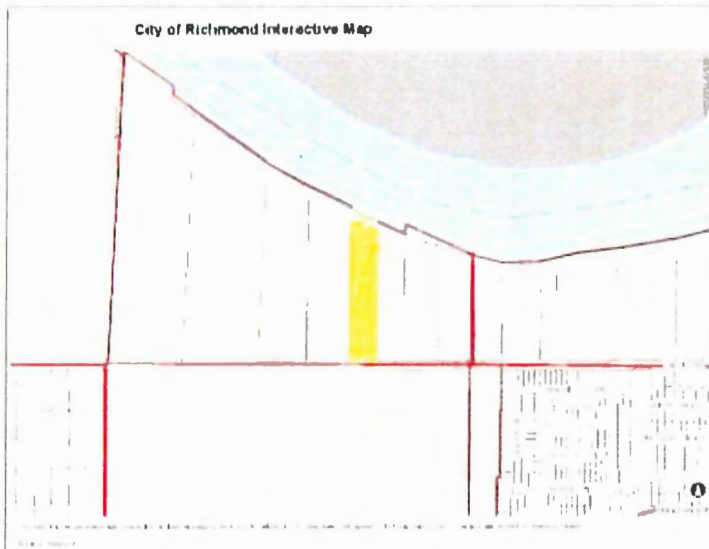


Figure 4. Map of property (shaded in yellow) showing the environmentally sensitive areas (cross hatched in green), as well as the close proximity to residential development (City of Richmond map).

due to the peat (organic soils) on this part of the property.

Soil Capability Classification for Agriculture

The agricultural capability of the soils on this property is depicted as Class 4 W, where Class 4 land is *"land in this class has limitations that require special management practices or severely restrict the range of crops, or both"* (BCMOE 1983).

The capability subclasses according to the Land Capability Mapping includes W (which confirms that the soil remains wet due to its very low elevation).

We expect that the agricultural capability will increase to a Class 2, depending on the quality of the topsoil that can be placed on this property.

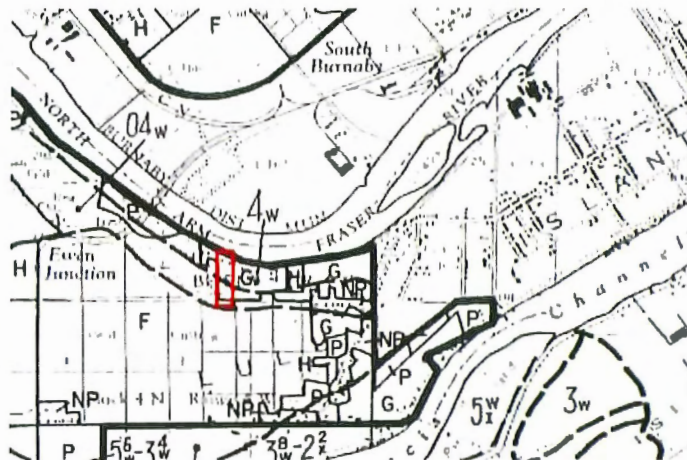


Figure 5. Agricultural capability of the property.

Site Inspection June 28, 2016

I visited the property on June 28, 2016. The photographs from this visit will be used to describe this property.

Figure 6 shows the fill that has been placed over some of the property. The depth of this fill is approximately 1 meter, based on visual observation relative to the neighbouring property. This fill will need to be removed as it was deposited over the native topsoil in order to allow the property to be farmed.

The fill that has been brought onto the property appears to be free of garbage or other foreign material. It is also evident that this material will not impede drainage in any way.



Figure 6. View of the property looking north from approximately 200 m from the roadway.

This imported fill appears to be suitable for an access road on the property.

Figure 7 shows the vegetable production on the property to the east. The existing topsoil is of excellent quality, however, as discussed with the farmer utilizing this property, the high water resulting from the spring freshet makes it difficult to grow crops before June.

The farmer growing vegetables on the property to the east is also planning to grow vegetables on the subject property and is anticipating being able to establish production earlier in the season.



Figure 7. View of the property immediately to the west of 21800 River Rd., showing successful vegetable production, even though it is established after the freshet in June.

Figure 8 shows the view of the properties to the west of 21800 River Rd.



Figure 8. View of western portion of the property from the southwest corner of the property along 272St

The Soil Remediation Plan

The goal of the soil remediation plan is to remove the existing imported fill. Most or all of it will be able to be used for an access roadway. Additional topsoil to overcome some of the drainage and flooding issues will allow agricultural production to occur on this area of the property. The result will be a gently sloping field with adequate drainage and ditching to remove excess water effectively.

The property elevations will be integrated with the ditches on the east and west boundaries of the property to ensure that the soil will not cause drainage concerns on neighbouring properties.

Sketches showing the existing elevations, the work area, and the cross sections are attached.

The estimated volume of fill required is 6,750 cubic meters.

Recommended Fill

Topsoil

A minimum of 0.6 m of good quality topsoil is required to be imported onto this property. This is important for the agricultural value of the property as well as to provide adequate organic matter for soil microorganisms and moisture retention.

The characteristics of any imported topsoil will include:

Textural range: < 70% sand, < 70 % silt, < 30% clay

Minimum organic matter content: 4%

% Coarse fragments allowed (> 2 mm diameter) < 5% - no sticks or stones larger than 5 cm

Electrical conductivity: < 2 dS/m

We recommend a soil analysis from a reputable local lab – for example Pacific Soil Analysis

Manufactured topsoil is not permitted.

Soil Deposit Plan

Only fill as approved by the professional agrologist will be accepted on this property.

The property owner/contractor is responsible for maintaining a record of the amount of soil being imported. The property owner also takes full responsibility of the quality of the soil being deposited.

The professional agrologist has the right to refuse any topsoil, or require it to be removed if it is deemed unacceptable.

Access and Internal Transportation

Access to the work area will be from the existing driveway on River Rd.

Dust and Mud Control

If the fill project is not completed during the dryer summer months, a wheel wash or a coarse gravel pad consisting of a 200 mm depth of 50-90 mm sized rock will be installed to reduce the risk of soil and mud being deposited on the road.

Drainage

The owner/contractor will ensure at all times that adequate drainage is maintained on the property. Adequate erosion control will be maintained along property boundaries and drainage ditches.

Vegetative Cover

The work area will be vegetated as soon as possible after the soil is deposited, particularly along the property boundaries and along the ditches to minimize the risk of erosion. The entire work area will be protected by silt fencing to prevent soil erosion.

Operational Conditions

The drawings and soil quantities as prepared in this professional agrologist's report will govern the work. The work will be carried out in phases within the work area, which will be confirmed in consultation with the professional agrologist.

The time period for the work will be two years, depending on the availability of soil and time of year.

The professional agrologist will preapprove all soil that will enter the property. All imported soil will be from pre-approved sites. The professional agrologist retains the right to order any imported soil to be removed from the property if it is deemed unsuitable.

The contractor/landowner will be responsible for maintaining an accurate record of the quantity of soil entering the property.

The contractor/landowner will be responsible for submitting load counts and soil volumes to the local municipality as well as any applicable fees.

Any water runoff from the work areas will be controlled to ensure that there are no negative effects on the environment or on neighbouring properties.

Professional Agrologist Reporting Requirements

A professional agrologist will be required to inspect the site monthly, and submit a progress report to the ALC bimonthly when work is actively underway.

A professional agrologist will be required to submit a final inspection report indicating that the property has been improved for agriculture as per plan.

Risk Assessment and Bonding Requirements

There are minimal risks associated with this fill plan because the site is small. Potential risks include managing the fill that had already been imported onto the property, poor quality of soil imported to the site, not enough topsoil provided, and erosion management in the ditches. The risks increase if the site is active during the winter months when more precipitation is expected.

I suggest a security of \$ 1,000 to meet the requirements of the Agricultural Land Commission.

This report has been prepared by John Paul, Ph.D, P.Ag



I certify that I have conducted the field observations and confirmed the information provided.

References

British Columbia Ministry of the Environment. 1983. Land Capability Classification for Agriculture in British Columbia. MOE Manual 1. Surveys and Resource Mapping Branch and Ministry of Agriculture and Food – Soils Branch.

Luttmerding, H.A. 1980. Soils of the Langley-Vancouver Map Area. Volume 1. British Columbia Soil Survey Report No. 15

Luttmerding, H.A. 1981. Soils of the Langley-Vancouver Map Area. Volume 3. British Columbia Soil Survey Report No. 18

Farm Plan for 21800 River Road Richmond BC

Site Description:

1.79 ha parcel at 21800 River Road Richmond BC V6V 1M4

Legal Description:

1 SEC 34 BLK5N RG4W PL 7445
 Richmond Key: 344 Address: 21800 River Rd Zoning: AG1
 Property Roll: 010943059 PID: 006-177-051 Plan: 7445

Owner / Operator: Joanna Yee Current Land use: Dormant

Soil Capability Classification for Agriculture:

The agricultural capability of the soils on this property is depicted as Class 4 W, where Class 4 land is “*land in this class has limitations that require special management practices or severely restrict the range of crops or both*” (BCMOE 1983).

Soil Description:

The soils on this property are classified as EM-RU b and LU-RC a. EM refers to Embree soil, which is a medium textured deltaic deposit containing organic strata. BU refers to Blundell soil, which consists of 15-40 cm of organic material over medium textured deltaic sediments. Lulu (LU) soil consists of 40-160 cm of partially decomposed organic material over moderately fine textured deltaic deposits. Richmond soil (RC) consists of 40-160 cm of well decomposed organic matter over moderately fine deltaic deposits.

Soil Management Rationale:

By grading structural fill materials and crowning with organic top soils, this property can return to full production of local produce.

Uses and Crops:

Season 1 and Season 2 will be growing pesticide-free garden vegetables. By year 3, I would like to incorporate specialty hops for local markets.

Drainage:

The property is bordered on all 4 sides with ditches and a dyke. The property structural fill will be graded the length of the property, providing a high point crown in the middle. The land will slope from the crown to the perimeter ditches at 1.5 degrees pitch. More detailed information is included in the Agrologist and Geotech's reports.

Irrigation:

The scale of operation allows for the use of the properties existing water service. The water is distributed through pvc piping with drip-feeds in the garden beds.

Planting Plan:

Due to the low-lying elevation of the property, moisture does not allow for planting until late May or early June. I will be growing tomatoes, cucumbers, zuchinni, carrots and kale in the front half of the garden this year. I will market my produce through my gardening neighbours network and utilize his labour when necessary.

Financials**Startup Expenses:**

Richmond City Permit	\$1600.
Agrologists Report	\$1050.
Topographic Survey	\$500.
Goetechnical Report	\$2100.
Manpower / Labour	\$1300.
Water distribution Supplies	\$800.
Starter Plants	\$800.
Equipment Rentals / Installation	\$8000.

	\$16,150.

