



General Purposes Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, May 15, 2017
4:00 p.m.**

Pg. # ITEM

MINUTES

- GP-5** *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on May 1, 2017.*



COMMUNITY SERVICES DIVISION

1. **CANADA 150 LEGACY PUBLIC ART CONCEPT PROPOSAL**
(File Ref. No. 11-7000-09-20-232) (REDMS No. 5366639 v. 4)

GP-10

See Page GP-10 for full report

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the concept proposal and installation for the Canada 150 Legacy public artwork by artists Henry Lau and David Geary, as presented in the report titled "Canada 150 Legacy Public Art Concept Proposal," dated April 12, 2017, from the Director, Arts, Culture and Heritage Services, be endorsed.



DEPUTY CHIEF ADMINISTRATOR'S OFFICE

2. **SISTER CITY ADVISORY COMMITTEE 2016 YEAR IN REVIEW**
(File Ref. No. 01-0100-30-SCIT1-01) (REDMS No. 5380164)

GP-25

See Page GP-25 for full report

Designated Speaker: Amarjeet Rattan

STAFF RECOMMENDATION

That the staff report titled “Sister City Advisory Committee 2016 Year In Review” dated April 19, 2017, from the Director, Intergovernmental Relations and Protocol Unit, be received for information.



ENGINEERING AND PUBLIC WORKS DIVISION

3. **SOLAR ENERGY SYSTEMS PROJECT FOR FIRE HALL NO.1**
(File Ref. No. 10-6125-05-01) (REDMS No. 5325224 v. 25)

GP-38

See Page GP-38 for full report

Designated Speaker: Levi Higgs

STAFF RECOMMENDATION

- (1) *That the report titled “Solar Energy Systems Project for Fire Hall No. 1” dated April 9, 2017 from the Director, Engineering, be approved in the amount of \$450,000; and*
- (2) *That the 5 Year Financial Plan (2017-2021) be amended accordingly.*



FINANCE AND CORPORATE SERVICES DIVISION

4. **APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE - 1063035 BC LTD DOING BUSINESS AS: V + CLUB, 8171 ACKROYD RD UNIT 140**
(File Ref. No. 12-8275-30-001) (REDMS No. 5378064 v. 4)

GP-43

See Page GP-43 for full report

Designated Speaker: Carli Edwards

STAFF RECOMMENDATION

- (1) *That the application from 1063035 BC Ltd., doing business as, V + Club, for a new Liquor Primary Liquor Licence to operate a Karaoke Box Room, at premises located at 8171 Ackroyd Rd Unit 140, with liquor service, be supported for;*
 - (a) *A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically Karaoke Box Room with total person capacity of 100 persons;*
 - (b) *Family Food Service to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian;*
 - (c) *Liquor service hours for Monday to Sunday, from 12:00 PM to 2:00 AM;*
- (2) *That a letter be sent to Liquor Control and Licensing Branch advising that:*
 - (a) *Council supports the conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and*
 - (b) *Council's comments on the prescribed criteria (set out in Section 71(9) of the Liquor Control and Licensing Regulations) are as follows:*
 - (i) *The potential for additional noise and traffic in the area was considered;*
 - (ii) *The impact on the community was assessed through a community consultation process; and*
 - (iii) *Given that this is a new business, there is no history of non-compliance with this operation;*
 - (c) *As the operation of a licenced establishment may effect nearby residents the City gathered the views of the residents as follows:*
 - (i) *Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and*
 - (ii) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and the notice provided information on the application and instructions on how community comments and concerns could be submitted; and*

(d) *Council's comments and recommendations respecting the views of the residents are as follows:*

(i) *That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.*



PLANNING AND DEVELOPMENT DIVISION

5. **BUILDING PERMIT APPLICATION AT 7251 NO. 6 ROAD**

(File Ref. No. 12-8360-20-01) (REDMS No. 5382274 v. 2)

GP-68

See Page GP-68 for full report

Designated Speaker: Gavin Woo

STAFF RECOMMENDATION

That Building Permit Application No. 17-770896 for a single family dwelling at 7251 No. 6 Road, with a total floor area (including garage) of 1,246.3 m² (13,414.9 ft²) be withheld for a period of 30 days beginning on the date of application (April 26, 2017) pursuant to Section 463(1) of the Local Government Act, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation.



ADJOURNMENT





General Purposes Committee

Date: Monday, May 1, 2017

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:04 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Tuesday, April 18, 2017, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DIVISION

1. MINORU PARK VISION AND GUIDING PRINCIPLES

(File Ref. No. 06-2345-20-MINO1) (REDMS No. 5340141 v. 6)

With the aid of a video presentation, Mike Redpath, Senior Manager, Parks, accompanied by Jamie Esko, Manager, Parks Planning, Design and Construction, provided background information and highlighted phase one of the Minoru Park plan.

General Purposes Committee

Monday, May 1, 2017

Ms. Esko remarked that should the proposed vision and guiding principles be approved by Council, the second phase of the Minoru Park vision plan will commence and include (i) the development of vision plan options, (ii) public engagement, and (iii) presentation of a vision plan to Council. Also, Ms. Esko noted that Attachment 1 of the staff report is incomplete as a page was inadvertently omitted.

In reply to queries from Committee, Ms. Esko listed all the stakeholders listed on the omitted page and advised that staff would provide Council with the anecdotal public feedback forms.

Also, Mr. Redpath spoke on community engagement, noting that two drop-in style public open houses were held. He stated that both open houses were advertised in local newspapers and on social media. In addition to the open houses, Mr. Redpath advised that LetsTalkRichmond was extensively utilized to seek public input.

Discussion took place and Committee commented that (i) it would be beneficial to include youth groups in any future public engagement process, (ii) signage placed throughout Minoru Park illustrating what is being envisioned may draw additional feedback, and (iii) groups that represent very young children should also be included in any future public engagement process.

The Chair directed staff to include the omitted page from Attachment 1 when the staff report is presented to Council, provide information regarding the consultant utilized for the park vision and guiding principles, and provide a copy of the public consultation's raw data in the Councillor's Lounge.

It was moved and seconded

- (1) *That the Minoru Park Vision and Guiding Principles as detailed in the staff report titled "Minoru Park Vision and Guiding Principles," dated April 4, 2017, from the Senior Manager, Parks, be adopted; and*
- (2) *That the Vision and Guiding Principles as described in the staff report titled "Minoru Park Vision and Guiding Principles," dated April 4, 2017, from the Senior Manager, Parks, be used to guide the development of the Minoru Park Vision Plan and that staff bring the Minoru Park Vision Plan to Council for approval at the end of 2017.*

CARRIED

2. **VIABILITY OF REPURPOSING MINORU AQUATIC CENTRE**

(File Ref. No. 06-2052-55-02-01) (REDMS No. 5361029 v. 5)

Discussion took place on the viability of repurposing the Minoru Place Activity Centre.

General Purposes Committee

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In reply to queries from Committee, Mr. Redpath and Jim Young, Senior Manager Capital Buildings Project Development, advised that the Minoru Aquatic Centre is at the end of its useful life and there is no operating budget to staff the building once the Minoru Centre for Active Living opens.

Discussion took place on temporarily repurposing the Minoru Aquatic Centre and Robert Gonzalez, General Manager, Engineering and Public Works, advised that BC Building Code regulations stipulate that the building would require extensive improvements in order for it to be brought up to current building standards if the building were re-purposed.

Discussion then took place on (i) the potential to incorporate market and/or affordable housing at the site, (ii) the need to examine parking in the area, and (iii) the condition of the heritage trees adjacent to the Minoru Place Activity Centre.

It was moved and seconded

- (1) *That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Viability of Repurposing Minoru Aquatic Centre," dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks; and*
- (2) *That any future use of the existing Minoru Aquatic Centre and/or the Minoru Place Activity Centre sites located at 7560 Minoru Gate and 7660 Minoru Gate respectively be considered as part of the Minoru Park Vision Plan and be subject to Council approval.*

CARRIED

3. MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART PROJECT REVIEW

(File Ref. No. 11-7000-09-20-202) (REDMS No. 5345031)

Eric Fiss, Public Art Planner, provided background information and advised that following consultation with the Minoru Major Facility Stakeholder Advisory Committee, staff recommend that a new Artist Call be issued with clearer terms of reference such that the artwork connect to the history of Minoru Park.

In reply to a query from Committee, Mr. Fiss advised that a memorandum on the selection panel will be provided to Council for information.

General Purposes Committee

Monday, May 1, 2017

It was moved and seconded

That the issuance of a revised Artist Call for the Minoru Complex Entries and Arrivals Public Art Project, as described in the staff report titled, "Minoru Complex Entries and Arrivals Public Art Project Review," dated March 20, 2017 from the Director, Arts, Culture and Heritage Services, be endorsed.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

4. **REGISTRATION OF A STATUTORY RIGHT OF WAY IN FAVOUR OF BC HYDRO OVER CITY-OWNED PROPERTY AT MINORU COMPLEX (6500/6960 GILBERT ROAD, 7191/7251 GRANVILLE AVENUE, 7551 MINORU GATE)**

(File Ref. No. 06-2285-30-197) (REDMS No. 5211578 v. 2)

It was moved and seconded

- (1) *That staff be authorized to register a statutory right of way for utility purposes in favour of BC Hydro over a 96.0 m² portion of City-owned property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate); and*
- (2) *That staff be authorized to take all necessary steps to complete the matter including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation to effect the transaction detailed in the staff report titled "Registration of a Statutory Right of Way in favour of BC Hydro over City-owned Property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate)" dated April 12, 2017 including all contracts and Land Title Office documents.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

5. **BUILDING PERMIT APPLICATION AT 10960 GRANVILLE AVENUE**

(File Ref. No.: 08-4057-10, Xr: 12-8360-20-2017768616) (REDMS No. 5375417)

James Cooper, Manager, Plan Review, provided background information and stated that staff recommend that Council determine the building permit application to be in conflict with the bylaws under preparation to limit house size, farm home plate and setback in the AG1 zone.

4.

General Purposes Committee

Monday, May 1, 2017

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that the applicant does not wish to re-design the home to be in compliance with the bylaws under preparation and does not wish to withdraw the building permit application.

Discussion took place on the applicant's potential course of action should the application be withheld for a further period of 60 days commencing May 5, 2017.

