



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, June 15, 2015
4:00 p.m.

Pg. # ITEM

MINUTES

GP-3 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on Monday, June 1, 2015.*



COMMUNITY SERVICES DIVISION

1. **CAMBIE FIRE HALL NO. 3 PUBLIC ART CONCEPT PROPOSAL**
(File Ref. No. 11-7000-09-20-079) (REDMS No. 4585042 v. 4)

GP-12

See Page GP-12 for full report

Designated Speaker: Eric Fiss

STAFF RECOMMENDATION

That the concept proposal and installation for the Cambie Fire Hall No. 3 public artwork by artist Daniel Laskarin, as presented in the staff report titled "Cambie Fire Hall No. 3 Public Art Concept Proposal", dated May 27, 2015, be endorsed.



ENGINEERING AND PUBLIC WORKS DIVISION

2. **TOWNHOUSE ENERGY EFFICIENCY AND RENEWABLE ENERGY POLICY**

(File Ref. No. 10-6125-07-02) (REDMS No. 4579777 v. 2)

GP-26

See Page GP-26 for full report

Designated Speaker: John Irving

STAFF RECOMMENDATION

That:

- (1) *Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy), to amend the City's existing energy efficiency policies for townhouse developments resulting from rezoning to reference Natural Resources Canada's "Energy Star for New Homes" standard in the Official Community Plan Bylaw No. 9000, be introduced and given first reading;*
- (2) *Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act; and*
- (3) *Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*



ADJOURNMENT





General Purposes Committee

Date: Monday, June 1, 2015

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 Harold Steves

Absent: Councillor Chak Au
Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Tuesday, May 19, 2015, be adopted as circulated.

CARRIED

COUNCILLOR HAROLD STEVES

1. PROPOSED SITE C DAM PROJECT

(File Ref. No. 01-0155-20-01)

Councillor Steves spoke on the proposed Site C Dam project, noting that analyses by energy experts indicate that the cost of the Site C Dam project is likely double the cost of other energy options such as solar and natural gas.

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A letter dated April 28, 2015 from Jacob Securities Inc. was circulated (attached to and forming part of these Minutes as Schedule 1), and it was noted that the Site C Dam project does not qualify for green credits due to the project's large reservoir and its potential negative impact to the environment. Also, a drought monitor map of California, United States was referenced (attached to and forming part of these Minutes as Schedule 2), and concern was expressed with regard to food production as a result of the exceptional drought represented on the map.

It was moved and seconded

- (1) *That the City of Richmond reaffirm its concern over the construction of the Site C Dam;*
- (2) *That a letter be sent to the Province of British Columbia requesting a moratorium on the construction and development of Site C until the end of 2017 and that the proposed project be referred to the BC Utilities Commission for review and consultation; and*
- (3) *That a copy of this resolution be forwarded to the BC Utilities Commission, Metro Vancouver, and other Metro Vancouver communities to seek support for this request.*

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

2. DISPOSITION OF A STATUTORY RIGHT OF WAY OVER A PORTION OF THE EASTERN FOOT OF DYKE ROAD TO GREATER VANCOUVER WATER DISTRICT

(File Ref. No. 06-2285-30-191) (REDMS No. 4573140 v. 2)

It was moved and seconded

That:

- (1) *for consideration of \$10, the City grant a permanent statutory right of way to Greater Vancouver Water District over a portion (\pm 323.1 sq. m.) of City owned land legally described as Lot 1 Section 1 Block 4 North Range 4 West NWD Plan 46040 PID 005-990-556; and*
- (2) *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 dated May 12, 2015 from the General Manager, Finance and Corporate Services including all contracts and Land Title Office documents.*

CARRIED

2.

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3. **TASTE VINO VOLO CANADA INC., DOING BUSINESS AS VINO VOLO LOCATED IN ROOM 2320.0 VANCOUVER INTERNATIONAL AIRPORT, ARRIVALS**

(File Ref. No.) (REDMS No. 4556853)

It was moved and seconded

That the application by Taste Vino Volo Canada Inc., doing business as Vino Volo, for a Liquor Primary Licence at 3880 Grant McConachie Way (Vancouver International Airport) in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council recommends the issuance of the proposed liquor licence based in part from the lack of any negative community responses and that the operation will not have a significant impact on the community;*
- (2) Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licensing Act Regulations) are as follows:*
 - (a) the location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does not review or comment on business uses for zoning purposes;*
 - (b) the proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location;*
 - (c) that a LCLB application for a 50 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered;*
 - (d) that the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered;*
 - (e) the potential for additional noise in the area if the application is approved was considered;*
- (3) As the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the view of the residents as follows:*
 - (a) a letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR;*

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- (b) *was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted; and*
- (4) *Council's comments and recommendations respecting the views of the resident's are as follows:*
 - (a) *there were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.*

CARRIED

4. **BUSINESS LICENCE BYLAW NO. 7360, AMENDMENT BYLAW 9255**

(File Ref. No. 12-8060-20-9255) (REDMS No. 4579470)

It was moved and seconded

That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9255, which increases the maximum number of Class A Taxicabs to 109 and Class N Taxicabs to 43, be introduced and given first, second and third readings.

The question on the motion was not called as in reply to queries from Committee, Glenn McLaughlin, Chief Licence Inspector and Risk Manager, advised that the Passenger Transportation Board considers factors such as demand and population when determining whether or not additional taxis are warranted.

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

CHIEF ADMINISTRATOR'S OFFICE

5. **CANADA 150 COMMUNITY INFRASTRUCTURE PROGRAM APPLICATION FORM**

(File Ref. No. 03-1087-34-01) (REDMS No. 4585268 v. 3)

Amarjeet Rattan, Director, Intergovernmental Relations and Protocol Unit, advised that staff have learned that eligible projects for British Columbia must be materially complete by the fall of 2017; he further noted that staff are confident that the proposed projects can meet this new deadline.

Denise Tambellini, Manager, Intergovernmental Relations and Protocol Unit, spoke on the Railway Greenway Trail Upgrade, noting that approximately \$438,500 will be requested for the project. Also, Ms. Tambellini stated that staff anticipate a funding request from the Gateway Theatre Society.

4.

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Discussion took place on the proposed project requests and it was noted that the South Arm Fitness Centre Upgrade is a worthwhile project for such consideration.

In reply to a query from Committee, Ms. Tambellini advised that funding for projects eligible for the Canada 150 Community Infrastructure Program are limited to renovations only, and therefore, new projects are not eligible.