Projections:

1st year	4600lbs @ .75 /lb wholesale	\$3500. gross sales
2 nd year	6000lbs @ .75 /lb wholesale	\$4500. gross sales
3 rd year	6000lbs @ .75 /lb wholesale	\$4500. gross sales
4 th year	6000lbs @ .75 /lb wholesale	\$4500. gross sales
5 th year	6000lbs @ .75 /lb wholesale	\$4500. gross sales
	hops sales	\$5000. gross sales
6 th year		\$9500. gross sales
7 th year		\$11500. gross sales
8 th year		\$11500. gross sales
9 th year		\$12500. gross sales
10 th year		\$12500. gross sales



1080 Douglas Crescent
Burkeville, BC, V7B 1E7
604.760.7524

30 August, 2018

SIP File: 18-249

City of Richmond

6911 No. 3 Rd.
Richmond, BC
V6Y 2C1

Attn: Mr. Mike Morin
Soil Bylaw Officer

Re: 21800 River Road
Agricultural Fill Deposit Permit Application (CD 43803 / ALC ID 54835)
Response to AAC Comments (ref: site drainage)

Mr. Morin,

We write to respond to the Agricultural Advisory Committee's comments and questions regarding site drainage noted at the February 1, 2018 AAC meeting when this application was last discussed.

We understand that the property owner intends to use southern part of the subject property for vegetable farming. We further understand from the Ministry of Agriculture's feedback at the last AAC meeting that the growing medium for vegetables needs to be a minimum of 0.5m above the water table.

Based on our site visits and information collected, the historical site native ground elevation of the subject property is quite low, and during the winter and spring seasons the water table can be close to (or at) the native ground elevation.

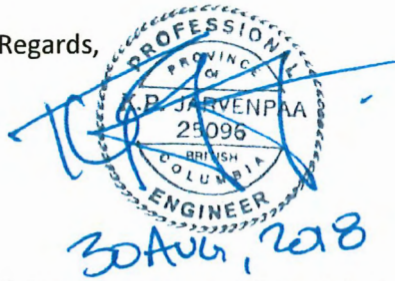
From a civil engineering perspective, it is not possible to naturally drain the site to achieve this distance between growing medium and water table without raising the ground elevation. To confirm, drains, ditches, or berms around the perimeter of the property would not achieve this due to the nature of the ground water table in the area.

This has been colloquially confirmed through discussions with Mr. Dennis Beckrud, the farmer who has been actively managing the farm next to the subject property for several years. The neighbouring farm has not had any imported fill placed and is still at "native" ground elevation. Mr. Beckrud has noted that the ground is usually too wet to plant until late spring when the ground water table is lower, and shorter growing season is a result.

We also understand from the project's Professional Agrologist that this property has had unapproved fill placed at some point in the past, and that the proposed application will include on-site management of the unapproved fill, integrating it appropriately into the final site usage; please refer to the report prepared by Transform Land & Soil Investigation for further details.

We trust the foregoing meets with your needs. Thank you for your consideration.

Regards,



K. Peter Jarvenpaa, P.Eng., Principal
Sea Island Projects
PKjarvenpaa@SealIslandProjects.ca
604.760.7524

CC: J. Yee, Property Owner
J. Paul, Transform Land & Soil Investigation
D. Beckrud



Sea Island Projects
1080 Douglas Crescent
Burkeville, BC, V7B 1E7

GP - 55



To:	General Purposes Committee	Date:	March 7, 2019
From:	Carli Williams, P.Eng. Manager, Comm Bylaws and Licencing	File:	12-8275-30-001/2019- Vol 01
Re:	Application for a New Food Primary Liquor Licence with Patron Participation Entertainment Endorsement for Karaoke and Extended Hours From 1091919 BC Ltd., at 3300 - 4000 No. 3 Road		

Staff Recommendation

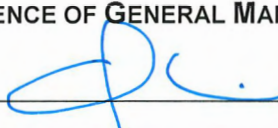


- 1) That the application from 1091919 BC Ltd, operating at 3300 – 4000 No. 3 Road, requesting a Food-Primary Liquor Licence with Entertainment Endorsement for Patron Participation to enable karaoke at the establishment, be supported; and,
- 2) That a letter be sent to Liquor and Cannabis Regulation Branch advising that:
 - A. Council supports the application for a Food Primary Liquor Licence with:
 - i) Patron Participation Entertainment Endorsement which ends at Midnight;
 - ii) Hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM
 - B. Person capacity will be set at 120 seats and 20 staff for total capacity of 140 persons;
- 3) Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licensing Regulations) are as follows:
 - a) The potential for additional noise and traffic in the area was considered;
 - b) The impact on the community was assessed through a community consultation process; and
 - c) Given that this business is new, there is no history of non-compliance with the operation, the addition to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;
 - d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the impact assessment was conducted through the City's community consultation process as follows:
 - i) Residents, businesses and property owners within a 50 meter radius of the subject property were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and

- ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how comments or concerns could be submitted.
- e) Council's comments and recommendations respecting the view of the residents, businesses and property owners are as follows:
 - i) The community consultation process was completed as part of the application process; and
 - ii) That based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community.
- f) Council recommends the approval of the Food Primary Liquor Licence with patron participation entertainment for the reasons that the application is acceptable to the majority of the residents, businesses and property owners in the area and the community.



Carli Williams, P.Eng.
 Manager, Community Bylaws and Licencing
 (604-276-4136)

Att. 3

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

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the *Liquor Control and Licensing Act* (the Act) and the Regulations made pursuant to the Act.

This report deals with an application to the LCRB and the City of Richmond by, 1091919 BC Ltd., for a new Food Primary Liquor Licence to:

- operate, Monday to Sunday, 9:00 AM to 2:00 AM next day;
- to add patron participation entertainment endorsement, for karaoke, which must end by midnight;
- permit a total person capacity of 140 persons;
- operate a hybrid dining/social lounge concept featuring buffet-style food service combined restaurant.

The City is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the proposed Food Primary application. Regulatory criteria a local government must consider are:

- the location of the establishment;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment;
- the impact on the community if the application is approved; and
- whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

Analysis

Location of the Establishment

The applicant is proposing to operate with both a Food Primary Liquor Licence and a Liquor Primary Liquor Licence. This report deals only with the application for the Food Primary Liquor Licence. The Liquor Primary Liquor Licence application received Council approval on Monday, July 9, 2018, but has not yet been approved by the LCRB. The premises, being new, is still under construction and scheduled to be completed by May 2019. LCRB must have the premises complete and ready to operate in order for the Liquor Inspector to conduct the final inspection approval. Once approval by the Liquor Inspector is granted, their report is sent to the licensing office in Victoria for final approval and issuance of the Liquor Licence. The process for a Liquor Primary Liquor Licence is generally longer than the Food Primary Liquor Licence and subsequently the applicant is looking to operate under the Food Primary Liquor Licence until the issuance of the Liquor Primary Liquor Licence.

The overall business plan is to operate a hybrid dining/social lounge concept restaurant which will feature buffet-style food and offering luxurious rooms. The intent is to hold business meetings, host family or group gatherings while operating under the Food Primary Liquor Licence, with patron participation entertainment endorsement during the mall's general operating hours, to encourage families and minors to attend the business. At 10:00 PM, the applicant will then operate under the Liquor Primary Liquor Licence until closing at 2:00 AM. As the Liquor Primary Liquor Licence has

not yet been approved, the operator is looking to temporarily operate under the Food Primary Liquor Licence to 2:00 AM. Once the Liquor Primary Liquor Licence is issued, the operator will amend the Food Primary Liquor Licence to end at 10:00 PM. This amendment will not require a resolution or input from Richmond City Council.

The applicant's establishment is located on the 3rd floor of Aberdeen Square Mall, located at 4000 No. 3 Road Unit 3300. This property is zoned Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre) which is in downtown core area at the intersection of No. 3 Road and Cambie Road. This location allows the following permitted uses relevant to this application: recreation, indoor and restaurant.

This business is new and has no history in the City of Richmond. The primary focus of this establishment will be to operate as a restaurant with karaoke entertainment, with a Food Primary Liquor Licence from 9:00 AM to 10:00 PM, with a patron participation entertainment endorsement. At 10:00 PM, the focus will change to a Karaoke Lounge with a Liquor Primary Liquor Licence from 10:00 PM to 2:00 AM. The target market for this business will be patrons of all ages throughout the day, families, tourists, business professionals, residents of Richmond and the lower mainland.

Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to operate 1091919 BC Ltd. with an occupant load of 140 persons. In the interim, while waiting for the Liquor Primary Licence, the applicant is looking to operate under the Food Primary Liquor Licence to 2:00 AM, with patron participation ending at midnight. The applicant's proposed operating hours of liquor service under the Food Primary Liquor Licence are Monday to Sunday, 9:00 AM to next day 2:00 AM, consistent with the City's Policy 9400, and patron participation ending at midnight. This will be a temporary measure until such time the Liquor Primary Liquor Licence is issued. The Food Primary Liquor Licence will then be in effect from 9:00 AM to 10:00 PM.

The Impact of noise on the Community in the Immediate Vicinity of the Establishment

The proposed establishment will be located on the third floor within a high-density, non-residential multi floor mall offering 8,348 square feet for this upscale karaoke restaurant and lounge. It is staff's belief that no noticeable increase in noise would be present if the liquor primary licence application is supported.

During the Liquor Primary Liquor Licence application process, staff also conducted consultation process for the impact on the Community in the immediate vicinity of the establishment and it was determined that there would be no immediate impact on noise. The applicant did advise that they will take measures to obey the noise bylaw at all times and will install sound barrier protection within the establishment to ensure noise will not be a factor.

The Impact on the Community if the Application is Approved

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on January 29, 2019 and three advertisements were published in the local newspaper, on January 31, 2019, February 7, 2019 and February 14, 2019.

In addition to the advertised signage and public notice requirements, staff sent letters to residents, businesses and property owners within a 50 metre radius of the new establishment. February 1, 2019, a total of 996 letters were mailed out to residents, businesses and property owners. The letter provided information on the proposed liquor licence application and contained instructions to comment on the application. The period for commenting for all public notifications ended March 4, 2019. A binder of all the correspondence received as part of the notification process has been placed in the Councillors lounge for your reference.

As a result of the community consultative process, the City received 29 letters opposed to this application. Many of the letters were in similar envelopes and appeared to have similar handwriting. Staff contacted the submitters as per information on the correspondence and found 11 letters to be incorrect information and not meeting the criteria in order for the views to be considered. The letters should include the full name, address and telephone number of the submitter and these were found to be in error as incorrect telephone numbers provided, inaccurate addresses provided or individuals stated they never submitted any correspondence to the City and were not aware of this application or letter received by the City. The authenticity of a further six letters could not be verified as the telephone numbers provided did not go to voicemail and just identified the subscriber as unavailable and ended the call. Twelve letters were identified as having correct information and verifiable.

The majority of the opposed views were from individuals who lived in Richmond and stated they visited the mall regularly. Concerns raised included potential noise; smoking of cigarettes and cannabis; impaired driving; late hours contravening strata bylaws and security concerns as the mall would be closed at this time. Some letters also expressed concern that the new business would lead to more traffic at a busy intersection and that the business should not be close to Canada line. As this business has not opened or previously operated, the assumptions that regulations will not be followed or predetermine operating practices of the operator cannot be verified.

The application received 124 supporting correspondence from the Aberdeen Square Strata Council as well as letters of support from both Aberdeen Square strata owners/operators and the Retail Section owners/operators and other Richmond residents. The letters of support from the Strata

Council indicated that this business would be an anchor tenant which would attract more diverse shoppers and shopping options (Attachment 1).