In response, Jennifer Hayes, Staff Solicitor, advised that should the applicant wish to re-design within the 60-day period, a new building permit application could be submitted.

It was moved and seconded

- (1) *That Building Permit Application No. 17-768616 for a single family dwelling at 10960 Granville Avenue, with a total floor area of 967.1 m² (10,410.1 ft²), be withheld for a period of 30 days beginning on the date of application (April 5, 2017) pursuant to Section 463(1) of the Local Government Act, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation; and*
- (2) *That, pursuant to Section 463(3) of the Local Government Act, Building Permit Application No. 17-768616 be withheld for a further period of 60 days, commencing May 5, 2017.*

CARRIED

Opposed: Cllr. Loo

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:55 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, May 1, 2017.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



City of Richmond

Report to Committee

To: General Purposes Committee
From: Jane Fernyhough
Director, Arts, Culture and Heritage Services
Date: April 12, 2017
File: 11-7000-09-20-232/Vol
01
Re: Canada 150 Legacy Public Art Concept Proposal

Staff Recommendation

That the concept proposal and installation for the Canada 150 Legacy public artwork by artists Henry Lau and David Geary, as presented in the report titled "Canada 150 Legacy Public Art Concept Proposal," dated April 12, 2017, from the Director, Arts, Culture and Heritage Services, be endorsed.

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

Att. 2

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

Staff Report

Origin

At the November 28, 2016 Council meeting, Council formally endorsed the *Canada 150 Celebrations Public Art Plan* as the guiding plan for public art opportunities in support of Canada 150 celebrations and major event programming in 2017.

This report presents the artwork concept proposal for the Canada 150 Legacy commission, a significant artwork to be located in a prominent location within the landscaped grounds of Richmond City Hall facing Granville Avenue.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services and public spaces that reflect Richmond's demographics, rich heritage, diverse needs and unique opportunities, and that facilitate active, caring and connected communities.

2.1. *Strong neighbourhoods.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

2.4. *Vibrant arts, culture and heritage opportunities.*

Analysis

Canada 150 Celebrations Public Art Plan Vision

It is the intention of the *Canada 150 Celebrations Public Art Plan* to support the overall programming established by the Canada 150 Steering Committee. The *Public Art Plan* provides opportunities for permanent and temporary artworks to engage diverse and multi-generational audiences.

The public artwork opportunities strive to support exceptional, sustainable and accessible public spaces and the public artwork recommendations are driven by the following guiding principles:

- contributing to a sense of place;
- creating artworks of the highest quality;
- reflecting the principles of sustainability; and
- achieving synergies between the community, the artists and City staff.

Themes for Canada 150 Legacy Public Artwork

The three themes used to inform the creation of a permanent artwork for the Canada 150 Legacy Artwork at Richmond City Hall include:

- *History, Culture, Diversity*: Artwork to reflect Richmond's rich tapestry of cultures, recognizing the original First Nations residents, early European settlers and the immigrants from a multiplicity of cultures that have since made their homes here.
- *Fraser River, Working River*: Artwork to explore Richmond's vital relationship to the Fraser River and reflect on the development of Lulu Island with the key industries of fisheries, agriculture, shipping and other fields.
- *Agricultural Sustainability*: Artwork to celebrate Richmond's relationship to the land, from the first inhabitants, to farmers who recognized and nurtured the bounty of the region's rich delta soils, to recent food security initiatives and innovation in urban agriculture.

Canada 150 Legacy Public Artwork - Public Art Artist Selection Process

In February 2017, following the Public Art Program administrative procedures for selection of civic public art projects, an artist call was issued for a Canadian artist to create a legacy artwork to commemorate Canada's 150th anniversary in 2017 (Attachment 1).

On March 14, 2017 following the administrative procedures for selection of civic public art projects, the Selection Panel reviewed the artist qualifications and preliminary concept proposals of twenty artists who responded to the Artist Call and shortlisted four artists to further develop their concept proposals for the artwork.

Members of the Selection Panel included:

- Norm Williams, Sculptor, Artist
- Simone Guo, Community Representative and Local Richmond Artist
- Danny Chen, Community Representative and Local Richmond Artist
- Denise Cook, Cultural Heritage Resource Specialist

On April 4, 2017, staff presented the four shortlisted concept proposals to the Canada 150 Steering Committee for their feedback to inform the final deliberation by the Selection Panel in the artist selection process.

On April 6, 2017, following the presentations and interviews of the four shortlisted artists, the Public Art Selection Panel reached consensus and recommended the concept proposal *Stylized White River Sturgeon Sculptural Relief* by artists Henry Lau and David Geary, an architect and visual artist collaborative team from Saskatoon, Saskatchewan, for the Canada 150 Legacy public artwork.

The following feedback was provided by the Selection Panel in support of their recommendation:

- The proposed artwork's connection to the "Fraser River/Working River" theme is simplistic. However, visually it is a striking concept, iconic, simple, symbolic,

straightforward, bold and contemporary statement that has the potential to become a Richmond landmark for years to come.

- The size of the fish approximates the size of a 150 year old white sturgeon. The Panel felt this was a unique way to acknowledge Canada's 150th anniversary.
- The artwork brings awareness to the sturgeon as a cultural, social and economic historically significant fish species for the City of Richmond, which has been overshadowed by the salmon. The sturgeon reflects an historical connection to Richmond's Sturgeon Banks.
- The white sturgeon is a species that is under protection by the BC Provincial Fisheries Program. The artwork raises awareness of native wildlife species and environmental sustainability.
- The proposed artwork is an appropriate scale for the location, conducive to pedestrian and vehicular viewing experiences.
- The site is not located in a high traffic pedestrian street and may not engage as many pedestrians as the artists anticipate.

On April 11, 2017, the Richmond Public Art Advisory Committee reviewed the proposal and supports the Selection Panel's artist recommendation. The Committee identified questions about the durability and maintenance of the artwork that are to be addressed by the artist during detailed design. The Committee noted the positive relationship in the positioning of the sturgeon to appear below the water level of the adjacent pond on the south side of City Hall.

Recommended Public Art Concept Proposal

The artwork will be located in a low, recessed concrete retaining wall, located within the landscaped grounds of Richmond City Hall facing Granville Avenue. The artists describe the artwork as follows:

"We propose a stylized stainless steel sculptural relief of a sturgeon as a metaphorical representation of the history and peoples of Richmond. It is a metaphor for the Fraser River and region's fishing industry. The artwork uses the unique durable and reflective qualities of polished stainless steel to engage the public in conveying this story."

Attachment 2 provides further information about the proposed artwork.

A technical review and coordination phase with the City's facility staff will be included with the implementation phase of the artwork. The artists and City staff will continue to meet to review construction coordination and implementation phases of the project. Maintenance of the artwork will be the responsibility of the Public Art Program.

Financial Impact

The total public art budget for the Canada 150 Legacy public artwork is \$150,000 funded from existing funds in the approved 2017 Public Art Capital Project. For this project, a budget of up to \$30,000 is provided to the artist for design services. The balance of \$120,000 will be used for fabrication and installation of the artwork including all related artist expenses. Any repairs required to the artwork will be the responsibility of the Public Art Program. City funds for maintenance would be allocated out of the Public Art Program's annual operating budget.

Conclusion

The Canada 150 Celebrations in 2017 represents an opportunity to acknowledge Richmond's history, heritage and cultural diversity. This initiative also supports the Richmond Arts Strategy's 2012-2017 recommended action to broaden the diversity of arts experiences and opportunities and expand public awareness and understanding of the arts.

Staff recommends that Council endorse the proposed concept and installation of the Canada 150 Legacy public artwork, by artists Henry Lau and David Geary, as presented in this report.



Eric Fiss
Public Art Planner
(604-247-4612)

- Att. 1: Canada 150 Legacy Public Art, Artist Call Terms of Reference
2: Canada 150 Legacy Public Artwork Concept Proposal, Henry Lau and David Geary

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Figure 1 - Richmond City Hall, artwork location facing Granville Avenue.

Canada 150 Legacy Public Art

Request for Proposals, RFP

Richmond City Hall
February 2017



OPPORTUNITY

The Richmond Public Art Program is seeking an artist or artist team to create a legacy public artwork to commemorate Canada's 150th anniversary in 2017. The civic artwork will be located in a prominent location at Richmond City Hall, 6911 No. 3 Road. Artists with demonstrated ability and proven practices in sculpture, mixed-media and installation art are encouraged to apply.

This is a two-stage open artist call. Following review of the submissions, the Selection Panel will recommend up to five artists to be shortlisted. Shortlisted artists will be invited to develop their concept proposals and attend an interview. An interview fee of \$500, plus applicable taxes will be paid to each of the shortlisted artists or artist teams. All information about the opportunity is contained herein.

Project Budget:	Up to \$150,000 CAD
Eligibility Requirements:	Open to professional artists residing in Canada.
Deadline for Submissions:	Monday, March 6, 2017 at 5:00 p.m. PST.
Installation:	Fall 2017

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ARTWORK THEMES

Artists will be required to respond to one or a combination of the following three themes in their statement of intent:

- **History, Culture and Diversity**
Reflect Richmond's rich tapestry of cultures, recognizing the original First Nations residents, early European settlers and the immigrants from a multiplicity of cultures that have since made their homes in Richmond.
- **Fraser River, Working River**
Explore Richmond's vital relationship to the Fraser River and reflect on the development of Lulu Island, with the key industries of fisheries, agriculture, shipping and other fields.
- **Agricultural Sustainability**
Celebrate Richmond's relationship to the land, from the first inhabitants, to farmers who recognized and nurtured the bounty of the region's rich delta soils, to recent food security initiatives and innovations in urban agriculture.

BACKGROUND

Canada's 150 Celebration in 2017 presents an opportunity to mark the occasion with a new public artwork in Richmond. The legacy artwork will occupy a prominent location along Granville Avenue and will be seen against the dramatic backdrop of Richmond City Hall.

The award-winning Richmond City Hall was completed in 2000 and offers amenities and multipurpose spaces, available for public and private events and programming. A large civic plaza with outdoor stage, water elements and heritage, indigenous low-maintenance trees are features of the extensive landscaped gardens that contribute to a welcoming environment, making City Hall a focal point for Richmond's evolving civic centre.

The building construction uses concrete, stone and wood to reduce life cycle energy and premature obsolescence. Artists will consider the symbolic civic nature of the artwork, and its relationship to the building's material palette.