Discussion took place and Mike Redpath, Senior Manager, Parks, advised that staff received a referral on the feasibility of retrofitting the existing moorage at Garry Point Park at the last Parks, Recreation and Cultural Services Committee meeting. He noted that staff are in process of examining the referral and will report back to the Parks, Recreation and Cultural Services Committee, noting that such a project would not be precluded from seeking funding through the Canada 150 Community Infrastructure Program.

In reply to a query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, stated that the Gateway Theatre upgrade noted in the staff report is for the City's asset – the Gateway Theatre building, whereas the anticipated funding request from the Gateway Theatre Society is for the expansion of costume and prop storage.

In reply to a query from the Chair, Ms. Tambellini advised that the proposed projects are not listed in any particular order, noting that staff will continue discussions with federal government staff to determine which projects are more likely to receive funding.

It was moved and seconded

- (1) *That the following projects be approved for submission to Western Economic Diversification for total funding consideration of up to \$4,181,210 under the Canada 150 Community Infrastructure Fund:*

Projects Requesting Over \$250,000

- (a) *South Arm Fitness Centre Upgrade*
- (b) *Phoenix Net Loft Restoration Upgrade, Steveston Waterfront*
- (c) *LED Lighting Energy Efficient Upgrade, Richmond Olympic Oval*
- (d) *#1220 Steveston Interurban Tram Car Restoration*
- (e) *Cambie Community Centre Upgrade*
- (f) *Britannia Heritage Shipyards Seine Net Loft Deck Upgrade*
- (g) *Gateway Theatre Upgrade*

Projects Requesting Under \$250,000

- (a) *Track Zone Synthetic Floor Improvements, Richmond Olympic Oval*
- (b) *Minoru Grandstands*

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- (c) Steveston Community Centre*
- (d) Steveston Community Pool*
- (e) Richmond Public Library Digital Services Launchpad*
- (f) Railway Greenway Upgrade*
- (g) Garrett Wellness Centre*
- (h) Accessibility, Richmond Olympic Oval*
- (i) Event Lighting and Sound Upgrades, Richmond Olympic Oval*
- (2) That the City of Richmond provide letters of support for community project submissions initiated from community organizations, including:*
 - (a) ANAF Maples Residence*
 - (b) Steveston Town Square- Steveston Historical Society Japanese Garden*
 - (c) Gateway Theatre Society*
- (3) That the Chief Administrative Officer and the General Manager of Engineering and Public Works, be authorized to enter into funding agreements with the Government of Canada for the above mentioned projects which are approved for funding; and*
- (4) That copies of the staff report titled "Canada 150 Community Infrastructure Program Application Form" from the Director, Intergovernmental Relations and Protocol dated May 25, 2015 be sent to local MPs with an offer to meet with them to discuss the projects.*

CARRIED

COMMUNITY SERVICES DIVISION

6. MINORU COMPLEX MULTIPURPOSE ROOM ALTERNATIVES

(File Ref. No.) (REDMS No. 4585805 v. 10)

In response to a query from Committee, Serena Lusk, Senior Manager, Recreation and Sport, provided background information and stated that the concluding consensus from the project's Advisory Committee members was that Alternative 3 was the preferred option.

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It was moved and seconded

That the approved floor plans for the Minoru Complex be modified to include an Event Room on the ground floor of the building as displayed in Attachment 1 of the report, Minoru Complex Multipurpose Room Alternatives, dated May 25, 2015 from the Senior Manager, Recreation and Sport and the Senior Manager, Project Development.

CARRIED

Opposed: Cllr. McNulty

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:18 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, June 1, 2015.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Committee Clerk

JACOB SECURITIES

April 28, 2015

Mr. Ken Boon
President
Peace Valley Land Owner Association

John McIlveen MBA
Senior Vice President, Research
Jacob Securities, Inc.
199 Bay Street, Suite 2901
Toronto, ON
M5L 1G1

Re: Site C Dam versus green Hydro

Ken,

Large hydro is not green and does not qualify for green credits. This is due to the large reservoir and dam that damage the environment.

There is no universally accepted definition of small hydro. Small hydro is green as there is no dam and the reservoir can contain only 24 hours water supply to allow for storage overnight when power demand and prices are low, for release the next day when power demand and prices are high.

Canada defines small hydro as under 50 megawatts (Natural Resources Canada, 2009: canmetenergy-canmetenergie.nrcan-rncan.gc.ca/eng/renewables/small_hydropower.html). The Intergovernmental Panel on Climate Change lists some country definitions of small hydro ranging from under 100 megawatts in the U.S. to under 1.5 megawatts in Sweden (<http://srren.ipcc-wg3.de/report>; page 450). For reference one megawatt can power 800 average homes.

Jacob Securities is a full service Investment Bank specializing in renewable energy since its founding in 2007. I was the first market-analyst to focus exclusively on renewable energy in 2004. I have 30 years' experience in debt markets, private equity and public equity.

Best regards,



John McIlveen

U.S. Drought Monitor California

May 26, 2015

(Released Thursday, May 28, 2015)

Valid 7 a.m. EST

Drought Conditions (Percent Area)

	None	D0	D1	D2	D3	D4
Current	0.14	1.15	4.81	27.30	19.87	46.73
Last Week 5/19/2015	0.14	1.58	4.37	27.30	19.83	46.77
3 Months Ago 2/24/2015	0.16	1.75	4.66	25.98	27.54	39.92
Start of Calendar Year 12/01/2014	0.00	1.88	3.78	16.39	45.73	32.21
Start of Water Year 9/30/2014	0.00	0.00	4.96	13.13	23.51	58.41
One Year Ago 5/27/2014	0.00	0.00	0.00	23.31	51.92	24.77