The applicant has proposed the following operating procedures to address the concern raised about the proposed route to the business outside of the mall's operating hours, when most businesses will be closed. At times when the mall is otherwise closed, the elevator will be set so access will only be permitted to the 3rd floor. There will also be sliding dividers installed which will prevent patrons from wondering throughout the rest of the mall area (Attachment 2).

In summary, the application has received 124 correspondences of support from owners, tenants, residents and other Richmond businesses and associations and 12 verifiable objections. Some of the concerns expressed by the opposition relate to provincial and municipal smoking regulations that are already in place. Should these issues arise, they would be managed through routine inspections. It is the City's expectation that the business operators will put in measures to prevent patrons from smoking to ensure compliance with City and Provincial regulations required to keep the business licence in good standing..

Other Agency Comments

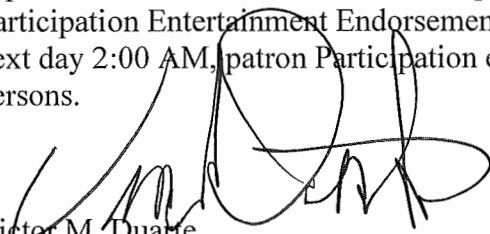
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond R.C.M.P., Richmond Fire-Rescue and Building Approvals. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. As this is a new business, no concerns were expressed from any of the agencies or departments regarding this application.

Financial Impact

None.

Conclusion

The results of the community consultation process of 1091919 BC Ltd.'s proposed Food Primary Liquor Licence application was reviewed based on the LCRB criteria. The analysis concluded there should be no noticeable increased impact from this proposed extension hours of operation through the new food primary liquor licence application. The proposed Karaoke is in a commercial only complex and away from residents. The support letters received significantly outnumbered the objection letters. There were no concerns raised from City departments or other agencies through the review process. Staff therefore, recommend approval of the application from 1091919 BC Ltd. to operate a Food Primary Liquor Licence with Patron Participation Entertainment Endorsement for karaoke from Monday to Sunday from 9:00 AM to next day 2:00 AM, patron Participation ending at Midnight, with an occupant load of 140 persons.



Victor M. Duarte
Supervisor, Business Licences
(604-276-4389)

VMD:vmd

- Att. 1: Correspondence from Strata Council
2: Correspondence from business President
3: Arial Map with 50 metre buffer area

March 1, 2019

Mr. Hui Cao, Director
One Nine Entertainment Group Ltd.
6080 – 4000 No.3 Road
Richmond, BC
V6X 0J8

Re: Liquor License Application for Unit 3300 – 4000 No.3 Road

Mr. Cao,

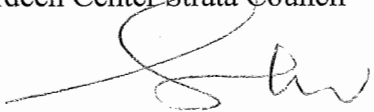
As President of the Aberdeen Square Mall Strata Council (STRATA CORPORATION EPS1069), I am writing to you in response to your request to confirm the Strata Council's support for your proposed food-primary liquor license application.

I am pleased to advise that all members of the Strata Council support your project and wish you every success with your application. We appreciate your transparency with us during your project design and construction planning process. Members of our Council are very excited to have your project inside the Aberdeen Square Mall (the "Mall") and believe that your establishment will bring great value to not only the retail section of the Mall, but to the entire Mall community. With an "anchor tenant" such as you, we believe that the Mall can attract more diverse shopping options. Good luck!

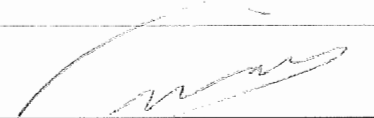
Sincerely,

Aberdeen Center Strata Council – STRATA CORPORATION EPS1069

Per:




Gen Wong
President, Aberdeen Square Strata Council



Lisa Ko

Secretary, Aberdeen Square Strata Council

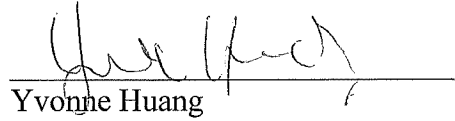


Stefanie Smith

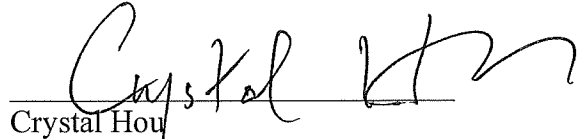
Member, Aberdeen Square Strata Council



Duff Hu
Vice President, Aberdeen Square Strata
Council



Yvonne Huang
Treasurer, Aberdeen Square Strata Council



Crystal Hou
Member, Aberdeen Square Strata Council

Date: March 1, 2019

To: Victor Duarte - Supervisor, Business License
Community Safety
City of Richmond

From: Tony Cao – Director
One Nine Entertainment Group Ltd.

Re: Liquor License Application for Unit 3300 – 4000 No.3 Road

Dear Victor,

Many thanks again for your continued guidance throughout this process. We really appreciate your feedback as we seek to finalize construction of our project.

I am writing today to provide you with an update on discussions we have had with the Joint Strata Council of Aberdeen Square Mall (EPS 1069 or the “**Strata**”) regarding strategies to provide safe and secure corridors for patrons visiting our 3rd floor establishment in a way that is least disruptive to any of the other business operating in the retail mall. The following is a summary of the key points of our discussions with the Strata:

1. STRATA AND RETAIL OWNER SUPPORT

Both the Strata and a significant majority of retail mall unit owners and tenants strongly support our pending liquor license application and our project in general (as evidenced by the large amount of support letters collected from these groups). During our recent outreach campaign to inform owners/tenants in the mall about our project, the key concerns communicated to us related to 2 issues: (a) ensuring that the operation of our establishment will not interfere with the operation of their business; and (b) ensuring that patrons of our establishment do not loiter around the mall after mall operating hours. With this feedback in hand, we have had several meeting with the Joint Strata Council President, Mr. Gen Wong, to address these concerns and develop an action plan (detailed below) that has the Strata’s full support.

2. IMPACT ON OTHER MALL UNITS DURING MALL OPERATING HOURS

During regular mall operating hours, both the Strata and the retail mall owners that we spoke to were very happy to learn that our project is going to be a major departure from the traditional “karaoke box” businesses in Richmond which operate similar to nightclubs. Instead, our new hybrid dining/social lounge concept which will feature a buffet-style food offering as well as a luxuriously appointed private rooms to hold business meetings, host family gatherings, etc., and, will operate under a food primary license during the mall’s operating hours (to encourage families and minors to attend the business). This concept was very warmly received by the owners we spoke to inside the Aberdeen Square Mall who are very keen to attract families and a mixed demographic of mall foot traffic. With this concern addressed, we worked with Strata to create the

following plan to ensure that after mall operating hours, our patrons would not loiter in the mall.

3. SAFE AND SECURE ACCESS FOR PATRONS AFTER MALL OPERATING HOURS

Our unit in the mall (Unit 3300) is the largest strata unit on the 3rd floor of the retail mall. There are no storefront units directly adjacent to our unit. In meetings with the Strata, we developed a plan to identify 2 access areas that will allow patrons to enter and exit the mall safely and securely, and in such a way that minimizes exposure to the other strata units in the retail mall.

(a) Access Point 1: Main mall entrance on No.3 Road street

The first proposed route for patrons to access our unit after hours is the main mall entrance door on No. 3 Road. From this door, patrons will walk approx. 5 metres (directly in front of the mall security desk which would be staffed) to the main mall elevator which will be programmed only to stop on the 3rd floor directly in front of our unit. Other potential access corridors from the main entrance will be blocked off with sliding dividers that we are working with Strata now to purchase for this project (see image below for example).



Example of sliding mall dividers to block off ground floor access corridors

Once inside the elevator, our patrons will exit directly in front of our unit on the 3rd floor where there will be an attendant in place to ensure that they enter our unit and do not wander off. After leaving our unit, patrons will have the option of taking the same elevator down to the ground floor and exiting through the No. 3 Road entrance, again in direct view of the main mall security desk which will be staffed during all hours of our operation. Both the Strata and I really like the idea of this access concept because the No. 3 Road door is adjacent to the Aberdeen Canada Line transit station, which will offer a great options for patrons that consumed alcoholic beverages to safely return home.

(b) Access Point 2: Car-drop off area inside loading zone off of Cambie Street

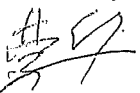
The next proposed access point that has received the Strata's support is the loading bay doors into the mall on Cambie Road. In this area, after the mall has closed at approx. 7:00 PM, we plan to allow patrons to drop off their cars to valet attendants (who will park the cars in the mall parking lot) and access the mall on the ground floor. From this access door, there is a dedicated corridor to the main floor elevators mentioned in the section above. There are no businesses or storefronts along this corridor ensuring no disruption or impact on any of the other mall units. We plan to have a doorman at this entrance at all times to ensure that only patrons with evening reservations at our business will be allowed to enter. Again, both the Strata and I support this access strategy because our valet attendants will have an opportunity to ensure that only patrons that had not consumed alcoholic beverages will be provided with their car keys upon exiting our business. In this way, we will have another opportunity to ensure we are in compliance with our "Serving it Right" obligations.

To conclude, we are cooperating very closely with the Strata to develop strategies to ensure that the concerns from mall unit owners and tenants are being fully addressed. My Director of Operations, Mr. Jan Kindler was recently appointed to the Retail Strata Council to ensure that the comments and suggestions of all Strata Lot owners can be taken under consideration as we seek to open our luxury entertainment offering soon. We are taking a very proactive approach to ensuring that hallway dividers are installed so that our patrons have safe and direct access to enter and exit our business, either under the direct supervision of mall security, or, our hired door personnel. We are now finalizing plans with the Strata on preparing floor plans detailing the above access strategies and will present them to you once completed.

Based on the large number of support letter received both as part of our earlier Liquor-Primary application, as well as this current Food-Primary application, it is clear that the Aberdeen Square Community, as well as the entire Strata Council, believes that our project will be positive for the mall. To this point, please find a letter signed by the entire Aberdeen Square Strata Council voicing their support for our project.

We would be pleased to discuss any questions you may have regarding these strategies, and as always, are grateful for your feedback and comments. Thank you for your kind attention to this letter.