LOCATION

The legacy artwork will be located at Richmond City Hall, 6911 No. 3 Road. An existing low concrete retaining wall facing south on Granville Avenue has been identified as the location for the artwork. The platform supports a viewing stage for the annual Remembrance Day ceremonies in Richmond. Please refer to Figures 2–5 for context images of the site. Applicants are encouraged to visit the site prior to submitting proposal packages.

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MATERIALS

Artists will be required to work with long-lasting materials that are durable, low maintenance and reflect strength and dignity in design.

DESIGN CONSTRAINTS

The artwork shall not exceed the dimensions shown in Figure 3. Attachments and foundation supports should be secure and limited to the concrete retaining wall and ledge.

BUDGET

A total budget of up to \$150,000 CAD, plus applicable taxes is available for this project. This budget will include (but is not limited to) artist fees, design, permitting as required, engineering fees, fabrication, installation, photography, insurance and all applicable taxes (GST excluded). Shortlisted artists will be required to provide a detailed budget as part of their second stage submission package.

ARTIST ELIGIBILITY

This opportunity is open to artists or artist teams residing in Canada. Qualified artists will have proven experience producing artworks for civic projects. City of Richmond staff and its Public Art Advisory Committee members, selection panel members, project personnel, and immediate family members are not eligible to apply.

SELECTION PROCESS

A selection panel will recommend the artist/artist team through a two-stage open call process. For stage one, artists are asked to submit a preliminary idea or approach for the site. For stage two, up to five artists will be asked to prepare a detailed concept design, detailed project budget and attend a finalist presentation and interview. An interview fee of \$500 will be paid to each of the shortlisted artists or artist teams.

Finalists outside of Greater Vancouver will be reimbursed for up to \$500 for travel and lodging expenses to attend the interview in Richmond. If applying as a team, the allowance for travel may not fully reimburse all team members.

A selection panel comprised of artists, art professionals and community representatives will review all artist submissions. The panel will select up to five shortlisted artists to develop detailed concept proposals. At the end of the second stage selection process, the selection panel will recommend one artwork proposal to City Council for endorsement.

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ARTIST SELECTION CRITERIA

The following criteria will inform the Selection Panel deliberation process as part of the artist selection process in Stage 1 and Stage 2.

Stage 1

- Artistic merit of Artist Statement of Intent and Conceptual Artist Sketch in response to project theme and goals.
- Artist's demonstrated qualifications, skills and experience of past work.
- Ability of the artwork to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location.
- Artist's capacity to work with other design professionals and stakeholders.
- Appropriateness of the proposal to the Public Art Program goals: www.richmond.ca/culture/publicart/plans/policy.

Stage 2

- Artist response to any feedback and follow-up questions from Selection Panel regarding artistic merit of Artist Statement of Intent and Conceptual Artist Sketch in response to project theme and goals.
- Artist response to any feedback and follow-up questions from Selection Panel regarding ability of the artwork to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location.
- Artist response to any feedback and follow-up questions from Selection Panel regarding *appropriateness* of the proposal to the Public Art Program goals: www.richmond.ca/culture/publicart/plans/policy.
- Detailed project budget including, but not limited to: artist fees, materials, fabrication, administration, insurance, installation, documentation, permits and consultant fees.
- 3D artist visualizations and/or models to communicate how the artwork will respond to the site including scale, colour, material, texture, content, installation method and the physical characteristics of the location.
- Artwork sensitivity to environmental concerns with respect to artwork materials and method of fabrication and installation.

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SUBMISSION REQUIREMENTS

E-mail all documentation as one PDF document, not to exceed a file size of 5 MB to: publicart@richmond.ca

- **INFORMATION FORM** – Please complete the information form attached to this document.
- **STATEMENT OF INTENT** – (one page maximum) a brief artist bio, an outline of concept or approach to the identified themes, reference to demonstrated experience in past work and proposed medium or materials for the artwork. If applying as a team, please address how team members will work together.
- **CONCEPTUAL ARTIST SKETCH** – (one page maximum) a preliminary artwork visualization to accompany the Statement of Intent and how you are responding to the identified selection criteria.
- **ARTIST CV** – (one page maximum) current professional CV. Artist teams will include a one page CV for each team member.
- **WORK SAMPLES** – Artists and artist teams must submit a maximum of ten (10) samples of past work that best illustrate their qualifications for this project. One image per page. Please include artist name(s), title, year, location and medium information.
- **REFERENCES** – Three references who can speak to your abilities, skills and accomplishments. Please provide name, title and contact telephone number and/or email. Reference letters are not required. Teams should include two references for each member.

PROJECT TIMELINE

*Applicants are asked to reserve this date in their calendar.

Submission Deadline: Monday, March 6, 2017, 5:00 p.m. PST

Finalist Interviews: Thursday, April 6, 2017*

Completion: Fall 2017

SOURCES FOR ADDITIONAL INFORMATION

[Canada 150 Celebration Program](#)

[City of Richmond](#)

[City of Richmond Archives](#)

[City Centre Public Art Plan](#)

[Richmond Public Art Program Policy](#)

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SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to the guidelines and submission requirements or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Past work images and concept sketches would be best formatted to landscape format.
3. Submission files must be a single PDF file that is 5 MB or less.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by e-mail to: publicart@richmond.ca

ADDITIONAL INFORMATION

1. The selected artist will enter into contract with the City of Richmond and may be required to show proof of WCB coverage and up to \$5,000,000 general liability insurance.
2. Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
3. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.
4. Extensions to the submission deadline will not be granted under any circumstances. Submissions received after the deadline and those that are found to be incomplete will not be reviewed.

QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8671

E-mail: publicart@richmond.ca

call to artists

PUBLIC ART
RICHMOND

RICHMOND CITY HALL – ARTWORK LOCATION



Figure 2 – Concrete retaining wall location highlighted in red.



Figure 3 – Artwork dimensions should not exceed 22' length x 3'-4" high x 2' deep.

call to artists

PUBLIC ART
RICHMOND

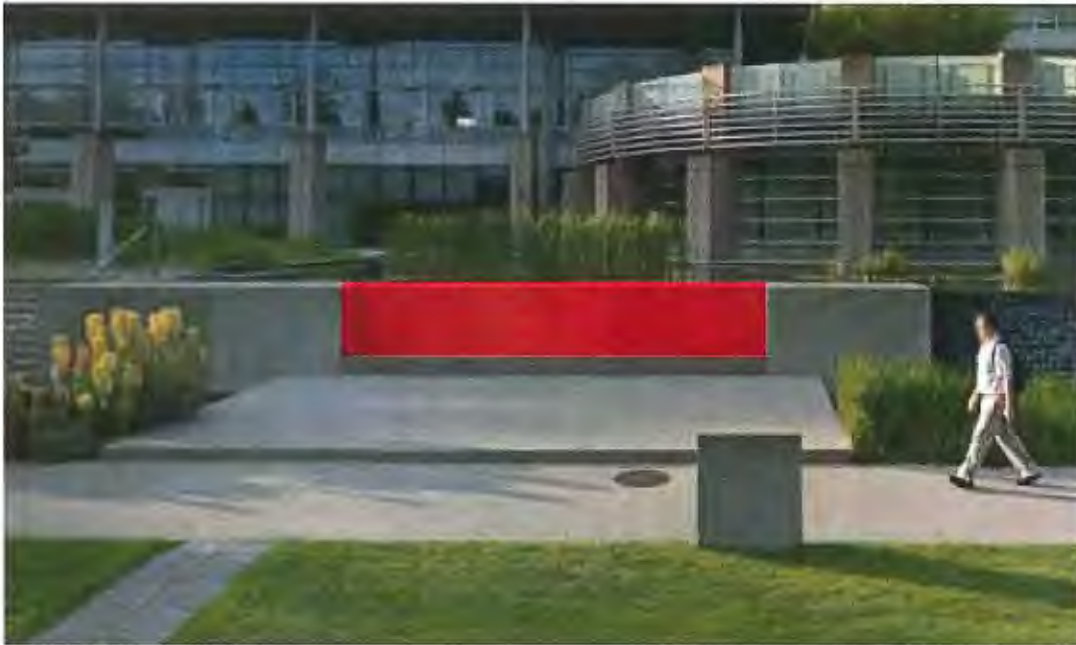


Figure 4 – Detail elevation of recessed retaining wall area.



Figure 5 – Aerial perspective showing site in context along Granville Avenue.

Stylized White River Sturgeon Sculptural Relief **By Henry Lau and Dave Geary**

Artist Statement

We propose a stylized stainless steel constructed relief of a sturgeon as a metaphorical representation of the history and peoples of Richmond. It is also a metaphor for the Fraser River and region's fishing industry. The artwork uses the unique durable and reflective qualities of polished stainless steel to engage the public in conveying this story.

Sturgeons are majestic and legendary. They have survived and persisted through millennia in challenging environments and symbolize resiliency, adaptability, resourcefulness and determination to thrive under harsh conditions.

Sturgeons can be found in the Americas, Asia and Europe. An understanding and appreciation of these legendary creatures is shared by many cultures and can be seen as an evocative and unifying symbol for Richmond's culturally diverse community.

The proposed artwork and the award winning Richmond City Hall are visually complementary. The form and the scale of the artwork will be in dialogue with the proposed site. The artwork will contribute to the elegant and dynamic landscape and backdrop of Richmond City Hall.

The Stainless Steel chosen for the artwork has post-consumer recycled content of up to 82% and all material wastes will be minimized and recycled. The material is very durable and will require minimal maintenance, which reduces the life cycle energy requirement for the artwork.