Intensity



The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

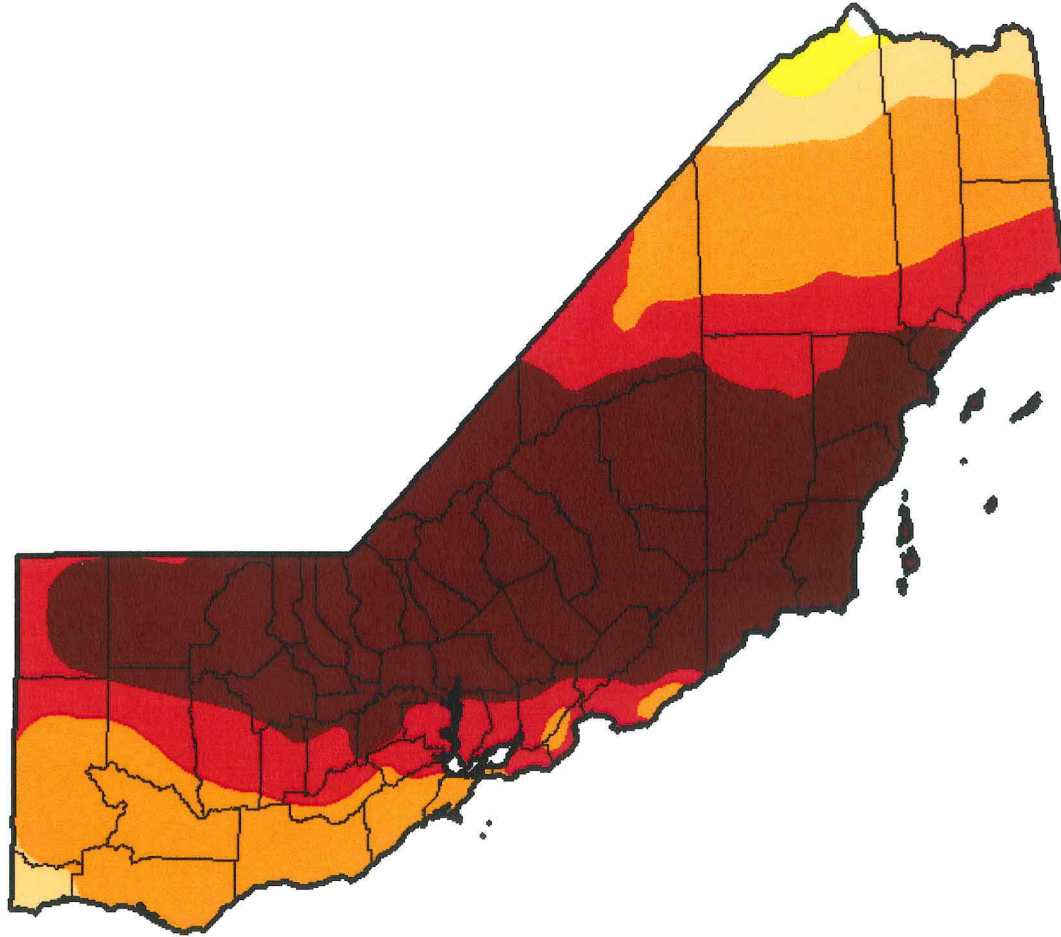
Author:

Brad Rippey

U.S. Department of Agriculture



<http://droughtmonitor.unl.edu/>



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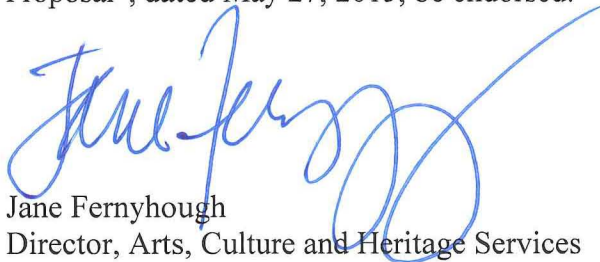
City of Richmond

Report to Committee

To: General Purposes Committee **Date:** May 27, 2015
From: Jane Fernyhough
Director, Arts, Culture and Heritage Services **File:** 11-7000-09-20-079/Vol
01
Re: Cambie Fire Hall No. 3 Public Art Concept Proposal

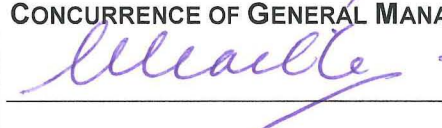

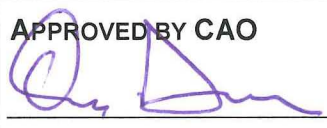
Staff Recommendation

That the concept proposal and installation for the Cambie Fire Hall No. 3 public artwork by artist Daniel Laskarin, as presented in the staff report titled "Cambie Fire Hall No. 3 Public Art Concept Proposal", dated May 27, 2015, be endorsed.



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

Att. 2

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

Staff Report

Origin

At the November 12, 2013 Council meeting, Council endorsed the Alexandra Neighbourhood Public Art Plan which identifies guiding principles to support the creation of unique public art and to foster a sense of community for the area residents.

At the October 14, 2014 Council meeting, Council formally endorsed the Cambie Fire Hall No. 3 Public Art Plan as the guiding plan for public art opportunities for the new fire hall and recommendations for implementation of the public artwork.

This report presents the artwork concept proposal for the Cambie Fire Hall No. 3 artwork commission, to be integrated with the site in a highly visible location on Cambie Road.

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, service, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

Analysis

Public Art Plan Vision for Fire Hall No. 3

Cambie Fire Hall No. 3 is a unique building consisting of both a new fire hall for Richmond Fire-Rescue and the home of the BC Ambulance Service, which will serve the West Cambie area of Richmond. The public artwork supports the project goals and themes by:

- reflecting tradition and honour of Richmond Fire-Rescue
- representing inclusion/diversity
- reflecting the community identity and place
- illustrating the relationship between Richmond Fire-Rescue and BC Emergency Health Services (BCEHS)

Terms of Reference – Cambie Fire Hall No. 3

The Public Art Terms of Reference for the Cambie Fire Hall No. 3 public artwork (Attachment 1) describes the art opportunity, site description, scope of work, budget, and selection process. The Terms of Reference were reviewed and endorsed by the Public Art Advisory Committee on September 16, 2014. An invitational artist call for submissions was issued on November 6, 2014, with a deadline of December 4, 2014. Eligibility was for pre-qualified and invited professional artists residing in Canada.

Cambie Fire Hall No. 3 - Public Art Artist Selection Process

On December 12, 2014, following the Public Art Program's administrative procedures for artist selection for civic public art projects, the selection panel reviewed the artist submissions of the five pre-qualified artists who responded to the Invitational Call to Artists and shortlisted two artists for further consideration.

Members of the selection panel included:

- Ruth Beer, Artist and Professor, Emily Carr University of Art and Design
- Kim Cooper, Artist
- Robert Lange, Design Team Architect
- Ross Penhall, Artist and Firefighter, Retired
- Blake Williams, Artist

Recommended Artist

On January 6, 2015, following the presentations and interviews of the two shortlisted artists, the public art selection panel reached a unanimous consensus and recommended artist Daniel Laskarin of Victoria, BC for the Cambie Fire Hall No. 3 public artwork commission. The Public Art Advisory Committee supports the Selection Panel's artist recommendation. The artist and City staff engaged a group of stakeholder representatives in a consultation meeting on January 14, 2015. This consultation was utilized to introduce the artist, discuss the artist's past work, and engage the representatives and City staff. Initial ideas, locations and expectations for the public art for the artist to consider while developing the artwork concept with City staff and design team consultants were discussed.