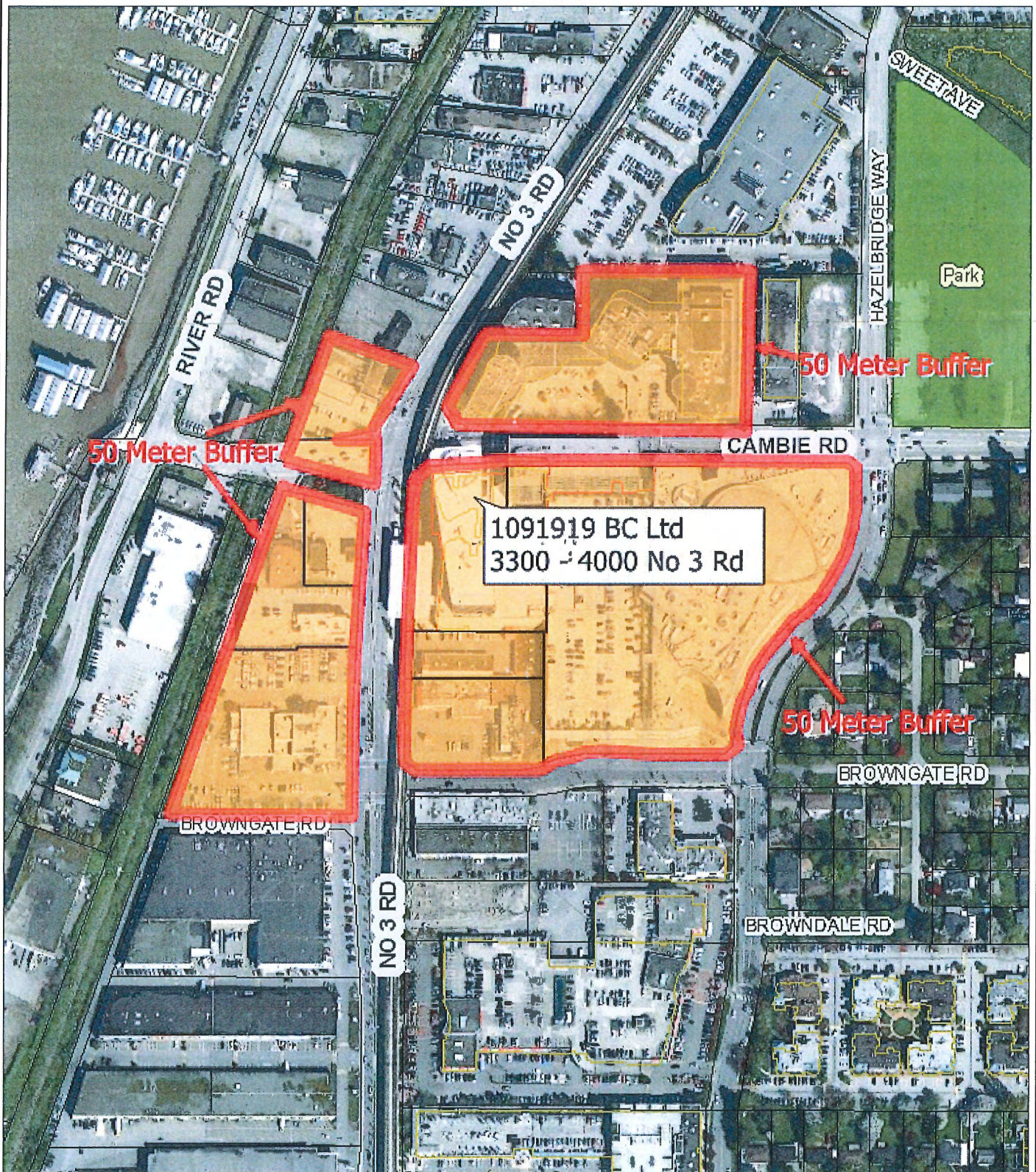
Sincerely,



Tony Cao
Director

One Nine Entertainment Group Ltd.

City of Richmond Interactive Map



157.2 0 78.60 157.2 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

THIS MAP IS NOT TO BE USED FOR NAVIGATION



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 2, 2019

From: Tom Stewart, ASCT.
Director, Public Works Operations

File: 10-6370-01/2019-Vol 01

Re: **Single-Use Plastic Items – Proposed Consultation**

Staff Recommendation

1. That Option 2 as outlined in the staff report titled, "Single-Use Plastic Items – Proposed Consultation", dated April 2, 2019 from the Director, Public Works Operations, be endorsed.
2. That expenditures in the amount of \$185,000 be approved, with funding from the General Solid Waste and Recycling provision, and that the 5-Year Financial Plan (2019-2023) be amended accordingly.

Tom Stewart, ASCT.
Director, Public Works Operations
(604-233-3301)

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

Staff Report

Origin

This report responds to a referral to staff at the February 19, 2019 General Purposes Committee meeting where Committee endorsed the following referral motion:

“Whereas plastic pollution is a major threat to our environment and it is estimated that approximately three billion plastic bags are used annually in Canada. The average plastic bag is used for 20 minutes and takes more than 400 years to break down;

Whereas Canada is a signatory of the Ocean Plastics Charter in September 2018 and more than 60 countries have taken action to fight plastic pollution;

Whereas in September 2018 a motion was unanimously passed at the UBCM Convention to call for a provincial ban on plastic bags and some cities, such as Victoria and Salmon Arm, already have bylaws to ban single-use plastic bags; and

Whereas Vancouver has voted to ban the distribution of plastic drinking straws as well as foam containers and cups commencing June 1, 2019;

Therefore be it resolved that staff be directed to study the merits and practicability of banning single-use plastic items including plastic bags and plastic drinking straws in Richmond and report back with recommendations in 60 days.”

This report also provides broader information concerning the challenges associated with plastics in the environment. The report outlines a suggested strategy to be developed through a community consultation and engagement program.

Background

Richmond’s Current Solid Waste and Recycling Programs

The City has implemented a number of programs and services which provide for sound and responsible waste management. These initiatives have established the City as a leader in achieving 78% waste diversion by residents in single-family homes. These services include recycling programs for plastic materials, including many single-use items.

- **City Recycling Depot:** A wide range of materials are accepted at the Recycling Depot, and these services are being expanded in 2019. In relation to plastics, the depot accepts plastic bags and overwrap, and flexible plastics were added in 2018. Single-use plastic items are accepted at the Recycling Depot and include polystyrene foam materials such as cleaned meat trays, cups, take-out containers, and polystyrene used for packaging.
- **Blue Box/Blue Cart Programs:** These services provide for recycling of mixed paper, containers, glass bottles and glass jars. Single-use plastic items accepted in the Blue Box include food containers (including those used for take-out), plastic drink cups and lids, microwavable plastic bowls, aseptic boxes/cartons, and similar single-use plastic items.

- **Green Cart Program:** Food scraps and yard trimmings are recycled through this program, including any containers that are made of 100% paper materials.
- **Garbage Cart Program:** Regular collection of non-recyclable items is provided to residents, with subscription service based on cart size. This service is supplemented with a large item collection program, where residents can have up to six items collected per year. These programs help to reduce dumping and abandoned litter in the community.
- **Public Spaces Recycling and Litter Collection:** This service is operated seven days per week to ensure waste and recycling collection from public spaces and parks. There are approximately 4,500 containers in the community serviced over 25,000 times every month. Litter and abandoned waste collection services, coupled with operational programs such as street sweeping, are important to help prevent litter and waste from entering the environment through storm drains or by becoming wind-blown.
- **Education and Outreach:** Community engagement programs are undertaken to involve youth in environmental protection activities and educate the public in general about programs and services. Responsible recycling and waste management practices are integrated into these outreach programs. The City also has the Partners for Beautification program, which encourages public engagement in taking ownership for keeping areas clean and litter free through park/open space adoption.

These programs and services position Richmond as a responsible and forward-thinking City in minimizing the impact of waste on the environment. Continued focus on these programs and services is required as part of any future change management solution. Many of the significant challenges and concerns with plastics and waste in the environment originate in areas where sound waste management and recycling programs are not provided, and where plastic and other waste is dumped directly into the ocean.

Environmental Impacts from Plastic Waste

Plastic waste and its impact on the environment has garnered increased public attention as the negative environmental impacts, particularly in oceans, are becoming increasingly evident. Plastic was initially introduced in the 1950's as a lighter alternative to traditional materials such as glass, paper and metal. However, the durability and inorganic nature of plastic is proving problematic when these materials enter the environment in unintended ways. It is estimated that over 8.3 billion tonnes of plastic has been produced around the world. In Canada, only 11%-12% of the roughly 3.84 million tonnes of plastic used annually is collected for recycling.

Plastic is lightweight, durable and impervious. This makes it an ideal material for reducing shipping costs and product loss. These are the same qualities that create challenges when it comes to end of life management. The lightweight nature of plastic materials also makes it easy for various items to become windblown and ultimately enter ecological systems. Polystyrene foam, which is also plastic, is particularly light. This makes it susceptible to entering the environment by becoming blown or scattered. While polystyrene foam may break apart more

easily into smaller particles, it remains a plastic material that takes hundreds if not thousands of years to break down.

Plastic including polystyrene foam is particularly problematic in oceans, as its characteristics such as its colour, texture and absorbed odours cause it to resemble food typically ingested by marine life. It is estimated that between 1.15 million and 2.41 million tonnes of plastic waste currently enter the world's oceans every year from rivers alone. Ingested plastics lead marine life to feel satiated since the plastic remains in their digestive system, leading ultimately to starvation. Micro plastics (or those broken down into minute particles) transfer to the flesh of sea life. These micro plastics are transferring to humans as marine life enters the food chain. Left unabated, the Ellen MacArthur Foundation has estimated that the ocean will contain more plastic than fish by weight by the year 2050. Negative impacts to human health will be inevitable as plastic and other waste takes a chokehold on the oceanic and overall ecological landscape.

Analysis

The effect that plastics are having on the environment is a pivotal issue, which has prompted a range of commitments and actions by governments and private industry. Key actions relevant to our region are summarized below. More detailed information on these as well as international and private industry actions are further discussed in this report. While plastics in many different forms are creating negative environmental impacts, single-use plastics including polystyrene foam have been the principle focus of many governments, agencies and businesses since it is estimated that 26% of plastic created world-wide is designed to be used once and then discarded. Without robust systems to collect, recycle and/or properly manage these single-use plastics, the amount of single-use plastic items being discarded every minute is increasing.

National, International and Local Commitments/Actions

Government of Canada

In June 2016, the Government of Canada added “plastic microbeads that are ≤ 5 mm in size” to the *List of Toxic Substances in Schedule 1 of Canadian Environmental Protection Act*, which prohibits the manufacture, import and sale of toiletries that contain plastic microbeads as of June, 2017.

The federal government updated the *Greening Government Strategy* with three new commitments to reduce plastic waste. Canada intends to:

1. divert at least 75% of plastic waste by 2030 from federal operations,
2. eliminate the unnecessary use of single-use plastics in government operations, events and meetings, and
3. when procuring products that contain plastics, promote the procurement of sustainable plastic products and the reduction of associated plastic packaging waste.

Convening in Charlevoix in June 2018, the Leaders of the G7 Summit brought forward the *Ocean Plastics Charter* in which Canada, France, Germany, Italy, the United Kingdom and the

European Union committed to taking action toward a more resource-efficient and sustainable lifecycle management approach for plastics. Further, the Government of Canada opened the *Dialogue on Plastic Waste* in 2018, which found that “Canadians are aware that plastic pollution, waste, and heavy consumption of single-use items is an issue that needs to be addressed promptly in Canada and around the world”.

Canadian Council of Ministers of the Environment

In November 2018, the Canadian Council of Ministers of the Environment (CCME) approved in principle a Canada-wide strategy on zero plastic waste which outlines a vision to keep all plastics in the economy and out of the environment. The CCME is to develop an action plan and report back for consideration in 2019.

Federation of Canadian Municipalities

The Federation of Canadian Municipalities called on the Government of Canada to develop a national strategy that seeks to eliminate plastic pollution and identify if plastics and plastic additives are toxic or cannot feasibly be collected and recycled and ban or regulate their import, use and/or sale.