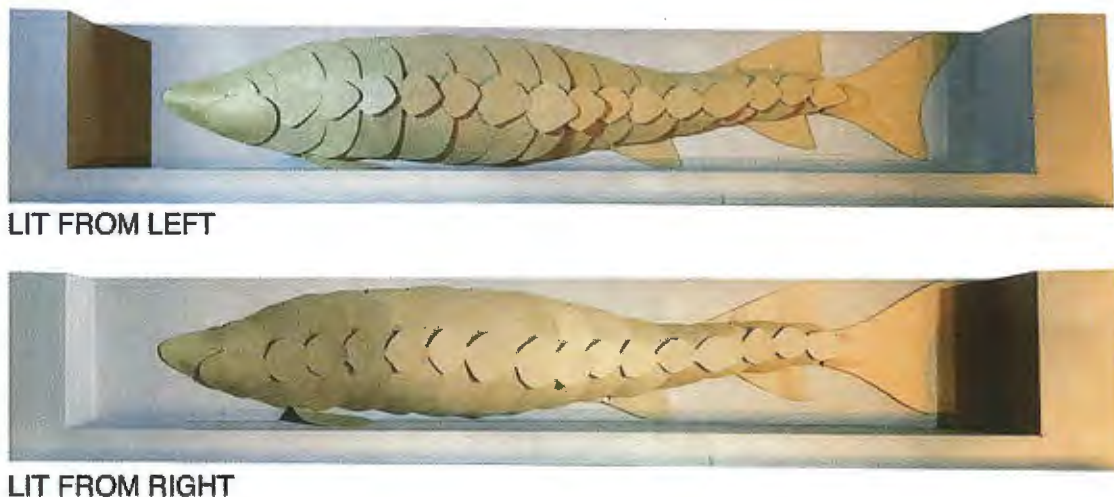


Figure 1 – Artist image of cardboard model



Figure 2 – Artist rendering of the white sturgeon artwork within the existing concrete recess



Figure 3 – Artist rendering of the white sturgeon in context with the site and architecture



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 19, 2017

From: Amarjeet S. Rattan
Director, Intergovernmental Relations and
Protocol Unit

File: 01-0100-30-SCIT1-
01/2017-Vol 01

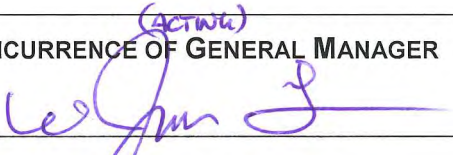

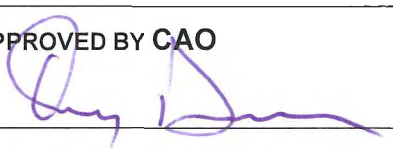
Re: **Sister City Advisory Committee 2016 Year In Review**

Staff Recommendation

That the staff report titled "Sister City Advisory Committee 2016 Year In Review" dated April 19, 2017, from the Director, Intergovernmental Relations and Protocol Unit, be received for information.

Amarjeet S. Rattan
Director, Intergovernmental Relations and Protocol Unit
(604-247-4686)

Att. 1

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

Staff Report

Origin

This report presents the Richmond Sister City Advisory Committee (SCAC) 2016 Year in Review Report.

Findings of Fact

The primary purpose of the City of Richmond's Sister City Program is to foster a mutual understanding and meaningful cultural connections with designated Sister/Friendship cities in the interests of Richmond citizens for their common benefit.

The specific objectives of the Sister City Program are:

- To establish and maintain relationships with designated Sister/Friendship Cities that are meaningful and sustained through on-going activity;
- To develop a broad base of activity for Sister/Friendship City relationships in which many people and organizations in the community participate through planned and on-going contact; and
- To engage the Richmond community and the Sister/Friendship Cities in projects and exchanges that promote cultural awareness and joint learning opportunities.

The City of Richmond has enjoyed a Sister City relationship with Pierrefonds, Québec since 1967 and Wakayama, Japan since 1973. The City of Richmond formed a Friendship City relationship with Qingdao, China in 2008 and a Sister City relationship with Xiamen in 2012.

The SCAC activities and events during 2016 are outlined in **Attachment 1**.

Some of the highlights for 2016 include:

- January - *Newly appointed committee members were introduced at the first meeting of 2016*: the SCAC welcomed seven new members for the 2016 term.
- May - *Annual Richmond – Wakayama Student Exchange Visit*: A group of 21 Wakayama students and four teachers visited Richmond as part of the annual student exchange program organized by the Richmond School District and supported by the Sister City Program.
- July - *Steveston Salmon Festival Parade*: SCAC members and supporters participated in the annual Steveston Salmon Festival Parade.
- July - *SCAC Richmond Youth Table Tennis Tournament*: The SCAC organized its inaugural youth table tennis tournament at the Richmond Olympic Oval and featured student teams from Xiamen, Qingdao and Richmond.

- October – *Wakayama Delegation Visit*: An official Council delegation from Wakayama visited Richmond. Delegation activities included the opening of Steveston Town Square Park and site visit to Maybog Cranberry Farms.
- November – *Xiamen Sport Delegation Visit*: Members of the Xiamen Municipal Bureau of Sports met with members of the Richmond School District and Richmond Sport Council to discuss future exchanges of sports teams.

Financial Impact

None

Conclusion

The 2016 Sister City Advisory Committee events and activities provide a foundation to further strengthen the existing Friendship and Sister City relationships.



Amarjeet S. Rattan
Director, Intergovernmental Relations and Protocol Unit
(604-247-4686)

AR:ar

Att. 1: SCAC 2016 Year in Review document

City of Richmond

Sister City Advisory Committee 2016 Year in Review

2016 Summary:

The Sister City Advisory Committee manages the relationships with three official Sister Cities: Wakayama, Japan (since 1973), Pierrefonds, Quebec (since 1967) and Xiamen, China (since 2012); as well as one Friendship City: Qingdao, China (since 2008). The Sister City Advisory Committee (SCAC) had another busy year in 2016. Information from various SCAC activities and events is outlined in the following pages.

2016 Committee Members:

Chair
Vice-Chair, Wakayama
Vice-Chair, Xiamen
Vice-Chair, Qingdao
Vice Chair, Pierrefonds
Members

Hans Havas

Kevin Lainchbury

Helen Quan

Eden Jiang Zhang

Tony Kwan

Glenn Kishi

Ihsan Malik

Shaolin Rahman

Howard Smythe

Iryna Vodchenko

Michelle Chen

Michael Sirota

Stanley Yeh

Council Liaison

Councillor Bill McNulty

School Board Liaison

Alice Wong

Eric Yung (Alternate)

January

- Newly appointed SCAC members were introduced at the first meeting in January.



Members of the 2016 Richmond Sister City Advisory Committee

- The SCAC elected the Chair and Vice-Chairs for Wakayama, Pierrefonds, Xiamen and Qingdao; and selected members to the following subcommittees:
 - Pierrefonds Initiatives;
 - Wakayama Initiatives;
 - Xiamen Initiatives;
 - Qingdao Initiatives; and
 - Public Relations Initiatives.

May

- 21 students and four teachers from Wakayama visited Richmond as part of the annual student exchange visit, organized by the Richmond School District and supported by the SCAC.



Wakayama students meet with Mayor and Councillors



Wakayama students learning about Richmond's Sister City Program



Wakayama students visit Steveston Village

July

- SCAC members and supporters participated in the annual Steveston Salmon Festival Parade.



- The SCAC hosted the inaugural Richmond Sister-Friendship Youth Table Tennis Tournament. Student teams from Xiamen, Qingdao and Richmond came together to experience the excitement and challenge of playing against other outstanding table tennis players in this three day event.



Youth Table Tennis Tournament participants in action



Welcoming Qingdao students at YVR Airport



Xiamen students tour Richmond and Vancouver

October

- The City hosted a Wakayama City Council delegation. During their visit members of Wakayama City council visited the Maybog Cranberry Farm, Steveston Village and the ROX at the Richmond Olympic Oval. In commemoration of their visit, a cherry tree was planted in the newly opened Steveston Village Town Square Park.



Richmond and Wakayama Council members attend the opening ceremony for Steveston Town Square Park



Cherry tree planting ceremony at Steveston Town Square Park



Wakayama delegation visit to the Maybog Cranberry Farm



Wakayama Council Vice Chair Masato Toda enjoys the cranberry harvest



Mayor Malcolm Brodie welcoming Wakayama delegation members to Richmond



Mayor Masahiro Obana visits Richmond Council Chambers

November

- A delegation from the Xiamen Municipal Bureau of Sports met with the Richmond School District and the Richmond Sports Council to discuss future exchanges of sports teams.





City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 9, 2017

From: John Irving, P.Eng, MPA
Director, Engineering

File: 10-6125-05-01/2017-
Vol 01

Re: Solar Energy Systems Project for Fire Hall No.1

Staff Recommendation

1. That the report titled "Solar Energy Systems Project for Fire Hall No. 1" dated April 9, 2017 from the Director, Engineering, be approved in the amount of \$450,000; and,
2. That the 5 Year Financial Plan (2017-2021) be amended accordingly.

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

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

Staff Report

Origin

The purpose of this report is to bring forward an opportunity for Council consideration to incorporate solar photovoltaic (PV) energy generation and innovative storage technology at the new Fire Hall No.1.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. *Continued implementation of the sustainability framework.*

4.2. *Innovative projects and initiatives to advance sustainability.*

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.1. *Safe and sustainable infrastructure.*

Background

In January 2014 Council adopted the Community Energy and Emissions Plan (CEEP) that outlines an array of strategies and actions for the City to take to reduce community energy use and GHG emissions. Some of these strategies and actions encourage the deployment of corporate solar energy systems, including:

Strategy 10: Utilize Local Energy Sources.

Strategy 13: "Lead by example" with City Operations Energy Management.

Council's commitment to corporate energy conservation, efficient resource use and GHG (greenhouse gas) emissions reductions, are key components that drive the City's sustainable business and operational practices. This commitment led to the update of the Sustainable "High Performance" Building Policy – City Owned Facilities (#2307) in February 2014, with strong energy conservation and sustainability performance targets for new and existing facilities. In accordance with the City's policy, the new Fire Hall No.1 targeted LEED® Gold certification for New Construction. These targets drove the building design to maximize waste heat recovery, minimize heat loss through improved building envelopes, use high efficient lighting and low flow water fixtures, and incorporate a rainwater collection system for site irrigation needs.

Incorporating energy conservation measures are anticipated to greatly increase the energy efficiency of the new Fire Hall No.1 as compared to the previous building. It is expected that the new fire hall will utilize approximately 50% less energy, while providing 35% more floor space.

In addition, the “Solar Friendly Richmond Framework”, presented to Council in January 2016, outlined opportunities for the City to accelerate solar PV deployment in the City, including installing solar on new or existing corporate buildings.

Analysis

During the design development, it was recognized that a solar PV electricity generation system was not a core operational feature. However, the building was designed to structurally support solar PV panels on the upper roof of the building. This structure design feature, along with other features, was crucial to incorporate in the initial design of the building in order to ensure that the systems could be integrated as seamlessly as possible now or in the future. In addition, this renewable energy infrastructure is essential for the City to achieve LEED® Gold certification for the Fire Hall No.1, and without it a lesser designation is expected to be achieved.