Recommended Public Art Concept Proposal

On April 21, 2015, the Public Art Advisory Committee reviewed the concept proposal (Attachment 2) and endorsed the triangle/tetrahedron public art concept proposed by artist Daniel Laskarin..

The proposed exterior location for the artwork will be on the northeast side of the site, placed back from the sidewalk and integrated into the landscape design. The artwork is tentatively titled "*to be distinct and to hold together*" and will be comprised of three interleaved/interlocked triangular panels standing on a raised circular platform. The three panels will form a three-sided pyramidal or tetrahedral form, each to be perforated with water-jet cut text: "FIRE-RESCUE", "AMBULANCE" and "COMMUNITY".

The fire tetrahedron (similar to the combustion triangle) is an iconic symbol of the elements of fire. The sculptural form will rest on (hidden) bearings and can be rotated by passers-by. This will allow different text elements to take a frontal position at different times and will enhance the effect of the LED lights shining from within the structure.

A technical review and coordination phase with the architect-led design team will be included with the design development phase of the artwork. The artist, design consultants, and City staff will continue to meet to review construction coordination and implementation budgets. Any repairs or maintenance required for the artwork will be the responsibility of the Public Art Program.

Financial Impact

There is no new financial impact for this project.

The approved budget of \$90,000, funded from 1% of the total construction budget for Cambie Fire Hall No. 3, includes up to \$80,000 plus GST for artist fees, design, fabrication and installation of artwork, including all related artist expenses. The remaining funds of \$10,000 will remain in the Public Art Budget for administrative expenses and project contingency.

Conclusion

The new Cambie Fire Hall No. 3 will serve the public for generations to come. This initiative supports the Alexandra Neighbourhood Public Art Plan and Public Art Program Policy to complement and develop the character of Richmond's diverse neighbourhoods, create distinctive public spaces and enhance the sense of community, place and civic pride.

Staff recommend that Council endorse the proposed concept and installation of the Cambie Firehall No. 3 public artwork, by artist Daniel Laskarin, as presented in this report.



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

- Att. 1: Public Art Terms of Reference for Cambie Fire Hall No. 3
2: Concept Proposal for Cambie Fire Hall No. 3 Public Artwork

call to artists

PUBLIC ART
RICHMOND



Figure 1. Architectural Rendering, DGBK Architects

Cambie Fire Hall No. 3

(RFQ) Request For Artist Qualifications

November 2014

Eligibility:	Open to professional artists and artist teams residing in Canada who have received a formal invitation.
Deadline for Submissions:	December 4, 2014. 5:00pm [PST]
Budget:	\$80,000 CAD*

*Artist budget is inclusive of all artist fees, including research, fabrication, installation, travel expenses and applicable taxes. The selected artist will enter into a contract with the City of Richmond.

OPPORTUNITY

The City of Richmond Public Art Program, in partnership with Richmond Fire Rescue and BC Emergency Health Services, seeks an artist to develop a permanent or site-integrated art project for the new Cambie Fire Hall No. 3, an East Cambie neighbourhood integrated fire hall and ambulance station.

The selected artist will work with the design team, (Architects, Landscape Architects, Engineers, and Parks Planning Staff) and Richmond Fire Rescue staff to create a site-specific, durable artwork. The artist will be asked to address the work and spirit of fire fighters and first responders and the unique character of the surrounding neighbourhood.

call to artists

PUBLIC ART
RICHMOND

BACKGROUND

Cambie Fire Hall No. 3 is a unique building consisting of both a new fire station for Fire Rescue serving the West Cambie area of Richmond and the home for the BC Ambulance Service, serving Richmond.

Additional Research:

(The following are hyperlinks to documents on-line)

- [Alexandra Neighbourhood Public Art Plan](#)
- [Richmond Fire-Rescue](#)
- [BC Ambulance Service](#)

SITE

Cambie Fire Hall No. 3 will be located between Garden City Road and No. 4 Road, on the south side of Cambie Road. The new fire hall will be situated within the Alexandra Neighbourhood in the West Cambie Area of Richmond and will service diverse neighbourhoods.

Located to the north and east are neighbourhoods of established single family residential housing and townhouses. Located to the south and west are new developments of multi-family residential housing. Located to the immediate south is Tomsett Elementary School, and to the immediate west, a planned Greenway connecting Cambie Road to Odlin Road, and ultimately to Alderbridge Way and the Garden City Lands.

THEME

To be further explored by the artist in conversation with the design team, stakeholders and City staff. Initial themes identified include:

- Reflect tradition and honour of Richmond Fire Rescue
- Represent inclusion/diversity
- Reflect the community and place
- Illustrate the relationship between Richmond Fire Rescue and the BC Emergency Health Services (BCEHS)



Figure 2 Open Space System Map for the Alexandra Neighbourhood.

LOCATIONS

The location of the artwork will be determined with the selected artist, design team, stakeholders and City staff. While much of the front facade of the station will be glazed service doors, opportunities both on the glazing and above the doors will be explored. The LED information sign may also be considered as an opportunity for public art.