Union of BC Municipalities

The Union of BC Municipalities (UBCM) Resolutions Committee endorsed that the Province of British Columbia should engage the packaging industry to develop a provincial Single-Use Item Reduction Strategy as a part of the provincial *Zero Waste Strategy*. UBCM notes that this could include single-use items such as plastic and paper shopping bags, polystyrene foam cups and containers, other hot and cold drink cups and take-out containers, as well as straws and utensils.

Metro Vancouver

The Greater Vancouver Sewerage & Drainage District (GVS&DD) Board directed Metro Vancouver staff in October 2017 to determine actions to reduce waste from single-use items that are best done on a regional level. The Board approved initiating consultation on a regional single-use item reduction strategy in February 2018. The outcome of the regional approach is expected to be a toolkit for local governments, since there are limitations on regional authority in relation to this issue.

The potential Metro Vancouver actions include:

1. Education and promotion for business and residents – development and dissemination of education and behaviour change resources including guides and best practices.
2. Reusable dishware, containers and cup exchanges – explore options to increase use of reusable items. Could include programs, pilots and/or policies to encourage reuse and/or exchange programs for containers and cups.
3. Fees, discounts or deposits – identify options to implement fees, discounts, or deposits on single-use items.
4. Disposal ban – implement a disposal ban for single-use items.
5. Require recyclable or compostable items – consider requirements for use of recyclable and/or compostable materials for single-use items.

6. Restrict sale and use – explore options to restrict sale of specific single-use items.

On February 8, 2019, the GVS&DD Board approved recommendations to write the Minister of Municipal Affairs and Housing and the Minister of Environment and Climate Change Strategy expressing support for the UBCM resolution requesting that a provincial single-use item reduction strategy be put in place.

City of Vancouver

As a priority action in Zero Waste 2040, Vancouver City Council approved the Single-Use Item Reduction Strategy on June 5, 2018, which outlines aggressive steps to reduce the use and impact of single-use items in Vancouver. Vancouver held three phases of consultation with stakeholders and members of the public to receive comments, ideas and suggestions to develop the strategy. Additional consultation will continue to be undertaken. The strategy's priority actions include bylaw amendments to prohibit plastic straws, polystyrene cups and take out containers, and require reduction plans to reduce the use of plastic and paper shopping bags and disposable cups.

Potential City of Vancouver Bylaw Actions:

1. Plastic straws – Implemented through an amendment to the License Bylaw, business license holders will be prohibited from distributing single-use plastic straws beginning June 1, 2019.
2. Polystyrene cups and take out containers – Implemented through an amendment to the License Bylaw, business license holders will be prohibited from selling or otherwise providing prepared food in polystyrene foam cups or take-out containers beginning June 1, 2019.
3. Plastic and paper shopping bags and disposable cups – Target 2019-2020 – Implemented through the creation of a reduction plan bylaw (modelled after the flexible approach in the Solid Waste Bylaw No. 8417), business license holders that use disposable cups and plastic and paper bags will be required to significantly reduce the amount of these items they distribute. Businesses can choose their own approach for achieving reduction by one of the following options:
 - a. Distribute no disposable cups or plastic/paper shopping bags.
 - b. Do not distribute disposable cups or plastic/paper shopping bags for free.
 - c. Other mechanisms that achieve a reduction target to be proposed and finalized through consultation.

Further anticipated bylaw amendments include: requiring food vendors to offer single-use utensils only upon request, and, once composting and recycling markets are strengthened, requiring single-use items to be recyclable or compostable, and collected in commercial establishments and office buildings for recycling or composting. To support this transition, Vancouver City Council has directed staff to conduct a communications and engagement campaign on the proposed bylaw amendments. The strategy also notes that there are opportunities for Vancouver to provide more tools, information and training, to support businesses and organizations in the transition away from polystyrene foam cups and containers. The strategy also identifies actions for Vancouver to reduce single-use items in its own operations.

Private Sector

A variety of larger companies such as Starbucks, A&W, McDonald's, Unilever and Ikea are tackling the issue of single-use and plastic packaging in their commercial enterprises. Their various actions include commitments to increase recycling rates of plastic packaging, reduction of packaging consumption, phasing out of plastic straws and other single-use plastics. With this increased awareness of waste from plastic packaging and single-use plastics, there are opportunities to address this issue on a local, regional, provincial, federal and global scale.

Recommended Scope Material Scope

Due to the tremendous variety and types of various plastic packaging and single-use items, including plastic bags, polystyrene foam containers and plastic straws, it is recommended that a discussion paper be developed as a first step. This would help to identify the various types of materials to be targeted in a potential ban or reduction strategy. Such a discussion paper could focus on the following:

1. *Plastic Bags*: Consideration is needed in relation to the wide variety and type of bags to be considered in the scope of a ban, such as:
 - Check-out plastic bags (grocery style only or also include shopping mall bags);
 - Vegetable bags and other bags designed to hold food for safe transport (i.e. bread bags);
 - Dry cleaning bags;
 - Garbage bags; and
 - Consideration of material thickness (i.e. if a thicker plastic bag is used, would it be considered a reusable bag).

The list is not exhaustive, but the key point is to give consideration to the types of plastic bags to be targeted in any ban, and to seek consultation accordingly. Business and industry also need time to adjust to alternatives, and the discussion paper could help to address environmentally-friendly alternatives such as reusable only or alternative products such as paper. The discussion paper could also help to identify potential unintended consequences to consider, such as whether paper is a better alternative or if it is considered less beneficial due to the natural resources required to produce it.

2. *Single-Use Plastics*: Similar points can be made for single-use plastic items. While straws have received considerable public attention, there are many other single-use plastics that can have harmful effects on marine life, including:
 - Balloons;
 - Coffee and drink cups, including polystyrene foam cups;
 - Polystyrene foam take out containers;
 - Stir sticks; and
 - Cutlery, plates, etc.

The discussion paper could similarly help to identify alternatives and a potential phased approach for implementation. It could also help guide the City's own practices in its

corporate operations and at events held on City-owned land. This would be considered an important first step and early action to set a leadership example.

Jurisdictional Issues

Municipalities in British Columbia have been provided authority to regulate the use of single-use plastic bags through the *Community Charter's* business regulation provision. This authority was recently affirmed in the case of *Canadian Plastic Bag Association v. The Corporation of the City of Victoria*. In this case, a Victoria bylaw prohibited businesses from providing plastic bags to customers. Canadian Plastic Bag Association (CPBA) argued that Victoria was relying on the 'protection of natural environment' clause in enacting the Bylaw, and in doing so, had a duty to consult with the provincial government prior to enacting the Bylaw. Since Victoria did not consult, CPBA argued the Bylaw should be rendered of no force or effect. Victoria argued that it was relying on the business regulation provision and as such had the authority to enact the bylaw without consulting with the Provincial Government. The Court decided that while there may have been environmental considerations in enacting the bylaw, so long as Council has been granted some authority to enact the particular bylaw then the bylaw should be upheld. Further authority for regulating single-use plastics can be found in such cases as *International Bio Research v. Richmond* where the Court determined that the municipal regulation of the conduct of a business, including prohibiting certain types of transactions, is an established aspect of valid business regulation.

Considerations and Unintended Consequences of Bans

There would be impacts to residents and businesses associated with any type of plastic packaging ban. These impacts should be considered and addressed as part of community engagement and consultation. In relation to a plastic straw ban, consideration of the impacts to those businesses that serve specialty drinks such as bubble tea, smoothies, and milkshakes would be required. This is similarly true for accessibility issues for institutions/families caring for elderly or infirm individuals who are physically unable to drink other than through a straw. Businesses that currently use foam containers for take-out items may have concerns regarding leakage for sauce-based food items. Based on community feedback, time may be needed to source alternatives and/or Council may wish to opt for a reduction strategy instead as part of a phased-in approach (i.e. items only provided on request).

There could also be health considerations associated with banning single-use items, such as those used for take out containers. Consultation with Vancouver Coastal Health is suggested as part of the recommended consultation process. There remain questions about the practicality of allowing individuals to bring their own take out containers. Some businesses, such as Starbucks, will use personal refillable coffee mugs where they do not handle the lid portion, as they are able to ensure the mug portion is disinfected before filling. These and related potential health and safety considerations would be included in the discussion paper for public engagement and consultation.

Options

There are a number of avenues the City could use to approach the issue of plastic packaging including single-use plastics and polystyrene foams. These range from independent actions to ban materials or otherwise reduce packaging waste in the immediate term, to an approach which facilitates greater community involvement.

Option 1 – Implement Policy Amendments to Restrict Plastic Bags, Polystyrene Foams and Plastic Straws (not recommended): One option would be to direct staff to bring forward policy changes to restrict plastic shopping bags (check out bags only), polystyrene foams and plastic straws in Richmond in the more immediate term. Community engagement would be limited to providing a notice period for effective dates of the intended bans. At the same time, the City could review and amend its own internal practices and implement policies which establish clear criteria relating to single-use plastics (including plastic bags, polystyrene foams and plastic straws) in City facilities and at events on City owned land.

This option, while more immediate, could be met with resistance due to the lack of consultation and education needed to effectively implement and obtain community buy-in and compliance. Additional internal resource capacity for administration and enforcement implementation measures, supported by external assistance, would be needed to effectively administer this approach, estimated at \$125,000. This option is not recommended as it does not provide for sufficient community input in advance of introducing such a significant policy change that has direct impact to residents and businesses.

Option 2 – Community Consultation and Engagement (recommended): This approach involves scoping the issues more broadly as noted above to more clearly identify the types of items to be targeted and methods in which to reduce use, regulate or ban. These would be assembled into a discussion paper which allows for a more robust review of items to be considered (those with the greatest environmental benefit), available alternatives, desired outcomes and impacts as well as other related considerations. The discussion paper could include a review of potential actions best undertaken at different levels (local government, provincial government, business/industry, individuals, etc.) in order to effect meaningful change. The discussion paper would be used as a starting basis to guide community engagement and consultation.

This discussion paper would frame the materials to be targeted. The consultation approach allows for community education to take place as well to provide greater clarity and scope to the range of materials to be targeted for policy actions. At the same time, the City would review its own corporate practices and ensure these are reflective of the direction being pursued for the community to establish a leadership example.

Staff would report back with the discussion paper and proposed community consultation method prior to the commencing the community engagement process. This is the recommended option as it not only allows for community input, but also provides for a more well-rounded approach to ensure impactful change over the longer term.

Following execution of the engagement program, staff will report back with policy, infrastructure, program and regulatory options. Staff expect over this intervening period other

jurisdictions will also be further along in their work creating the opportunity for regional and/or provincial approaches to managing issues related to single-use plastics.

Financial Impact

The cost to develop the proposed approach outlined under Option 2 is estimated at \$185,000. This cost includes technical and facilitator support for developing the discussion paper and undertaking the stakeholder engagement process, as well as temporary internal coordination/staffing resource support to manage the project/approach. If approved by Council, funding can be provided from the General Solid Waste and Recycling provision, requiring an amendment to the 5-Year Financial Plan (2019-2023).

Conclusion

Increasing amounts of plastic waste in the environment, and in particular the negative impact this is having on ocean life, has sparked a multitude of actions and commitments by individuals, businesses and governments. Measures are needed to substantially reduce or eliminate plastics from entering the environment.