Staff worked to leverage support and funding through partnerships with external stakeholders. Through the Federation of Canadian Municipalities, the City was successful in receiving a 50% grant (up to \$67,000) to complete a comprehensive feasibility study on the potential design and benefits of a solar PV system at Fire Hall No.1, which included a review of innovative technical and financing options that the City could potentially utilize. Other larger external capital funding requests were not successful, including submissions to the Federal Energy and Innovation Program, New Build Canada Fund, and Canada 150 Fund, and the Provincial Community Energy Leadership Program. As other funding opportunities from senior levels of government become available, staff will continue to pursue funding from these programs that align with this project and other Council priorities.

Feasibility Study Results

A comprehensive feasibility study was completed that outlined various sizing options for a solar PV installation at Fire Hall No.1, and provided valuable information on innovation opportunities and cost benefit analysis.

The maximum size that the current roof area of Fire Hall No.1 will support is 57 kW. A solar PV installation of this size would reduce conventional energy use by approximately 60,000 kWh annually (or approximately 18% of the building’s projected annual use). In addition to a reduction in energy use, the feasibility study reviewed the benefits of including an energy storage component to this renewable energy system that would allow the facility to reduce its peak energy demand through the use of large energy storage batteries. Including the installation of a 100 kW battery component greatly increases the economic benefits that the City will be able to gain from completing this project (see Table 1 and 2).

The current commercial rate structure that BC Hydro has in place encourages customers to maximize the demand savings of potential renewable energy systems to obtain the greatest economic benefits, which is one of the reasons that including energy storage capacity with this project has been recommended.

Table 1 – Estimated Solar PV and Associated Infrastructure Costs

Asset Description	Combined Panels and Storage
Asset Size	157 kW
Total Estimated Cost	\$450,000
Maintenance Costs (\$/Yr.)	\$3,000/yr

Table 2 – Estimated Solar PV Financial Benefits

Asset Description	Combined Panels and Storage
Asset Size	157 kW
Cost avoidance savings (Yr. 1)	\$16,800
Cost avoidance savings (Yr. 10)	\$22,800
Payback	~20 years

The current economic challenge with integrating solar PV systems at Fire Hall No.1 is due to the current cost of the infrastructure, the region's low electricity prices, the current electricity rate structure, and the comparably low annual levels of sunshine our region receives. Industry stakeholders have estimated that it will be 5 to 10 years before solar PV infrastructure costs will reach "grid parity" and be competitive with conventional electricity connection. As the City moves towards building carbon neutral and net zero energy buildings, solar PV technology will likely play an increasing role in our corporate energy supply mix.

The completed feasibility study also assessed increasing the implementation of solar PV energy systems on available corporate roof spaces through alternative financing, implementation, and operation models. This opportunity could involve the City's wholly owned corporation, Lulu Island Energy Company, as a funder, delivery agent, and/or operating partner. Staff may report back at a future date should this type and scale of project prove viable after further analysis.

Recommendation

The proposed solar PV system with energy storage project at Fire Hall No.1 is eligible to be funded from the Federal Government Gas Tax provisional account and from Carbon Tax Provision account.

Completing this project along with the energy storage component would allow the City to immediately take advantage immediately of avoided operating costs once the facility is completed, and would help streamline construction through existing on-site contractors. Smart investments in renewable energy infrastructure help demonstrate to the community and region the opportunities that exist in terms of "green" building infrastructure, and promote the City as a leader in sustainable building development. With the planned solar PV system at Fire Hall No.1 being the City's first solar PV installation, the City will also gain valuable internal experience in operating, maintaining, and optimizing a new renewable energy system.

In addition to the benefits listed above that the City would achieve, the inclusion of an energy storage system to the facility would add another disaster response resiliency element to the building.

Financial Impact

It is estimated that it would cost \$450,000 to complete the infrastructure associated with the proposed solar PV project and energy storage system. Funding for this work is available from existing Federal Government Gas Tax and Carbon Tax provisional accounts.

Once the solar PV energy systems are operational, it is expected that they will displace and offset approximately 60,000 kWh at Fire Hall No.1 and reduce energy demand during peak periods to maximize cost avoidance reductions. This electricity production and demand reduction from this renewable energy system will help the City avoid a combined \$16,800 in annual energy costs beginning in year 1 and increasing after that.

Conclusion

To further promote the City as a leader in sustainable development and demonstrate how smart investments in renewable energy infrastructure are feasible today, it is recommended that the City fund the installation of a solar PV energy system with storage capacity at the new Fire Hall No.1. Ensuring that the installation of solar PV energy systems is part of initial construction for the facility will allow the City to immediately benefit from the energy cost avoidance savings, and will enable the City to showcase this project as part of the building's opening. Promoting the incorporation of renewable solar PV technology will help to demonstrate to the community the current opportunities that these systems present and will help further increase its use throughout the City.



Levi Higgs
Corporate Energy
(604-244-1239)



Mile Racic
Acting Senior Project Manager
(604-247-4655)

LH:lh



To:	General Purposes Committee	Date:	April 25, 2017
From:	Carli Edwards, P.Eng. Manager, Customer Services and Licencing	File:	12-8275-30-001/2017- Vol 01
Re:	Application for A New Liquor Primary Liquor Licence - 1063035 BC Ltd Doing Business As: V + Club, 8171 Ackroyd Rd Unit 140		

Staff Recommendation

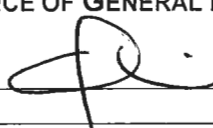

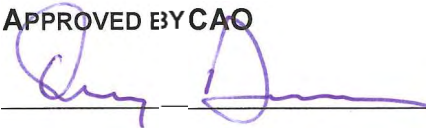
1. That the application from 1063035 BC Ltd., doing business as, V + Club, for a new Liquor Primary Liquor Licence to operate a Karaoke Box Room, at premises located at 8171 Ackroyd Rd Unit 140, with liquor service, be supported for;
 - a) A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically Karaoke Box Room with total person capacity of 100 persons;
 - b) Family Food Service to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian;
 - c) Liquor service hours for Monday to Sunday, from 12:00 PM to 2:00 AM;
2. That a letter be sent to Liquor Control and Licensing Branch advising that:
 - a) Council supports the conditions as listed above, for a new Liquor Primary Liquor Licence as the issuance will not pose a significant impact on the community; and
 - b) Council's comments on the prescribed criteria (set out in Section 71(9) of the Liquor Control and Licensing Regulations) are as follows:
 - i) The potential for additional noise and traffic in the area was considered;
 - ii) The impact on the community was assessed through a community consultation process; and
 - iii) Given that this is a new business, there is no history of non-compliance with this operation;
 - c) As the operation of a licenced establishment may effect nearby residents the City gathered the views of the residents as follows:

- i) Property owners and businesses within a 50 meter radius of the subject property were contacted by letter detailing the application, providing instructions on how community comments or concerns could be submitted; and
 - ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and the notice provided information on the application and instructions on how community comments and concerns could be submitted; and
- d) Council's comments and recommendations respecting the views of the residents are as follows:
- i) That based on the number of letters sent and the few responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents in the area and the community.



Carli Edwards, P.Eng.
Chief Licence Inspector
(604-276-4136)

Att. 12

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

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) 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 LCLB and the City of Richmond by 1063035 BC Ltd., doing business as V+ Club, (hereinafter referred to as V+ Club), for a new Liquor Primary Liquor Licence to:

- operate, Monday to Sunday, 12:00 PM to 2:00 AM;
- permit a total person capacity of 100 persons;
- operate a karaoke box room with 17 rooms with entertainment being the primary focus of the business; and
- operate with a term and condition, "Family Food Service", to permit minors in all licensed areas until 10:00 PM when accompanied by a parent or guardian.

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

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

Analysis

Location of the Establishment

The applicant is proposing to operate a Karaoke Box Room establishment located at 8171 Ackroyd Rd Unit 140 under the business trade name of V+ Club together with a Liquor Primary Liquor Licence. This property is zoned Downtown Commercial CDT1, which has a number of permitted uses, liquor primary establishment and recreation, indoor are among the permitted uses in this zone. The primary focus of this business is to operate as a Karaoke Box Room with 17 rooms, entertainment business with liquor service.

This business is new and has no history in the City of Richmond. V+ Club received a licence to operate the karaoke box room on March 17, 2017, without liquor service. V+ Club is situated in the Richmond downtown core area close to the intersection of Ackroyd Road and No. 3 Road. There is a large commercial complex at this location with over 50 businesses operating. The businesses range from a variety of uses such as medical and dental services, legal services, financial services, retail

shops and restaurants. There is also a large number of commercial properties as well as residential towers in the surrounding area of this business.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools or other liquor primary establishments within the vicinity of this establishment and no other social, recreational or public buildings within the proximity of this proposed location.

Person Capacity and Hours of Liquor Service of The Establishment

The applicant is proposing to operate V+ Club with an occupant load of 100 patrons. The applicants proposed operating hours of liquor service are Monday to Sunday, 12:00 PM to 2:00 AM which is consistent with Policy 9400 as well as the Business Regulation Bylaw No 7538, Part Ten: Karaoke Box Room Regulation.

The Number and Market Focus or Clientele of Liquor Primary Licence Establishments Within a Reasonable Distance of The Proposed Location

This is a new Liquor Primary Liquor Licence application which is situated more than 500 meters from other Karaoke Box Room establishments with a Liquor Primary Liquor Licence. The applicant is looking for more of a family atmosphere operation with "Family Food Service" as a term and condition to the Liquor Primary Liquor Licence.

The Impact of Noise on The Community in The Immediate Vicinity of The Establishment

Staff believe that there would be no noticeable increase in noise if the liquor primary licence application is supported.

The Impact on The Community if The Application is Approved

The City's 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 March 22, 2017 and three advertisements were published in the local newspaper on March 22, 2017, March 24, 2017 and March 29, 2017.

In addition to the advertised public notice requirements set out in Section 1.8.1, staff sent letters to businesses, residents and property owners within a 50 meter radius of the property. There are 1014 properties identified within the consultation area. On March 21, 2017, letters were sent to 1311 businesses, residents and property owners within the 50 meter radius of the property. The letter provided details of the proposed liquor licence application and requests the public to communicate any concerns to the City. The period for comment for all public notifications' ended April 21, 2017.