call to artists

PUBLIC ART
RICHMOND

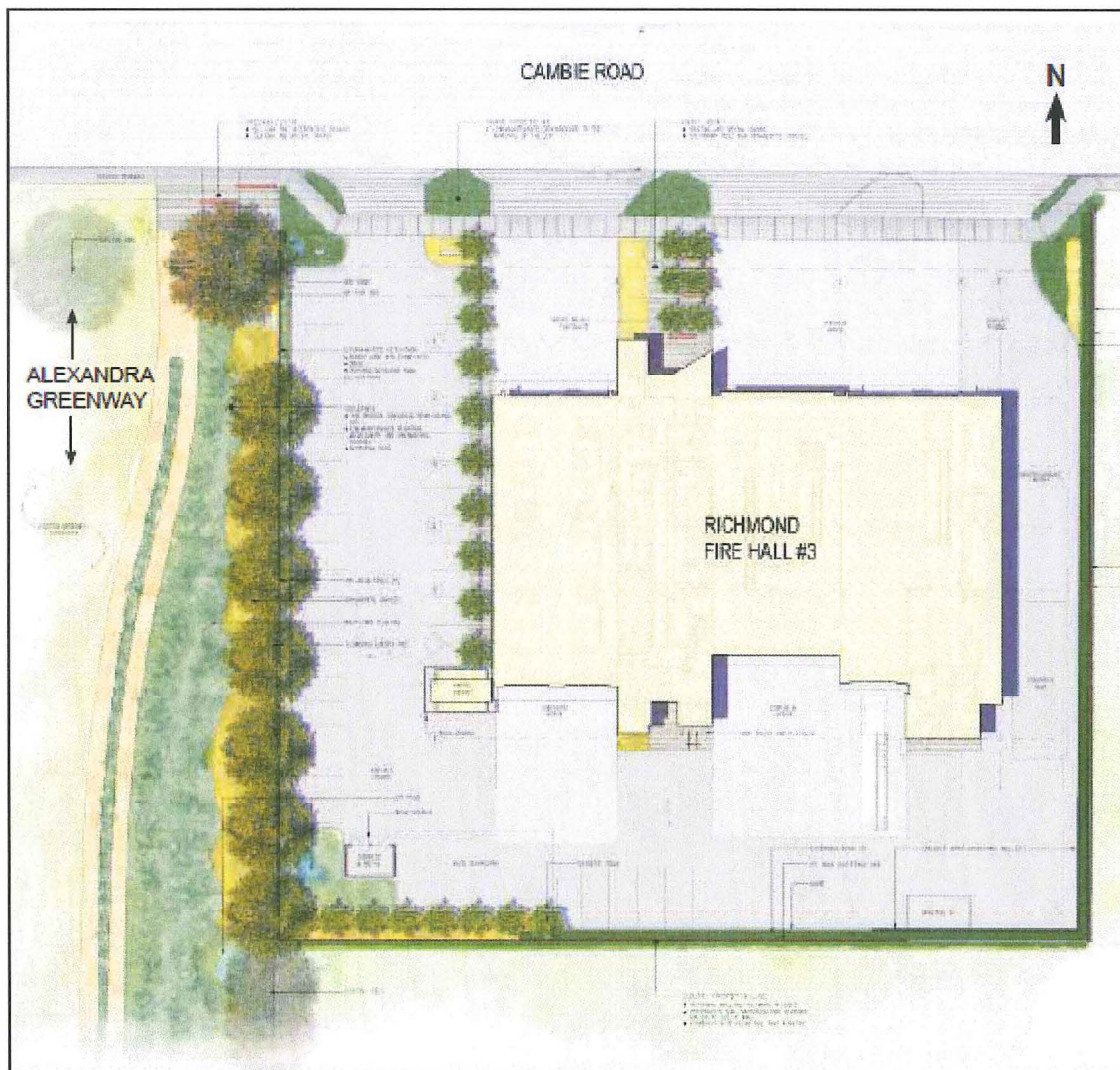


Figure 3 Landscape Architectural Plan, PFS Studio

A public Greenway is situated adjacent to the fire hall site, and serves as a gateway into the Alexandra neighbourhood. The Alexandra Neighbourhood Public Art Plan has identified the Greenway as a potential location of public art, and may be considered by the artist for locating the artwork.

call to artists

PUBLIC ART
RICHMOND

ARTIST ELIGIBILITY

This project is open to professional artists and artist teams residing in Canada who have received a formal invitation. Qualified artists will have experience working collaboratively with other professional disciplines. 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.

ARTIST SELECTION PROCESS

The artist or artist team will be selected for this commission through a two stage process. The five person selection panel will be comprised of representatives from the stakeholder team, plus three art professionals. Based on the selection criteria, the panel will short-list 3 to 5 artists for an interview. The finalists will be invited to an orientation session and final interview. The selection panel will then recommend one artist or artist team for the commission.

CONCEPT DESIGN PHASE

- The selected Artist will be required to attend meetings with stakeholders to develop the conceptual framework and identify the preferred siting of a permanent public artwork for the new fire hall.
- The artist will work collaboratively with the design team to develop a concept proposal. Following technical review and stakeholder consultation, the artist will work to produce a detailed design for fabrication and installation.
- Artist and design team to determine scope and responsibilities for implementation (Contract drawings, fabrication, and contract administration).

CAMBIE FIRE HALL No.3 PUBLIC ART CONCEPT PROPOSAL

Daniel Laskarin, April 16, 2015

General Description

This work, with a working title of "to be distinct and to hold together", will be comprised of three interleaved/interlocked triangular panels standing on a raised circular platform near the northeast corner of the fire hall building site (see Plan image). The three panels will form a three-sided pyramidal or tetrahedral form, each to be perforated with waterjet cut text: "FIRE-RESCUE", "AMBULANCE", and "COMMUNITY". On each side of the interleaved form, as shown in the provided images, parts of the adjacent triangles will protrude, making the overall form dynamic and more complex than a simple tetrahedron. These protrusions will form a smaller triangular shape, and a part of this will be inset by a small amount. The inset area will be perforated by a series of 1-1/2" holes through which will shine an LED system of constantly changing lighting. This whole tetrahedral form will be supported by a circular platform with a two inch lip and will sit upon a raised concrete base with a height of 18 inches. The sculptural form will rest on (hidden) bearings and can be rotated by passers-by; this will allow different text elements to take a frontal position at different times, and will enhance the effect of the lights shining from within the structure.

Dimensions

Concrete base is 18" high, then 2" for the lip of the rotating disc, and 7'6" for the tetrahedral structure. Total height 8'-8", diameter 10'.

The base will have a wall thickness of 6"-8" (to be determined) and will house the rotational support and the electronics. There will be an access panel built into the checkerplate. Drainage will have to be determined at the detailed design stage

Materials

The main tetrahedral form will be constructed of acid-etched aluminum. The acid etching gives the work a soft protective oxide coat which will show wear but which will naturally re-oxidize should it be scuffed or abraded. Along the outer edges of each panel a coat of durable epoxy paint will provide a bright red strip highlighting outlining the panel itself.

The platform will be stainless steel checkerplate, allowing for the rough and tumble that may accompany the action of pushing the work through its rotation. The concrete base, 18" high will provide space beneath the work to house the electrical components necessary to the LED lighting system.

Preliminary Budget

ITEM	BASE	GST	TOTAL
AMOUNT			
Artist fee:	\$ 16,000	\$ 800	\$16,800
Insurance (2 years)	1,900	95	1,995
Engineering/Consulting:	5,000	250	5,250
Site Preparation (inc. concrete & elect. installation, to be undertaken w/ the project contractor)	10,000	500	1,500

Materials & Fabrication	32,000	1,600	33,600
Transportation & Installation (incl. crane & logistics)	7,000	350	7,350
Contingency:	8,100	405	8,405
TOTAL:	\$80,000	\$4,000	\$84,000

Implementation

I propose that I, working with appropriate consultants and the project architects, etc., undertake the fabrication, delivery and installation of the artwork. That said, I would like to have the concrete work for the sculpture base and the provision of electricity to the base done as a construction credit, by the construction contractor for the fire hall, in conjunction with the construction of the fire hall (see the item at \$10,000 in the budget above).