As the issue is broad in scale and will impact residents, businesses and others in Richmond, a well-rounded approach is suggested to secure meaningful actions that are supported and embraced by the community. Staff recommend that a discussion scoping document be developed to better establish meaningful community dialogue to not only educate, but help to engage community input to frame policy decisions by Council in this regard.



Suzanne Bycraft
Manager, Fleet and Environmental Programs
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SJB:kn



City of Richmond

Report to Committee

To: General Purposes Committee

Date: March 28, 2019

From: Todd Gross
Director, Parks Services

File: 11-7200-01/2019-Vol
01

Re: Rabbits in Richmond

Staff Recommendation

That the staff report titled "Rabbits in Richmond," dated March 28, 2019, from the Director, Parks Services, be received for information.

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

Att. 3

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

Staff Report

Origin

At the General Purposes Committee meeting held on February 19, 2019, staff received the following referral:

That correspondence dated February 18, 2019 from Rabbitats Rescue Society be referred to staff to provide general remarks and information regarding what other jurisdictions are doing.

The purpose of this report is to respond to this referral, to provide an overview of the legislative framework under which rabbits are governed, and to provide information on how other jurisdictions have addressed rabbit management challenges.

Analysis

Background

Rabbits are a common sight in Richmond. These free living rabbits are considered “feral” as they are domesticated animals that have been abandoned or escaped outdoors (or are the offspring of such animals).

The rabbits found in Richmond and throughout the region are European rabbits (*Oryctolagus cuniculus*), a species that is originally from southwestern Europe (i.e., Spain, Portugal, and France). The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO-RD) considers European rabbits as an invasive species as they are not native to British Columbia and can have a significant impact to local ecosystems and biodiversity due to their high levels of reproduction. European rabbits can begin breeding at four months old and have a gestation period of 28-30 days. They can produce five or more litters in a year, with up to five young per litter.

Impacts

Richmond’s feral rabbits tend to favour residential neighbourhoods with well-established gardens, as well as parks and landscaped business areas where they have access to food and can find shelter from predators. When not foraging, these rabbits spend most of their time in networks of burrows, called warrens.

Rabbit “hot spots” with the largest visible concentrations of rabbits include the Minoru area, Dover Park area, Capstan area, Ironwood area, Cambie/Jacombs area, and the Richmond Auto Mall.

Many community members view the feral rabbits positively as wildlife that form part of Richmond’s unique landscape. For others, they are seen as a nuisance due to the following impacts:

- **Damage to landscapes.** Rabbits cause damage to plants, grass, trees, and soil by burrowing, eating, and defecating in gardens and parks.
- **Damage to crops.** Rabbits can create a financial burden to farmers by eating crops.
- **Increased rodent activity.** Some visitors to Richmond parks, particularly Minoru Park and Dover Park, are bringing food for the rabbits. The food is not always eaten immediately by the rabbits and the leftovers are a potential food source for rodents.
- **Clashes with vehicles.** There are a number of rabbits struck by cars each year. These are picked up and handled by the Regional Animal Protection Society (RAPS) as part of their agreement with the City for operation of the Richmond Animal Shelter.

The actual number of rabbits in Richmond is unknown. Rabbits spend much of their time in warrens when not foraging making them difficult to count. The full impact of the Rabbit Hemorrhagic Disease (RHD) in 2018 is also not known, nor is the impact of this past cold winter. It is suspected that these events have naturally curbed the population to some degree.

Rabbit-related concerns from the public are received by the Parks Department, Richmond Nature Park, and the Richmond Animal Shelter. The volume is infrequent to moderate, relative to other communities where rabbits have posed a similar challenge. Staff are logging these concerns to identify trends and to monitor the situation.

Legislative Framework

In British Columbia, all species of the family *Leporidae* (hares and rabbits) are considered “wildlife” under Schedule A of the *Wildlife Act*. Under this designation, human interaction with these animals is regulated under provincial legislation.

More specifically, the European rabbit is recognized under the *Wildlife Act Designation and Exemption Regulation* as a Schedule C animal. Schedule C animals can be captured or killed anytime in British Columbia without a license or permit as they are seen to be a nuisance, invasive, or otherwise problematic species.

Under this regulation, a captured feral European rabbit cannot be transferred to another party (e.g., via adoption or sanctuary placement) without a permit. That permit is required for the person receiving or wanting to adopt the animal.

The *Wildlife Act Designation and Exemption Regulation* provides certain exemptions that allow a person (this “person” could be a natural person, a corporation, a society, or a local government) to trap, transport, and possess feral European rabbits without the need for a permit. For instance, property owners do not need a permit to live trap and relocate Schedule C animals found on their property if the wildlife is captured and transported a distance no greater than 10 kilometers from where the animal was trapped. These animals must be released on Crown land or on the person’s private property within 24 hours from when they were captured. FLNRO-RD is currently reviewing the Schedule C exemptions as they pertain to European rabbits as the relocation or release of these animals has the potential to spread the problem to other areas.

City of Richmond Actions to Date

While local governments are limited in their ability to manage feral rabbit populations under the provincial legislation, the City has taken the following actions to address public concerns:

- Banning the sale of rabbits in pet stores in 2010;
- Prohibiting the feeding of animals (including rabbits) in any public park or school ground through the *Public Parks and School Grounds Regulation* (Bylaw No. 8771);
- Prohibiting the depositing or release of animals (including rabbits) in any public park or school ground through the *Public Parks and School Grounds Regulation* (Bylaw No. 8771);
- Encouraging the surrender of pet rabbits to the Regional Animal Protection Society (RAPS) for re-adoption at the Richmond Animal Shelter;
- Providing information and resources for the public on the City's website at www.richmond.ca/urbanwildlife; and
- Providing Rabbitats Rescue Society ("Rabbitats") with a \$1,000 City Grant in 2019.

This approach has been consistent with the City's Urban Wildlife Management Framework, which has a focus on monitoring and research, public education, and scaled intervention.

Jurisdictional Scan

Attachment 1 presents a summary of actions taken by other municipalities facing similar rabbit challenges. This jurisdictional scan reveals that there are five main tactics in a scaled intervention approach to managing rabbits. These tactics are identified below:

- **Monitor.** This tactic involves logging and mapping complaints to determine "hot spots" within the community.
- **Enact bylaws.** This tactic involves passing municipal bylaws prohibiting the sale of rabbits, the feeding of feral rabbits in the wild, and the depositing or abandonment of rabbits.
- **Public awareness.** This tactic involves educating community members about the bylaws in place so as not to exacerbate the problem through feeding rabbits or abandoning them in public parks.
- **Trap and relocate to a sanctuary.** This tactic involves trapping rabbits and relocating them to a rabbit sanctuary operated by a rescue organization. This would require a permit if the sanctuary is greater than 10 kilometres from the point of capture, or if there is a transfer of ownership involved.
- **Cull.** This tactic is generally a last resort and involves hiring a professional wildlife management consultant to kill the rabbits. A culling program is best administered in the winter, when the populations are lower and the food is scarce. The culled rabbits can be sent to wildlife rehabilitation centres to feed rescued animals.

The more drastic control measures of relocation or culling were undertaken in communities where there were major impacts to infrastructure or risks to public safety. Due to their prolific rates of reproduction, there is a significant risk of a rebound or return of rabbits once the intervention is stopped. This suggests that a sustained and integrated approach is required to ensure that the problem is effectively managed for the long term.

Rabbit Control Proposal from Rabbitats Rescue Society

Rabbitats is a not-for-profit society that seeks to work with communities challenged by large populations of free living rabbits. It operates on a volunteer model and relies on funding from grants and service agreements with property owners and municipalities. Rabbitats envisions all free living rabbits to be housed in enclosed sanctuaries, which they term “rabbitats.” These sanctuaries can be indoors, outdoors, or a combination of the two. They are designed to hold small to large numbers of rabbit colonies to keep them away from predators such as coyotes or birds of prey, and to prevent them from causing damage to property and local ecosystems.

On February 18, 2019, the City received correspondence from Rabbitats titled “City of Richmond Feral Rabbit Action Plan: Introduction” (Attachment 2). Rabbitats is requesting City funding for rabbit control services. Staff met with Sorelle Saidman, the founder and President of Rabbitats, on March 7, 2019, and on March 25, 2019, to discuss the matter further and obtain more information on the proposed initiatives.

Staff subsequently received correspondence from Rabbitats with a revised proposal titled “City of Richmond (Revised) Rabbit Action Plan” (Attachment 3). The two proposed projects as outlined in the revised document are summarized below.

Project One – Feral Rabbit Control Services (\$45,000 + \$100 per rabbit)

Rabbitats is seeking City funding in the amount of \$45,000 to contribute to sanctuary construction and operating costs. Rabbitats would also approach residential and business property owners with rabbits on their properties for additional funding and resources.

Once the society is prepared for the intake of rabbits, they would initiate a pilot project to clear a geographical area of rabbits. Rabbitats is requesting additional City funding of \$100 per rabbit for sterilization and vaccination. Rabbitats would target the trapping of 200 to 400 rabbits in the winter of 2019/2020. The total one-year project cost ranges from \$65,000 (200 rabbits) to \$85,000 (400 rabbits). If the pilot project is successful, Rabbitats is seeking a five-year contract to trap, neuter, and contain rabbits, with an option for a five-year renewal.

The trapping activities would be performed by Rabbitats volunteers and the spaying/neutering would be performed by veterinarians. The rabbits would be housed in enclosed sanctuaries on privately owned lands (such as farms) operated by Rabbitats volunteers.

Project Two – Housing for Unwanted or Abandoned Pet Rabbits (City-Owned Facility)

Rabbitats is also requesting City resources to house unwanted pet rabbits that cannot be accommodated for surrender at the Richmond Animal Shelter. The Richmond Animal Shelter,

which is operated by RAPS through a service agreement with the City, has a capacity to house eight domestic rabbits, which is higher than other municipal shelters in Metro Vancouver. However, the shelter is often at full rabbit capacity as the demand for rabbits as companion animals is low relative to their supply. In this circumstance, rabbit owners are asked to hold on to their animal until space becomes available. These rabbits are at risk of being abandoned in a park, which only compounds the rabbit challenges in Richmond if the animals are unsterilized.

Rabbitats is requesting warehouse or temporary modular space from the City to establish a sanctuary to house this “overflow” of surrendered or abandoned pet rabbits. They are requesting this space be provided free of charge in exchange for their organization’s volunteer efforts. They are also requesting City funding for the sterilization and vaccination of each rabbit taken in at a rate yet to be determined (projected to be approximately \$100 per rabbit).

Staff Comments

As they are considered wildlife, feral rabbit control is currently not part of the City’s animal control mandate. Rabbits are regulated under the Province of British Columbia’s *Wildlife Act*, which considers European rabbits as an invasive animal species due to their impacts to ecosystems and biodiversity. The intent of the legislation is to prevent the spread of rabbits to areas where there is no problem. As such, culling of European rabbits is permissible under this legislation. Trapping and transfer of feral rabbits to another party, however, requires a permit.