The City relies, in part, on the response from the community to determine any negative impact of the liquor licence application. There were ten responses received by the City and the responses were as follows:

1. Competing business establishment (Attachment 1);
2. Opposed to the operating hours proposed (Attachment 2);
3. Opposed to liquor establishment in area – Property Owner living in Calgary (Attachment 3);
4. Opposed to liquor establishment in area - lives in Vancouver (Attachment 4);
5. Opposed to liquor establishment in area - lives in Chaiwan, Hong Kong (Attachment 5);
6. Opposed to liquor establishment in area (Attachment 6);
7. Opposed to liquor establishment in area (Attachment 7);
8. Opposed to liquor establishment in area (Attachment 8);
9. Opposed to liquor establishment in area (Attachment 9);
10. Opposed to liquor establishment in area (Attachment 10);

Public were consulted by signage posted on property; three advertisements posted in the local paper and 1311 letters mailed out to property owners within a 50 meter vicinity of this establishment. Through this process only ten responses were received. Of these ten, one of the opposing letters was received from a competing business and should not be considered due to this factor.

The second letter received was opposed to the hours of service only and not opposed to the granting of a liquor primary licence. Attachments three, four and five were received from individuals who do not live in the vicinity of the business and would not be directly impacted. The remaining five attached letters of opposition to the issuance of the liquor primary licence are from local residents.

The concerns of the local residents relate to intoxicated individuals in public causing concerns for the safety of their children or to themselves. The Richmond RCMP were consulted for any files/complaints received in the vicinity of 8171 Ackroyd Road in relation to intoxication. The Richmond RCMP have looked into this and report that there doesn't appear to be anything that stands out in relation to this issue. (Attachment 11)

It is staff's recommendation that these concerns are mitigated by the operator following the terms and conditions of the Liquor Control and Licensing Branch and staff have no reason to believe otherwise. Having received only 10 responses from the 1311 letters sent, posted signage and three advertisements in the local newspaper, staff feel that support of this application is warranted.

Other Agency Comments

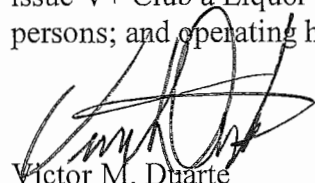
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond R.C.M.P., Richmond Fire-Rescue, Building Approvals and Business Licence Department. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. All the agencies and departments expressed no concern regarding this application.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the Liquor Primary Liquor Licence application against the LCLB review criteria and recommend that Council support the application to issue V+ Club a Liquor Primary Liquor Licence, with occupant seating/standing capacity of 100 persons; and operating hours from, Monday to Sunday; 12:00 PM to 2:00 AM.



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

VMD:vmd

- Att. 1: (Competitor) Opposed letter 1
- 2: Opposed letter 2
- 3: (Calgary Resident) Opposed letter 3
- 4: (Vancouver Resident) Opposed letter 4
- 5: (Hong Kong Resident) Opposed letter 5
- 6: Opposed email 6
- 7: Opposed letter 7
- 8: Opposed letter 8
- 9: Opposed letter 9
- 10: Opposed letter 10
- 11: RCMP Email
- 12: Ariel Map with 50 meter buffer area.

APR 12 2017

RECEIVED

Zodiac Karaoke Cabaret

155-8291 Alexandra Rd V6X 1C3

c/o Kenny Gu , Director

Tel: 778 822 8100

5 Apr 2017

Attachment 1

BY HAND DELIVERY**City of Richmond****Business License Division**

Liquor License Applications

6911 No 3 Road Richmond,

BC, V6Y 2C1

Tel: 604-276-4328

Dear Sir / Madam

Re: Object to 1063035 BC Ltd. being granted a new Liquor Primary Licence

We have recently notice a Public Notice of Intent under the Liquor Control and Licensing Act being posted in front of V+ Club on Ackroyd Road. We are the operator of Zodiac Karaoke Cabaret ('Zodiac') with liquor permit and we like to oppose the granting of a new liquor license to V+ Club for the following reasons.

First of all, by limiting the number of enterprises with liquor permits in this commercial zone, we can avoid the possibility of pricing war which would result in a huge influx of heavy drinkers with escalating noise levels.

Secondly, we were told by the liquor board that there would be no more liquor license to be issued within five (5) km of where my location of Zodiac when we applied for our license.

Thirdly, the owner of V+ Club also owns another restaurant called "To Hot Restaurant." They are closed to each other. Therefore, it would be difficult for the V+ Club staffs to prohibit clients who are under the age of 19 to come into V+ Club for alcoholic drinks.

Last but not least, there are already two karaoke (Zodiac and Millennium Karaoke) with liquor license plus many other karaoke enterprises which locating in the same area. By not limiting the number of enterprises with liquor permits in this commercial zone, there would be too many enterprises with and without liquor permits to chase after the already saturated market of limited clientele.

Zodiac Karaoke Cabaret

155-8291 Alexandra Rd V6X 1C3

c/o Kenny Gu , Director

Tel: 778 822 8100

As is, we, the existing operators, are striving to survive with very low profit margin. So the public notice of having another permit in the commercial zone is raising a lot of concerns for many of us who would appreciate your consideration for our objection.

Sincerely,

A handwritten signature in black ink, consisting of a large loop and a horizontal stroke.

On behalf of Zodiac Karaoke

Dear Mr. Victor Duarte,

As a resident near 8171 Ackroyd Road, I would like to comment on the liquor license application by V+club, 1063035 BC Ltd. This location is nearly right beneath my unit's balcony. At night, I can clearly hear noises in the shopping strip's parking lot. My concern over a 12PM - 2AM liquor license Mon-Sun is that there will be increased late night noise activities that would disturb my family and surrounding neighbours. Noises echo in that plaza, as sometimes cars might gather there. Having late night liquor license may encourage more hanging out in that location after hours. I (and my family) am against such long license hours, especially past 10-11pm.

Regards,
Sally Gwo
Apr 19/2017

Eileen Li
287 Edgebrook Rise NW
Calgary
AB T3A 5J9

CITY OF RICHMOND

APR -5 2017

RECEIVED

March 31, 2017

City of Richmond
Finance & Corporate Services Dept-Business Licences
6911 no.3 Rd.
Richmond
BC V6Y 2C1

Attn: Mr. Victor Duarte

Dear Mr. Duarte,

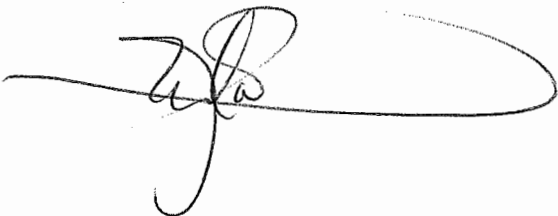
Re: NOTICE OF LIQUOR LICENCE AMENDMENT APPLICATION IN YOUR NEIGHBOURHOOD

1063035 BC LTD, DOING BUSINESS AS V+CLUB AT 140-8171 ACKROYD RD.

Thank you for your letter dated March 20, 2017 regarding to the above-mentioend matter. As one of the property owners in the neighbourhood, I am not receptive to a have a Club opening in the neighbourhood for simple reason - it will generate a lot of traffic and noises after hours.

Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Eileen Li', with a long horizontal stroke extending to the right.

Eileen Li

1988 ACKROYD



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

March 20, 2017

Finance and Corporate Services Department

Business Licences

Telephone: 604-276-4328

Fax: 604-276-4157

Email: BusLic@richmond.ca

Dear Property/ Occupant:

Re: Notice of Liquor Licence Amendment Application in Your Neighbourhood

This notice serves to advise you of an application received by the Liquor Control and Licensing Branch and by the City of Richmond for a liquor licence amendment in your neighbourhood.

An application has been received from: **1063035 BC Ltd.** doing business as; **V + Club**, operating from premises located at **140-8171 Ackroyd Rd.**

The intent of the application is to apply for:

*a new Liquor Primary Liquor Licence to operate
From: 12:00 PM to 2:00 AM, Monday to Sunday;
The Seating Capacity Will Be 100 Occupants*

You are receiving this notice because you own property, own a business, or reside near the establishment that is applying for a change to their liquor licence.

A copy of this application may be viewed Mondays to Fridays from 8:15 am to 5:00 pm at Richmond City Hall, 6911 No. 3 Road. You may comment on this application by writing to:

CITY OF RICHMOND
BUSINESS LICENCES
LIQUOR LICENCE APPLICATIONS
6911 NO. 3 Rd
RICHMOND BC V6Y 2C1

To ensure the consideration of your views, your letter must be received on or before, **April 20, 2017**. Your name and address must be included on your letter.

Petitions will not be considered in the review process.

Please note that your comments may be made available to the applicant where disclosure is necessary to administer the licensing process.

If you have further questions on this matter, please contact me at 604-276-4389.

Yours truly,


Victor Duarte
Supervisor, Business Licences

VMD:vmd

To the city of Richmond,

Awhile back, I was at Pricemart one night, leaving the parking lot. Another car swerved recklessly out of the plaza across the small street and almost hit my vehicle. The driver had the nerve to roll down his window and yell profanity at me, and he was obviously drunk. It was raining and I couldn't see his license plate clearly before he drove off. Otherwise, I would have called 911.

I don't actually live in Richmond, but I visit often. This is a main area for many I'm sure. So I saw this notice that says V+ wants an alcohol license. I think it'd be unwise to allow this to happen. There's currently ~~a~~ many drunks that loiter in that area already.

Thank you.

Regards,

Anne 604 724 6185 - phone.
6962 Balmoral St. Van, BC V5P 3P7

Attachment 5

Vilia S.Y. Kwong/Chun Keung Lo,
Rm. 307, 3/F., Blk. 30,
Heng Fa Chuen,
Chaiwan, Hong Kong.
March 27, 2017.

City of Richmond,
Business Licences, Liquor Licence Applications,
6911 No. 3 Road,
Richmond BC V6Y 2C1,
Canada.

Dear Sirs,

Re: A new Liquor Primary Liquor Licence to operate, application from:
1063035 BC Ltd. – V+Club, at 140-8171 Ackroyd Rd.

We thank you for your advice of the above application, we refuse its application because we consider it may have some drunk problems and disturb our community when it opens.

We thank you for your close attention.