Project Schedule

Phase 1: Concept Proposal

January 14, 2015:	first team meeting
January 15 to February 13, 2015:	research and ideation
February 16 to February 28, 2015:	development of Concept Proposal
March 4, 2015:	provision of Concept Proposal to City
April 21, 2015:	presentation to RPAAC
June 8, 2015:	approval of Concept Proposal by City

Phase 2: Detailed Design, Revision, and Scheduling

June 8 to August 31, 2015	determining technical requirements (electrical etc.); preparation of Detailed Design Proposal, timeline and budget
June 22, 2015	provision of Detailed Design 50% Submission to City
July 5, 2015	approval of Detailed Design 50% Submission by City
August 17, 2015	provision of Detailed Design -- 100% Submission to City
August 31, 2015	approval of Detailed Design -- 100% Submission by City

Phase 3: Fabrication and Delivery

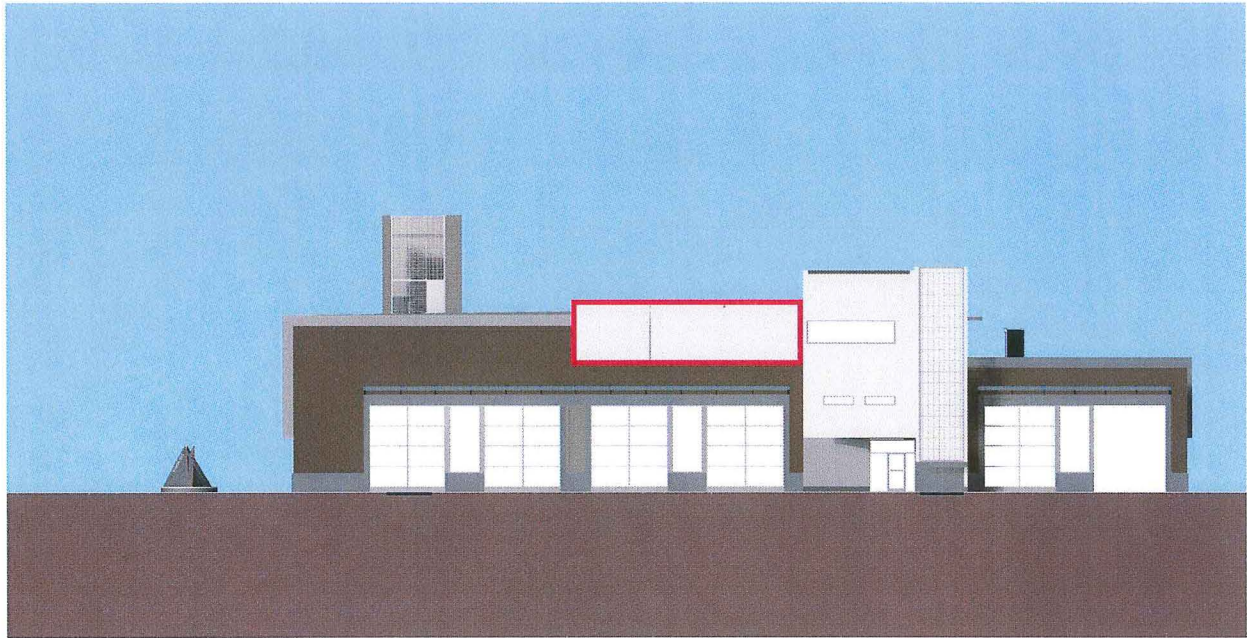
September 2015 to June 2016	fabrication of components of the Work and delivery of the Work
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Phase 4: Installation

July 2016	installation of Work at the Site
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Phase 5: Post Installation

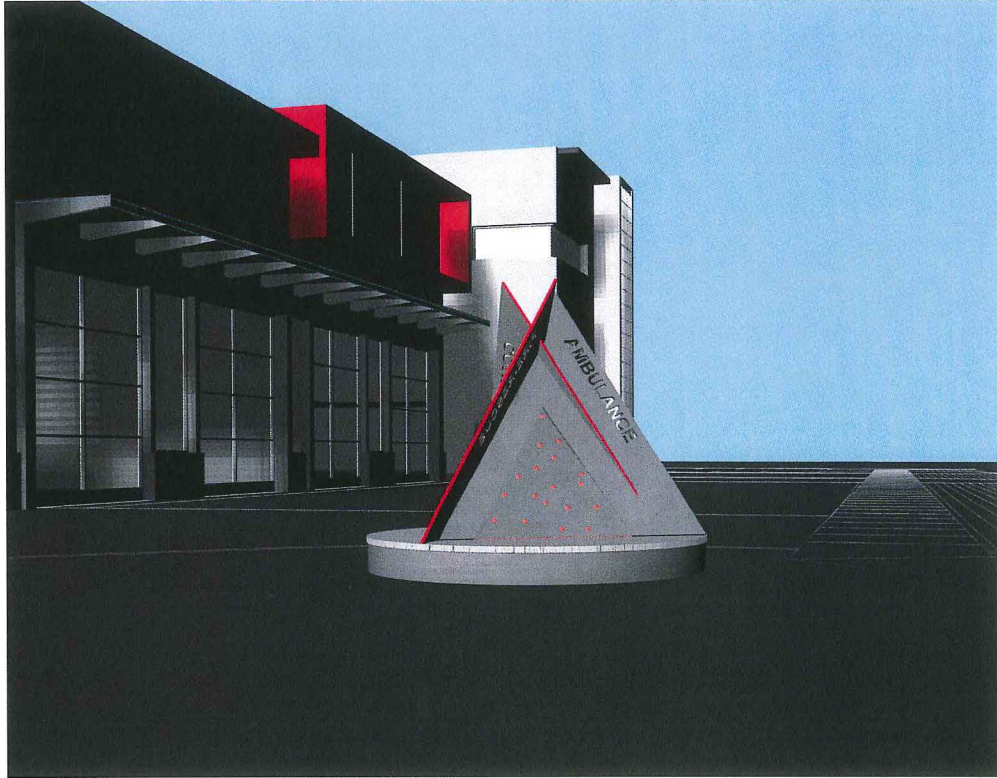
October 2016	unveiling of the Work at the Site
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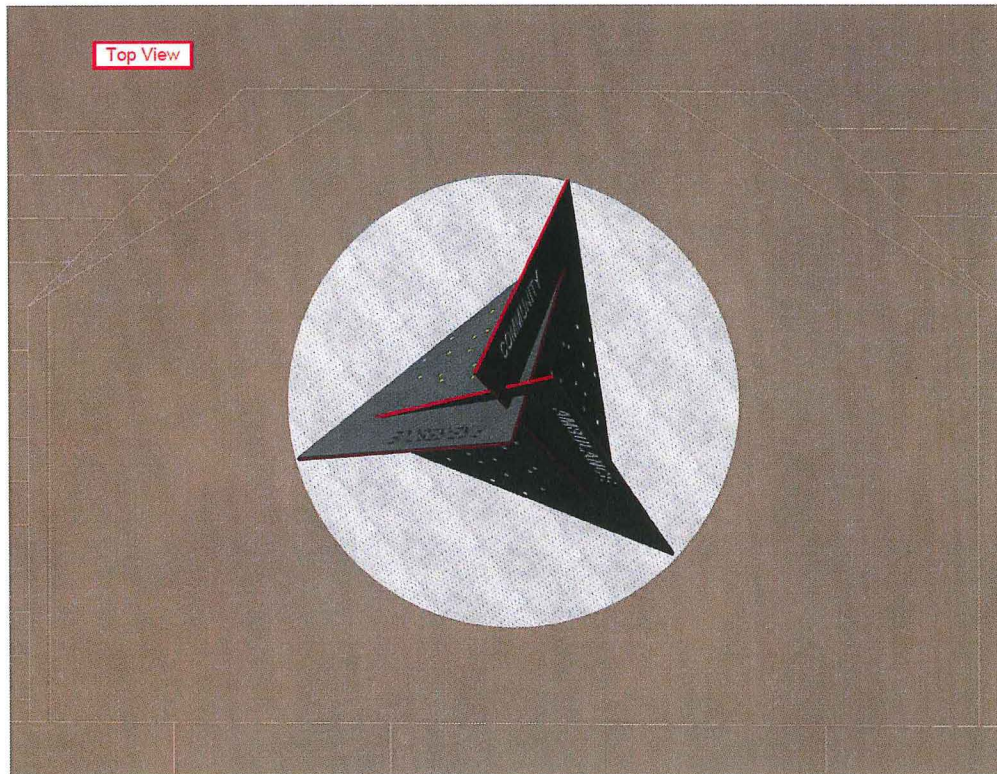
Elevation from Cambie Street