The Province is supportive of measures that effectively remove European rabbits from the environment. The Province is not supportive of any measures that seek to relocate or re-release them back into the environment where the problems can spread. Rabbitats would only require a provincial permit if the feral rabbits were to be adopted out or placed in sanctuaries not operated by their organization, which represents a transfer of ownership. In the future, there is potential for changes to this section of the regulation as part of the Province’s current review.

The BC Society for the Prevention of Cruelty to Animals (BC SPCA) is supportive of non-lethal and humane approaches to the management of feral rabbits. However, there are concerns about the well-being and quality of life for rabbits housed in large colonies. Close confinement in small enclosures has the potential to increase stress on the animals and increase the spread of sickness and disease.

With respect to Rabbitats’ proposal for feral rabbit trapping, sterilization, and relocation, there is currently no existing funding source to fund the rabbit control pilot project of \$65,000 to \$85,000. Should Council wish to implement this type of program, a formal tender process would be required to award the animal control contract. With respect to Rabbitats’ proposal for space to house unwanted pet rabbits, there is currently no City-owned facility available that is suitable for such a purpose.

A contributing factor to the problem is public awareness of existing municipal bylaws against feeding rabbits and abandoning unwanted pet rabbits into parks and public spaces. Staff will work with Rabbitats and RAPS to explore opportunities for a coordinated communication and public awareness program on these municipal bylaws, which has been an approach taken in other municipalities.

Financial Impact

None.

Conclusion

Rabbits are considered wildlife under the provincial *Wildlife Act*, which places constraints on actions taken by local governments to manage their populations. The European rabbit is considered a non-native, invasive species due to its ability to impact local ecosystems and biodiversity. Within the parameters of the provincial legislation, the City has taken actions to curb the overpopulation and spread of rabbits through municipal bylaws prohibiting the sale of rabbits and prohibiting the feeding and abandoning of feral rabbits in parks and public spaces. The current number of feral rabbits is unknown as the impacts of the RHD virus and this past winter is yet to be determined. The City will continue to monitor the situation and explore opportunities to work with local animal organizations to raise awareness on municipal bylaws.



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- Att. 1: Rabbit Management - Jurisdictional Scan
2: Correspondence from Rabbits Rescue Society dated February 18, 2019
3: Rabbitats “(Revised) Rabbit Control Action Plan” dated March 29, 2019

Rabbit Management – Jurisdictional Scan

Kelowna, BC

In 2008, Kelowna hired a wildlife management contractor to cull Kelowna's rabbit population, which was causing significant damage to parks and landscapes. The public outcry against this intervention was escalated when the contractor was seen stepping on a rabbit's head after shooting it with an air pistol. The incident was reported to the RCMP, which investigated the incident to determine if there was evidence of animal cruelty. The City of Kelowna stopped the cull and redirected their strategy towards trapping and rehoming approximately 800 rabbits in sanctuaries in the Okanagan.

Victoria (University of Victoria), BC

Approximately 2,000 rabbits were estimated to inhabit the University of Victoria's ("UVic") campus at its peak in 2008. The rabbit problem originated with unwanted pet rabbits being abandoned on the university campus, where they quickly bred and expanded. The tipping point for UVic was when the amount of damage to landscaping, trees, and sports fields became costly and unmanageable. The majority of the rabbits were sent to a sanctuary in Coombs, others were sent to sanctuaries in Texas and Washington. Some of the rabbits were culled. The issue was a hotly debated topic on campus and in the media. UVic has drawn a hard line against the dumping of rabbits and, as a deterrent, has taken a stance that any new rabbits seen on campus will be put down humanely. Victoria also established a bylaw banning the sale of rabbits in stores.

Delta, BC

The City of Delta faced challenges in its municipal precinct with rabbits causing significant property damage to building and landscaping around City Hall and its recreation centre. In 2012, Delta Community Animal Shelter staff and volunteers captured, sterilized, and relocated 400 rabbits to Ladner Harbour Park. Most of these rabbits have since fallen prey to natural predation.

This intervention cost approximately \$25,000. Damages to buildings and property caused by the rabbits were estimated to be \$350,000. The Province was critical of Delta's actions as it was conducted without a permit. The Province is not supportive of interventions that involve the re-release of rabbits into the wild (even if sterilized) due to their impacts to local habitats.

Richmond (Richmond Auto Mall), BC

In 2012, the Richmond Auto Mall Association contracted Rabbitats Rescue Society to trap, sterilize, and contain feral rabbits that were causing challenges at the Auto Mall site. Rabbits were causing damage to the landscape and running underneath vehicles. Space to house the rabbits was temporarily provided in a vacant dealership office. The Richmond Auto Mall Association also provided a van to help facilitate the rescues. Of the 250 rabbits that were trapped and sterilized, 120 rabbits were moved to a sanctuary in South Surrey. The remaining 130 rabbits were adopted out in smaller groups.

Canmore, AB

In 2012, the Town of Canmore became concerned that their burgeoning feral rabbit population was attracting predators such as coyotes, cougars, and bears, and putting citizens at risk. A contractor was hired to trap the rabbits and rehome them in sanctuaries operated by rescue societies. The sanctuaries became full and the remaining rabbits were culled and sent as feed to wildlife rehabilitation centres. Canmore has spent approximately \$382,000 over the past 6 years and caught 1,275 rabbits (which works out to approximately \$300 per rabbit). While the number of rabbits has been reduced, they still pose a challenge.

Victoria (Helmcken Interchange), BC

Unwanted pet rabbits were abandoned at the Helmcken Road overpass, near the Victoria suburb of View Royal. The rabbits quickly bred and created a sizable colony. The rabbits became an attraction on the side of the highway where people would stop to look at and feed the rabbits. Other unwanted pet rabbits were dropped off at the site which compounded the problem. The rabbits began burrowing into the highway overpass embankment, creating safety problems. In 2016, rabbit rescue groups coordinated the spay/neuter and shipping of 110 rabbits to a sanctuary in Texas. The Province has installed signs and a security camera on Highway 1 at the Helmcken interchange to discourage the abandonment of rabbits.

Australia

European rabbits were introduced to Australia in the 18th century with the First Fleet of European settlers. The invasive rabbit population spread rapidly throughout Australia, causing millions of dollars of damage to crops and the environment.

Various methods in the 20th century have been attempted to control the Australian rabbit population. Conventional methods include shooting rabbits and destroying their warrens, but these had only limited success. In 1907, a rabbit-proof fence was built in Western Australia in an unsuccessful attempt to contain the rabbits.

The release of the myxoma virus in 1950 led to a dramatic reduction of Australia's rabbit population but the impact of myxomatosis gradually declined over time as both the myxoma virus and rabbit populations changed genetically. The RHDV1 strain of the rabbit hemorrhagic disease (RHD), also known as the calicivirus, was introduced in 1996 to combat a decline in the effectiveness of myxomatosis. Over time, the effectiveness of the RHD virus also decreased, which led to the release in 2017 of the new variant RHDV1 K5.

The rabbit population in Australia is currently estimated to be 200 million.



City of Richmond

FERAL RABBIT ACTION PLAN: INTRODUCTION

SUMMARY DRAFT

February 18, 2019

Proposed Actions (Summary)

Project One: Feral Rabbit Control (2019 – 2029)

Rabbitats is given a five-year contract to trap, neuter and contain the rabbits already loose in Richmond, with a five year renewal.

- Rabbitats' volunteers initially trap the rabbits with subsequent rabbits picked up by animal control.
- City pays \$100 per rabbit for sterilization and vaccination.
- Rabbitats approaches neighbourhood stratas, home owners and businesses with rabbits on their properties for additional funding and other assistance.
- The rabbits are housed in large secure enclosures on farms and sanctuaries.

Project Two – Abandoned Rabbit Control (perpetual)

NOTE: Rabbitats has been positioning itself to undertake feral rabbit control, however with most BC shelters shutting down to rabbit intake over most of 2018 and the Richmond shelter opting for a drastically reduced capacity from 2019 on, a new crisis now has to be resolved.

- Rabbitats opens a shelter/indoor sanctuary to take unwanted rabbits and traps and houses Richmond strays at a rate to be determined.
- A warehouse or a suitable indoor/outdoor rural location will be required raising operating costs thus additional support needs to be explored.

Rabbitats is not looking for rescue handouts from the taxpayer, we are looking to re-allocate escalating funds spent on repairs and lost product (along with some other fiscally responsible proposals).

Richmond's rabbit damage should be substantial. This is in addition to the losses suffered by property owners and gardeners. This can escalate to farmers as it did in 2006.

Case Studies Synopsis:

Corporation of Delta

The Corporation of Delta said in 2012 that *"To date, Delta has incurred approximately \$350,000 in costs to repair damages caused by the rabbits to the buildings and grounds in the civic precinct. Similarly, in 2011, the Delta Hospice spent approximately \$70,000 to repair landscape damage caused by rabbits."*

They budgeted \$60,000 to spay/neuter their rabbits and released 400 to 500 in Harbour Park, which is mostly surrounded by water. They passed a rabbit spay/neuter bylaw, animal control picked up all ensuing stray rabbits and they remained rabbit free until the shelter closed for intake in 2018.

Richmond Auto Mall

In 2012, the Richmond Auto Mall's landscaping contractors estimated the rabbits on their property had caused \$32650 in current damages and estimated pending damage that could be over \$60,000 as the rabbits had begun compromising the trees.

The Auto Mall awarded a contract worth \$60,000 to Rabbitats for rabbit control which saw 400 rabbits taken in by the society.

The Auto Mall continues to sponsor the society with a vehicle and other perks, and the society continues to pick up strays with RAM covering the sterilization costs.

Kelowna

Kelowna paid \$54,000 to EBB Environmental Consulting initially to kill 1000 rabbits. After several hundred were exterminated and a public outcry ensued, a rescue group stepped in to rehome the remaining 800 with additional funding from the City of Kelowna.

Kelowna also passed a bylaw allowing for the sale of sterilized rabbits only.



City of Richmond

(REVISED) RABBIT ACTION PLAN: INTRODUCTION

SUMMARY REVISION

March 29, 2019

Summary of Request:

Rabbitats wants to facilitate the rescue and control of the many abandoned pet rabbits in Richmond by first developing infrastructure and housing, and then embarking on a multi-year, innovative relocation plan.

Proposed Actions

- Rabbitats is proposing a feral rabbit control pilot project for the City of Richmond followed by five-year contract with a five-year renewal.
- Additionally, the organization is requesting city resources to house the overflow of unwanted pet rabbits to offset the Richmond shelter's drastically reduced capacity.

Pilot Project: Feral Rabbit Control (2019)

- Rabbitats is requesting \$45,000 in development costs to prepare the society for the intake of rabbits and to do outreach to other funding sources including grants and local businesses and private citizens looking for solutions to their rabbit problems.
- The pilot project will identify, choose and clear one area based on numbers, geography and neighbourhood support.
- Between 200 and 400 rabbits will be trapped over the coming winter at an additional cost of \$100 per rabbit (covering sterilization and vaccination), the additional costs likely to be around \$30,000 for a total project cost of \$75,000.
- The outcome of the pilot project will determine the required support costs going forward.