Very truly yours,



Vilia S.Y. Kwong



Chun Keung Lo

Duarte, Victor

From: BusLic
Sent: April 18, 2017 10:25
To: Duarte, Victor
Subject: FW: opinion

From: Fred Feng [<mailto:fred1688@hotmail.com>]
Sent: Sunday, 16 April 2017 20:45
To: BusLic
Subject: opinion

Dear finance and corporate services department

I am a resident in quintet B apartment. I don't approve of the idea on liquid control because we have kids in the house and think it might be dangerous when they come after school to home and meet alcoholics.

Sincerely

Fred

1608 - 7979 firbridge way

Hello, The City of Richmond.

I am writing to you as a concerned civilian and parent of Richmond.

Regarding granting V+ Club an alcohol license, I am highly against this act. I live quite close to this surrounding area, and commute to these plazas on a regular basis. Recently, I went to the RBC bank one night to use the ATM; with my young son of 2.5 years old, and some drunk young men started yelling at us. This frightened my son and he started crying. I pulled out my phone to call the police but they had ran off already. How do I explain to my son why these strangers were terrorizing us? What if next time they attack us? There's a liquor store in the plaza right across from it, and many restaurants with alcohol licenses already. That's more than enough establishments for people to drink at. There shouldn't be another bar around, and

opened till 2 a.m. 7 days a week! That's absurd. This isn't downtown Vancouver club district. If people want to party, they should go downtown. I also ~~go~~ go to Pricemart and Staples regularly, and do not want to be in the crossfire of drunks causing havoc. Fights may break out, more irresponsible young drunk drivers on the road. They might damage property such as cars or get into fights. I don't want to be scared going to the supermarket and I don't want my son seeing drunks running about. On the notice, it says they also want the license to be made valid so that parents can bring their children into the bar. Why would the government allow this? Are children allowed ~~to~~ in liquor stores? Are children allowed to go into bars and clubs now? That is ridiculous and create higher risk of underage drinking. If this establishment's liquor license act is passed, I will definitely file a complaint to the government. As a loving and caring mother, for the safety

of our community, I strongly urge you to please
deny this notion.

Thank you kindly for your time and consideration.

Sincerely,

Sophia Shao.

Home Address: 1006-5028 Kwantlen St. Richmond.
B.C. V6X 4K2.

Phone Number: 778-898-8266.

Please contact me by E-mail: 31322693@qq.com.

Attachment 8

To. City of Richmond

Finance and Corportaion Services Depart. Business Licences

Dear Victor Duarte/Supervisor,Business Licences

Thanks for your letter.

As a resident and owner of my property as below

I and all my family don't want a liquor business as mentioned
enclosed your letter copy.

Thanks,

From Kisun kim

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line.

#1508-5811 No.3 Road Richmond B.C.

April 4, 2017



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

March 20, 2017

Finance and Corporate Services Department
Business Licences
Telephone: 604-276-4328
Fax: 604-276-4157
Email: BusLic@richmond.ca

Dear Property/ Occupant:

Re: Notice of Liquor Licence Amendment Application in Your Neighbourhood

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CITY OF RICHMOND
BUSINESS LICENCES
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Please note that your comments may be made available to the applicant where disclosure is necessary to administer the licensing process.

If you have further questions on this matter, please contact me at 604-276-4389.

Yours truly,


Victor Duarte
Supervisor, Business Licences

VMD:vmd

TO THE CITY OF RICHMOND,

My sister and I currently live in 5640 Arcadia Rd.

We take the skytrain everyday and walk pass Ackroyd Rd.

As we have work and school, we go pass that area every night. We have already seen a lot of drunk people in that area since they opened a new restaurant.

Both my sister and I strongly opposed giving another alcohol license out. We feel dangerous having drunk

people smoking and yelling at us. There was ^{even} a time

that a drunk guy was chasing after me and wanted

to grab me or something. After all, we definitely don't

think it is a good idea to have alcohol served at

that area at night since it's so close to skytrain

and bus stops. It's just too dangerous for our

neighborhood. There is already a liquor store on the

same street. We don't need another place that sells alcohol. Thank you for listening.

Vivian Chan
March 26, 2017

Our address is 5640 Arcadia Road, Richmond, BC.
V6X 2G9

Name is Vivian Wai Ying Chan phone: 778-859-9001
and
Vinci Wai Kay Chan phone: 778-859-9101

To City of Richmond

My name is Si, I live on 8411 Ackroyd Rd. Richmond, BC and my phone number is (613) 983-1074. I'm writing to you regarding

V+ Club (address 140-8171 Ackroyd, Richmond BC) application for Liquor License.

They are located on my way home from the sky train station and sometimes I get off quite late from work. Few days ago I was walking home crossing through

that plaza as per usual and there were a group of people standing ~~and~~ ~~and~~

on the side walk near V+ Club. They started yelling at me as I walked

by, I think they were pretty drunk. I was actually suppose to stop by

RBC and get some cash from the ATM, but I was too scared to stay at that

plaza for too long. What if those people see me coming out from RBC and

know I have cash on me and rob me. I don't know where those people

had been drinking at but I am highly against giving a liquor license to

V+ Club. There are enough places for people to drink at around this area, and

there is even a Liquor Store in the plaza across the road. Giving them

a liquor license also increases the ~~number~~ ~~the~~ chances of people driving drunk. I would we seemed to get hit by them. Please take my experience in consideration when deciding on their liquor license.

Sincerely

Si Si

Duarte,Victor

From: Ted Lewko <ted.lewko@rcmp-grc.gc.ca>
Sent: April 25, 2017 12:18
To: Duarte,Victor
Subject: Re: 8171 Ackroyd Rd Unit 140 - V + Club

Hi. I looked into it. There doesn't seem to be anything that stands out.

>>> "Duarte,Victor" <VDuarte@richmond.ca> 2017/04/25 8:02 AM >>>
Hello Ted,

I am commencing my Report to Council on the application for a proposed Liquor Primary Liquor Licence to operate karaoke Box Room with 17 Karaoke rooms and Family Food Service to allow minors until 10:00 PM.

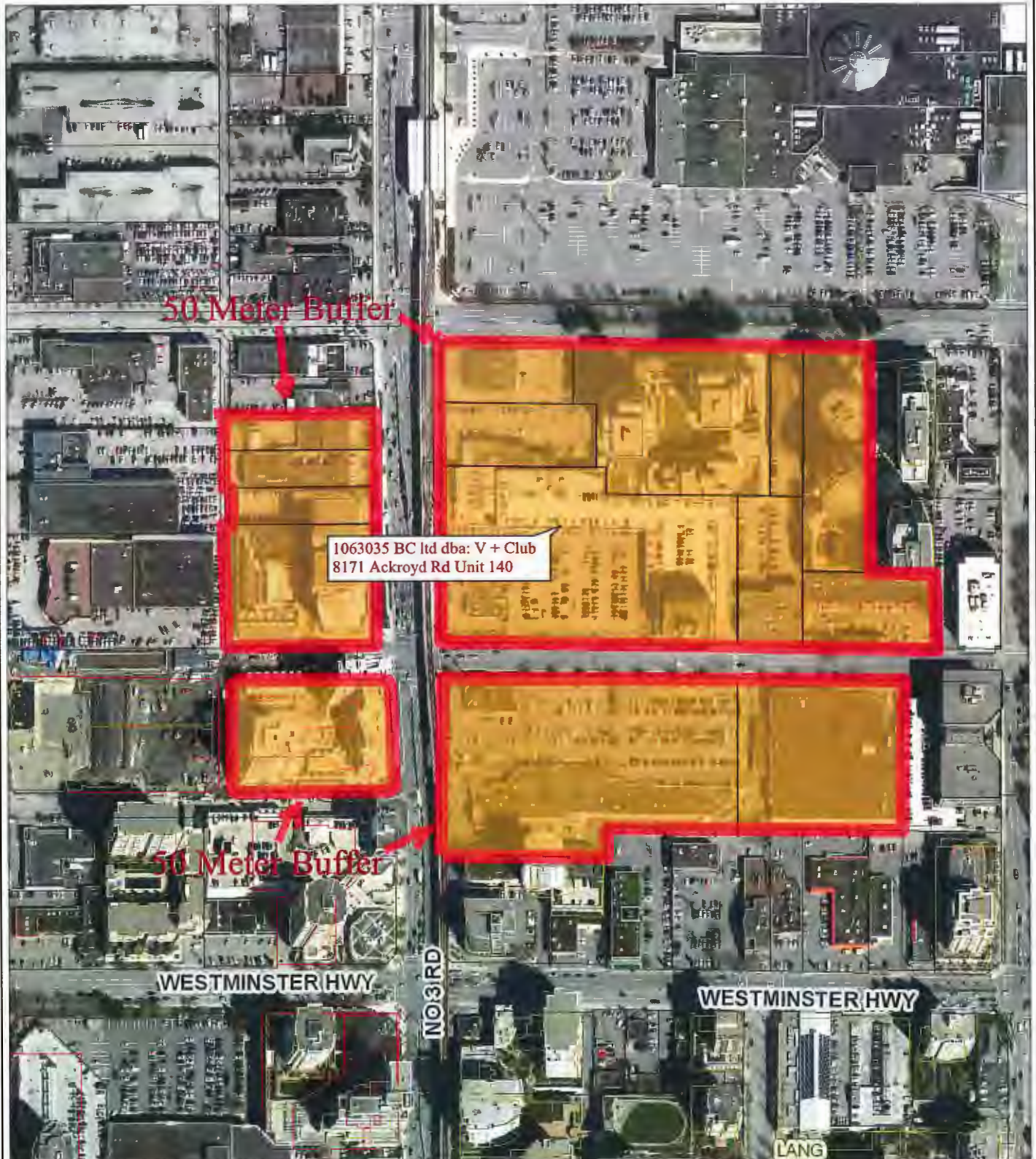
As part of the community impact, notice was placed on the property for 30 days and 3 newspaper articles were posted in local paper, as well as, letters mailed out to property owners, residents and businesses within a 50 meter radius. The city mailed out 1311 letters and received 9 responses. Four of the responses appear similar in content and address impact of drunks in the area already creating unsafe conditions for these individuals. As the letters are almost identical in content, I am a little sceptical as to individual input, however as part of my due diligence, I am looking to see if RCMP have had any calls in this area over last few months which revolved around drunks in the area. I would appreciate any input you could provide which I can share with Council.