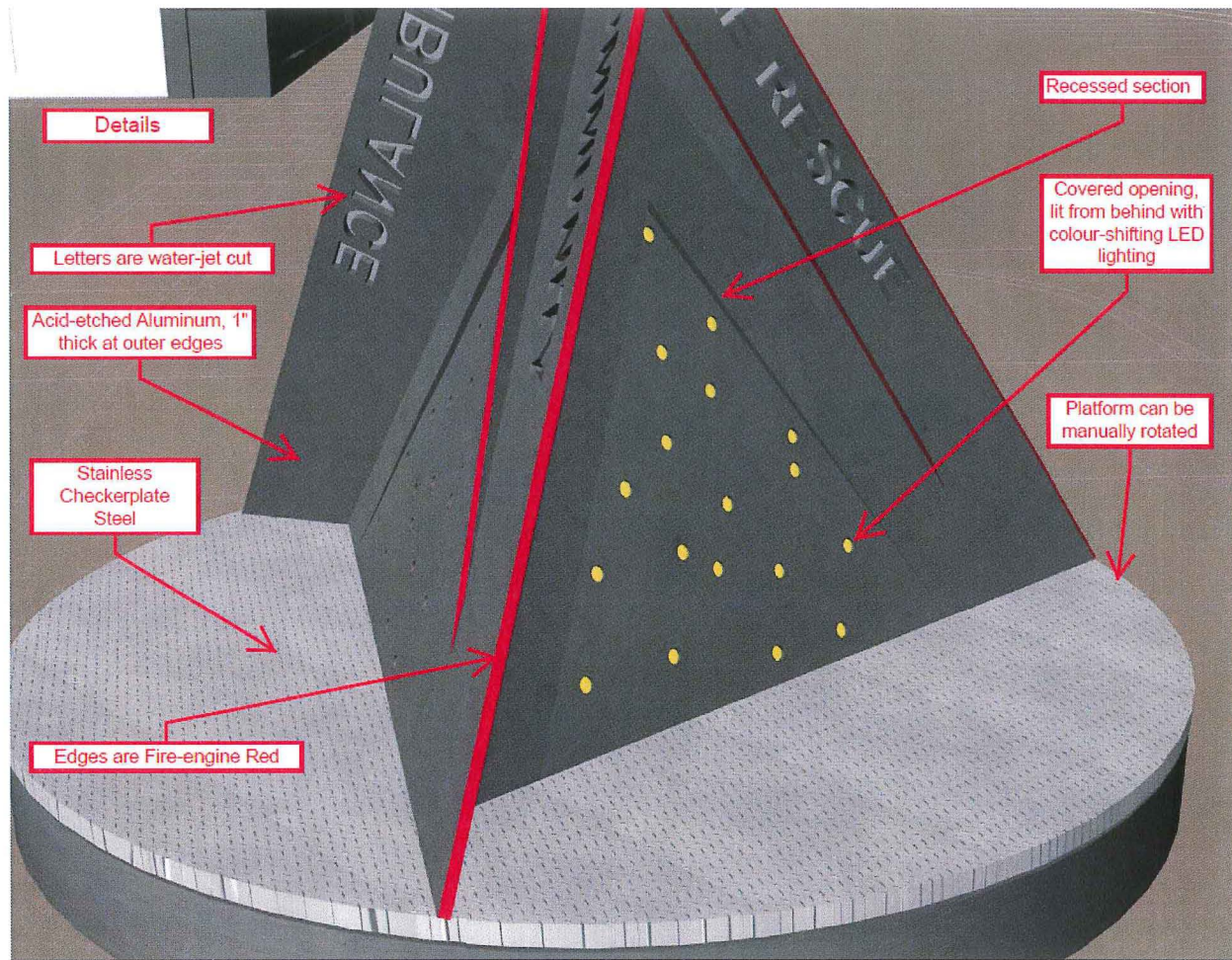
Location on site



View along sidewalk on Cambie Road



Top view



Details of materials



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 25, 2015

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

File: 10-6125-07-02/2015-
Vol 01

Re: Townhouse Energy Efficiency and Renewable Energy policy

Staff Recommendation

That:



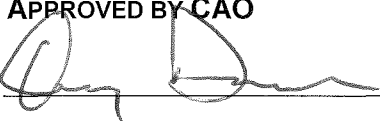
1. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy), to amend the City's existing energy efficiency policies for townhouse developments resulting from rezoning to reference Natural Resources Canada's "Energy Star for New Homes" standard in the Official Community Plan Bylaw No. 9000, be introduced and given first reading;
2. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act; and

3. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

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

Att. 2

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

Staff Report

Origin

Council adopted the Townhouse Energy Efficiency and Renewable Energy policy for townhouse rezoning in September 2014.