Project One: Feral Rabbit Control (2020 – 2025 w/renewal options)

- Rabbitats is proposing a five-year contract to trap, neuter and contain the rabbits already loose in Richmond, with a five year renewal.
- An estimated 2000 rabbits are loose in Richmond based on observation and reports to our Abandoned Rabbits tracking map. (abandonedrabbits.com)
- Rabbitats' volunteers initially will trap the rabbits with subsequent strays picked up by animal control.
- The City pays \$100 per rabbit (covering at least the sterilization and vaccination), and a share of the project costs still to be determined.
- The estimated costs to the City of Richmond will likely be between \$50,000 and \$80,000 based on an average of 300 rabbits per year.
- Rabbitats will be approaching neighbourhood stratas, home owners and businesses with rabbits on their properties for additional funding and other assistance.
- Rabbitats will also be approaching other government and non-government agencies for additional support.
- The rabbits will be housed in large secure enclosures on farms and sanctuaries.

Project Two – Abandoned Rabbit Control / Shelter Plan (as needed)

- Rabbitats is requesting cost-free warehouse or modular space from the City to set up an indoor shelter for the surrendered or abandoned pet rabbits beyond the capacity of the city's animal shelter (necessitated by the shelter's reduced capacity going forward in 2019).
- The priority is preventing the rabbits from being released in the wild and breeding.
- A spay/neuter and vaccination budget is also required for all surrendered and stray rabbits.
- Rabbitats currently logs at least two requests per week from Richmond residents wanting to surrender their rabbits or people spotting recently abandoned rabbits.

About Rabbitats: Rabbitats was formed in 2012 after its founder helped with the successful relocation of close to 1000 rabbits from the UVic campus. The organization went on to successfully relocate 400 rabbits from the Richmond Auto Mall among other rescue efforts. The rescue built and maintains a sanctuary in South Surrey and a number of smaller 'rabbitats' around the lower mainland and is building another sanctuary at our newly rented Richmond headquarters. Donors and fundraisers have been covering costs for the 250 rabbits still in our care. Rabbitats remains responsible for the rabbits for life; if a situation doesn't work out, our organization will be tasked with finding alternatives. The society is insured, keeps good records, has active social media accounts, stages a number of fundraisers annually, and cooperates with all other relevant rescues, associations and government departments.



City of Richmond

FERAL RABBIT ACTION PLAN

PILOT PROJECT

Introduction:

- Rabbitats is requesting \$45,000 in development costs to prepare the society for the intake of rabbits and to do outreach to other funding sources including grants and local businesses and private citizens looking for solutions to their rabbit problems.
- The pilot project will identify, choose and clear one area based on numbers, geography and neighbourhood support.
- Between 200 and 400 rabbits will be trapped over the coming winter at an additional cost of \$100 per rabbit (covering sterilization and vaccination), the additional costs likely to be around \$30,000 for a total project cost of \$75,000.
- The outcome of the pilot project will determine the required support costs going forward.

Current Location:

- Rabbitats has been renting a small farmhouse on No. 6 Road and Williams in Richmond since September, 2018.
- A small shelter has been built in the basement and currently houses 50+ rabbits.
- A fenced in area under an expansive sun deck houses another 40 to 50 rabbits.
- We are planning to fence another area under the deck to house another 30 rabbits.
- We have a large backyard that is partially fenced for four potential enclosures, roughly 25 ft by 60 ft each, capable of holding at least 100 rabbits each.
- The pilot project rabbits will be housed at this location for the foreseeable future.

Current Timeline

- Enclosures need to be built over the spring and summer
- Rabbits must be trapped in the winter
- Once trapped, the rabbits are kept in a holding area, the females in one colony, the males in cages.
- They are sent to vets in Langley, Crescent Beach and Steveston two days after they are trapped.
- A minimum of one month following surgery, they are released as a colony into a escape proof and predator-proof enclosure.

Project Financial:

- The total budget for sanctuary construction, operating costs and additional rabbit care for the duration of the pilot project is roughly \$137,000; the City is being asked to contribute 1/3 of these costs matching contributions from the Society and other sources.
- Rabbitats is requesting \$45,000 from the City of Richmond in development costs to prepare the society for the intake of rabbits during the pilot project phase and to do outreach to other funding sources to cover future years.
- Rabbitats is also requesting the City of Richmond covers spay/neuter costs at \$100 per rabbit; eg: if 300 rabbits are trapped the first year, the costs will be an additional \$30,000 for a total of \$75,000.

General Financial / Fundraising

- Public donations (our 'Sick Bunny Fund) cover additional vet costs above and beyond the spays and neuters.
- We stage events like 'Bunny Meet n' Treats' to cover operating and care costs for our current rabbits.
- The city will have no obligation to the rabbits once they've been sterilized although the society will be reaching out via all available municipal grant programs.

Personnel:

- Rabbitats has no paid staff
- Trapping will be done by volunteers, at least initially

Trapping Logistics

- A colony of rabbits needs to be trapped in its entirety, a partial colony will repopulate quickly.
- Colonies close to each other may also need to be done concurrently.
- Trapping is done by various methods including penning, havahart traps and nets.

Neighbourhood Outreach/Partners

- Neighbourhood outreach must be conducted to make sure property owners are aware of the trapping program.
- Property owners will be encouraged to contribute to rabbit control and support costs for the rabbits on their properties at a suggested minimum of \$100 per rabbit.
- Businesses in the area will also be asked to contribute, as will provincial and federal governments when clearing rabbits from any crown land.

Location Choice for Pilot Program

- Preference should be given to areas where such support mechanisms exists, eg: Ikea may be interested in partnering to control the rabbits in East Cambie, YVR is being approached about control in proximity to the airport.
- The area's rabbits should have well-defined borders.
- The decision will likely not be made until the fall when our assembled resources and capacities are assessed in the fall.

Neighbourhood Outreach

- The budget includes print materials for door-to-door distribution to keep residents and businesses informed re: our plans and progress.
- We will also be in direct contact with properties with rabbits living on the premises.
- As long as the rabbits are being relocated and not culled, close to 100% compliance is expected in cases where property access is required, and in most cases the rabbits can be trapped just off the property with treat lures.
- A press and social media campaign will also be put in play.

Capacities

- Rabbits are not traditionally kept in colonies in the rescue world thus Rabbitats' direct (and extensive) experience with this method of housing must be considered.
- We take a page from their natural state, designing the enclosures for distance and vertical movement with features that mimic their natural environments.
- We allow the rabbits live in warrens with their large families

- Rabbitats releases all the rabbits into their enclosures at the same time to avoid territorial posturing, the rabbits almost immediately settle into a colony and establish a warren with just some initial supervision to pick out any bullies or bullied rabbits.

Animal Health Care

- Health supervision simply requires feeding times with communal bowls --rabbits remaining in their shelters are likely ailing; grooming sessions are conducted quarterly.
- Rabbits can usually be taken from the colony and adopted out with no ill effects; they rarely suffer the same depression seen with the loss of a mate in a bonded pair.

Risk Management

- Rabbitats seeks to minimize the risk by not overstepping our resources.
- Contingency plans include advance funding, establishing renewable funding sources, back-up properties, etc.
- We are establishing the most cost effective and low-maintenance care.
- We are fully insured and (to our knowledge) bondable.
- We don't expect a 0% mortality rate but a 97% success rate is realistic.

Legal:

- Feral rabbits are considered wildlife and fall under the Ministry of the Forests, Lands, Natural Resource Operations and Rural Development.
- The ministry required permits to possess the rabbits in the past, but these rules have been relaxed as of 2017 and their wildlife status has been under review.
- Rescue are currently allowed to trap, sterilize and possess the rabbits in our sanctuaries and are expecting a 'fix' (any day) to the policy that technically requires a permit to relocate them from there.
- The province is adamantly against trap, neuter and release programs for rabbits.



City of Richmond

ABANDONED RABBIT CONTROL (Shelter Plan)

Introduction:

- Rabbitats is requesting cost-free warehouse or modular space from the City to set up an indoor shelter for the surrendered or abandoned pet rabbits that are beyond the capacity of the Richmond Animal Shelter (necessitated by the shelter's reduced capacity going forward in 2019).
- Abandoned or surrendered house rabbits cannot be part of the feral rabbit control program, they must be housed indoors and Rabbitats' current indoor space is very limited.
- Preventing the rabbits from being released in the wild and breeding is a huge priority.

Recommended Key Policy:

- A 'no wait', 'no fee' and 'no questions asked' (other than proof of residency) pet rabbit surrender policy should be (quietly) implemented for the foreseeable future.

Financial:

- We are looking for a rent-free space or a space where occupancy costs are covered.
- As with current shelter strays/surrenders at the City shelter, the City will be expected assume the vaccination and spay/neuter costs for the unsterilized rabbits and any rabbits born in the shelter prior to the mothers being spayed.
- Rabbitats will pursue other sources for the additional costs and reassess this position in a one year.

Volume:

- Rabbitats currently logs at least two requests per week from Richmond residents wanting to surrender their rabbits or people spotting recently abandoned rabbits.
- We need to house at least 50 rabbits, the majority in colony format, the remainder in pens.

Space:

- a warehouse, large garage or a larger modular is preferred
- the rabbits require heat, lights, running water and plumbing.
- redevelopment projects with free shorter term tenancies may also work.
- We would like to give the rabbits as much space as possible

Feral / House Pet Definitions:

- Rabbitats defines 'feral' as rabbits born outside, and 'house pets' as rabbits born inside.
- Surrendered and abandoned house pets need to be dealt with separately from feral rabbits as house-born rabbits not only are more comfortable inside, many also have genetic traits or special needs mandating indoor homes.
- The majority of house rabbits don't survive for long periods once abandoned, but they do survive long enough to reproduce.

Current Animal Shelter

- The City Shelter has a capacity of eight rabbits
- The demand for indoor space with requests made to Rabbitats alone certainly far surpasses the RAPS capacity.
- Rabbitats is approaching RAPS with a proposal that sees Rabbitats taking in feral rabbits and the abandoned/surrendered pet overflow, while RAPS works on re-homing adoptable rabbits.
- Rabbitats is going to need some assistance from Richmond Animal Control.
- Some tasks, divisions and finances still need to be addressed.

Destinations:

- Rabbitats will seek foster and adoptive homes for indoor colonies of rabbits, and assess rabbits who may be suited for indoor/outdoor options.
- We will explore options for an indoor sanctuary to house unadoptable house rabbits.

Timeline:

- Unlike feral rabbits who must be trapped in the fall, abandoned domestic pets need to be picked up as soon as they are spotted.
- As noted, Rabbitats will pursue other sources for the additional costs and reassess this position in a one year

Reasons For Abandonment:

- Reasons for abandoning rabbits include:
 - Rental housing crises
 - Life changes (moving, college, marriage, divorce, etc)
 - Allergies
 - Financial issues
 - Rabbit housing or behavioral issues
 - Physical and mental health issues
 - Unwanted and/or accidental litters
 - Breeders dumping unwanted stock

Additional Programs

- Increased efforts should also be made to keep guardians and their pet rabbits together, and Rabbitats will be addressing the above issues in addition to accepting surrenders by providing:
 - Temporary boarding or fostering
 - Pet housing construction demonstrations and assistance
 - Free supplies (when warranted)
 - Behavioral advice
 - Spay/Neuter Assistance
- Education and awareness programs addressing rabbit purchases should be continued, however, people who need or want to give up their rabbits will abandon them if they have no alternatives.