Regards,

Vic

Victor Duarte | Supervisor, Business Licence
Finance and Corporate Services
City of Richmond
Bus: 604.276.4389 | Cell: 604.516.9314
vduarte@richmond.ca

City of Richmond Interactive Map



157.2 0 78.60 157.2Meters

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: May 8, 2017

From: Gavin Woo, P. Eng.
Senior Manager, Building Approvals

File: 12-8360-20-01/2017-Vol01

Re: Building Permit Application at 7251 No. 6 Road

Staff Recommendation

That Building Permit Application No. 17-770896 for a single family dwelling at 7251 No. 6 Road, with a total floor area (including garage) of 1,246.3 m² (13,414.9 ft²) be withheld for a period of 30 days beginning on the date of application (April 26, 2017) pursuant to Section 463(1) of the *Local Government Act*, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation.

Gavin Woo, P. Eng.
Senior Manager, Building Approvals
(604-276-4113)

Att. (1)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications Policy Planning Law		
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On March 27, 2017, Council adopted the following resolution:

Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and

Whereas Council directed staff to conduct public consultation regarding house size, farm home plate and setbacks, including residential accessory buildings,

- 1. That staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones; and*
- 2. That staff bring all building permit applications for residential development, including residential accessory buildings, in the Agriculture (AG) zones received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.*

As a result of Council's resolution, and Section 463 of the *Local Government Act*, all completed building permit applications for residential buildings in the Agriculture (AG) Zones received after April 3, 2017 (7 days after the resolution) must be forwarded to Council for a decision, as to whether the building permit application is in conflict with the bylaws under preparation.

The purpose of this report is to bring forward a building permit application at 7251 No. 6 Road (No. 17-770896) for Council's consideration under Section 463 of the *Local Government Act* ("LGA"). Pursuant to Section 463(1) of the LGA, Council must:

- (a) identify what it considers to be the conflict between the proposed building permit application and the proposed Zoning amendment bylaws under preparation, and
- (b) if a conflict is identified, then resolve to withhold the building permit application for 30 days beginning on the date of application.

Then, pursuant to section 463(3) of the LGA, following consideration of the application, and as a separate resolution to that above, Council may direct that the building permit be withheld for a further 60 days.

Staff recommends that Council find that proposed building permit application (No. 17-770896) is in conflict with proposed zoning bylaw amendments to the Agriculture (AG) zones as they relate to house size and farm home plate size.

Findings of Fact

A building permit application was submitted on April 26, 2017 for the property at 7251 No. 6 Road (Attachment 1; Location Map). The proposal is for a 1,148.0 m² (12,357.1 ft²) single family house along with a 148.3 m² (1,596.2 ft²) detached garage for a total considered area of

1,246.3 m² (13,414.9 ft²). The proposed area defined as a Home Farm Plate to accommodate new construction for the house, detached garage and associated driveways and porches is 3,218.0 m² (34,640.0 ft²).

Details on the property can be found in Table 1 below. Details on the proposed size of the farm home plate, house, and residential accessory buildings, in addition to the maximum setbacks for both the house and residential accessory buildings can be found in Table 2.

Table 1 – Property Data	
Address:	7251 No. 6 Road
Applicant:	Jaswant & Interjit Virk
Owner:	Jaswant & Interjit Virk
Site Size:	20,635.0 m ² (222,113.3 ft ²)
Land Uses:	Existing Single Family House and Agricultural Uses
OCP Designation:	Agriculture
Zoning:	Agriculture (AG1)

Table 2 – Building Permit Details		
Zoning Criteria	Existing Bylaw Requirement	Proposed Building Permit Application
Farm Home Plate	Not regulated	3,218.0 m ² (34,640.0 ft ²)
House Size	Maximum not regulated provided that the total building size is no greater than 0.6 floor area ratio	1,148.0 m ² (12,357.1 ft ²)
Residential Accessory Buildings Size	Maximum not regulated provided that the total building size is no greater than 0.6 floor area ratio	148.3 m ² (1,596.2 ft ²)
Maximum Setback for House	50.0 m (164.0 ft.)	50.0 m (164.0 ft.)
Maximum Setback for Residential Accessory Buildings	50.0 m (164.0 ft.) building separation from house	7.9 m (26.0 ft.)

Analysis

Staff Review

On April 24, 2017, Council gave first reading to bylaw amendments regulating single family dwelling development on agricultural zoned land. At Council, modifications were made to the Zoning Bylaw 9707 to increase the maximum Farm Home Plate setback, from 60.0 m (196.9 ft.) to 75.0 m (246.1 ft.) and to remove the septic field from the definition of Farm Home Plate.

Staff considered the proposed Building Permit Application No. 17-770896 in relation to the proposed bylaws under preparation by the City, and are of the opinion that the application is in conflict with the bylaws under preparation.

- The proposed Home Farm Plate at 3,218.0 m² (34,640.0 ft²), is 1,218.0 m² (13,110.4 ft²) or 60.9% greater than the 2,000.0 m² (21,528.0 ft²) maximum considered in the proposed bylaw amendments.

- The total floor area of the house at 1,148.0 m² (12,357.1 ft²) and detached garage at 148.0 m² (1,593.1 ft²) or 15% greater than the proposed 1,000.0 m² (10,764.3 ft²) floor area cap, as permitted in the proposed Bylaw 9712.

Building Permit Application at 7251 No 6 Road

If Council resolves that there is a conflict between the bylaws under preparation and the building permit application, then issuance of the building permit may be withheld for the balance of the 30 day period. If Council does not resolve that there is a conflict, then, if the building permit application is complete and otherwise compliant, the building permit must be issued.

As previously set out, prior to the end of the initial 30 day period, Council may consider a second resolution to either:

- grant a building permit, but impose conditions on it that would be in the public interest, having regard to the bylaw that is under preparation; or
- direct the permit issuance to be withheld for a further 60 days.

If the bylaws under preparation are not adopted by Council, and/or the applicant does not modify or re-submit their application such that it is not in conflict, within the initial 30 day period, staff intend to bring forward another report to recommend that Council withhold the issuance of this building permit for a further 60 days.

Financial Impact

None

Conclusion

Staff recommend that Council determine that the application for the proposed house located at 7251 No. 6 Road is in conflict with the bylaws under preparation to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones. It is recommended that the building permit application be withheld for 30 days from the date of submission (April 26, 2017).

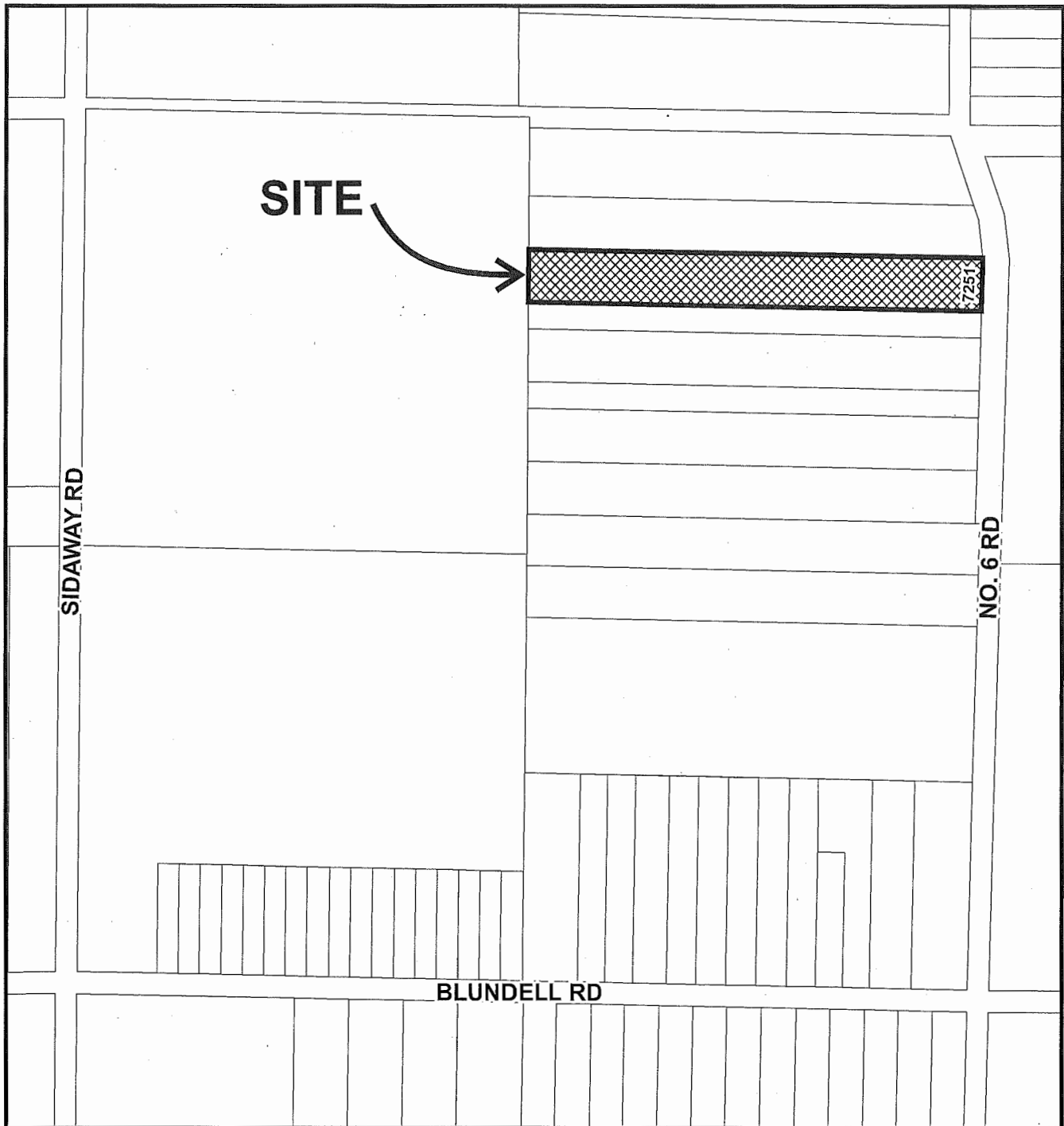


Gavin Woo, P. Eng.
Senior Manager, Building Approvals

Att.(1): Location Map



City of
Richmond



7251 No. 6 Road

Original Date: 05/08/17

Revision Date:

Note: Dimensions are in METRES