The purpose of this report is to propose amendment of the policy to reference Natural Resource Canada's "Energy Star for New Homes" (ESNH) standard as an additional option to meet rezoning requirements, and thereby align with BC Hydro and Fortis BC incentive programs.

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.

The recent referral on solar energy that originated out of the Planning Committee Meeting on May 20 will be addressed in a separate report.

Background

Richmond Climate Action Leadership

Increased energy efficiency is supported by Council's adopted policies and plans. The 2041 Official Community Plan (2041 OCP) defines a community-wide energy reduction target of 10% below 2007 levels by 2020, as well as Greenhouse Gas (GHG) reduction targets of 33% below 2007 levels by 2020 and 80% below 2007 levels by 2050, subject to senior government action. The 2014 *Community Energy and Emissions Plan (CEEP)* identifies strategies and action to reduce energy emissions, including:

Action 4: Promote energy efficiency in all rezonings.

Existing Policy

The City's current policy requires that new townhouse developments resulting from rezoning be designed to achieve an EnerGuide 82 rating (ERS 82). The Richmond OCP Bylaw 9000 states that:

- a) *new townhouses are required:*
 - *to be designed to score 82 or higher on the EnerGuide Rating System (ERS). ...*
 - [and]*
 - *to be solar hot water-ready; or*

- b) *alternatively, new townhouses will be exempt from a) above, if they connect to a district energy utility, or install industry proven renewable energy systems (e.g., geoexchange, solar water heating, photovoltaic energy) which provide the majority (at least 51%) of heating, cooling and/or electrical energy load requirements.*"¹

To achieve this target, rezoning applicants are required to retain a Certified Energy Advisor (CEA) to complete an Evaluation Report for improved energy performance on the most marginal (i.e., greatest design heat loss) units, and confirm that the Building Permit specifications for the all units will achieve or exceed an ERS score of 82. The developer would be required to register a covenant on title that all the units are built and maintained to an ERS 82 rating or higher. A design for a new townhouse development could achieve this ERS 82 rating using a variety of different approaches and measures.

Building Act

The province enacted the *Building Act* in April 2015 with the intent of “ensuring [that] building requirements are the same throughout B.C.” Under the *Building Act*, the provincial Minister gains powers for “establishing one or more building codes” and “regulating building generally for matters not included in a building code.” The implications of the *Building Act* on the City of Richmond’s rezoning policies are unclear at present. The province has stated its intention to enact regulations setting out better-than-building code standards that local governments can choose to adopt. The *Building Act* provides local governments with a two-year transition period once provisions of the Act come into force. To date, however, no part of the *Building Act* has yet come into force, and no regulations under the *Building Act* have been adopted or sent out for consultation.

Analysis

Building Energy Rating Systems

Canada’s EnerGuide provides the public with information on the absolute energy efficiency of different models of products, and their performance relative to the range of other products in that category. The EnerGuide Rating System (ERS) for houses provides a score of a building’s energy performance. All homes, regardless of their energy performance, can receive an EnerGuide label. The ERS is currently referenced as part of Richmond’s townhouse rezoning policy.

The Energy Star program (originally developed in the US, and adopted by Canada in 2001), takes a different approach to that of EnerGuide; Energy Star is used to label only those products that meet or exceed premium levels of energy efficiency.² Energy Star for New Homes (ESNH)

¹ In addition to the ERS requirement, the building must also be designed to be solar hot water-ready. OCP (Bylaw 9000), Chapter 12.4, Objective 2. Policy amended 2014/09/02.

² <http://www.nrcan.gc.ca/energy/efficiency/housing/new-homes/5103>

is a standard that designates homes constructed to be approximately 20% more energy efficient than those built to minimum building code requirements within that jurisdiction.³

At the start of 2015, BC Hydro and FortisBC switched from using an ERS target to requiring that new homes achieve the ESNH standard in order to qualify for their energy efficiency rebates and incentives. Constructing ESNH-certified homes enables builders of townhouses to obtain a BC Hydro incentive of \$700 per townhouse unit. Installing energy-efficient clothes dryers, gas fireplaces and indoor lighting in these new homes qualifies builders for additional incentives. FortisBC plans to announce the details of its own incentives package shortly.

The ESNH standard allows builders to meet the requirements by following either a performance or prescriptive pathway; both pathways include some prescriptive requirements, including airtightness standards, the effective insulation value of walls, ceilings, floors and foundations, and electricity savings from the home's HVAC and lighting equipment. The ESNH's performance pathway requires the new home to achieve a minimum EnerGuide rating of 81, slightly less than the City's current requirement of ERS 82. The ESNH's prescriptive pathway sets out additional insulation requirements; minimum performances for space heating, water heating (and/or combined heating), and ventilation; requires electricity demand savings of 400 kWh per year (approximately 3.5% average household electricity use); and provides a "Builders Options Package" from which builders must select additional options.

Achieving the Energy Star standard will enable builders to access incentive funding provided by BC Hydro and Fortis gas. As such, the revised policy should not result in any additional costs for builders fully conforming to existing policy.

Staff is continuing to examine using solar energy as a source of power in Richmond and will report back to Council later in the year with findings and recommendations. Both the ERS and ESNH rating systems focus on energy efficiency; designing townhouses with solar domestic hot water and/or solar PV panels could help increase the ERS rating of these homes since the solar energy produced on site would reduce their net energy demand. The ESNH standard also directly supports the installation of CSA-approved solar domestic hot water systems, which could earn almost half of the Builder Option Points needed under the compliance pathway of the ESNH.

Options

Staff has identified three options for consideration:

Option 1: Do not implement any change to the townhouse rezoning policy at this time. (Not recommended)

Homes designed to achieve an ERS 82 score would not necessarily meet the more prescriptive requirements of the ESNH standard. Because developers achieving ERS 82 might not be able to access utility incentives despite designing for higher levels of energy efficiency, this option is not recommended.

³ <http://www.enerquality.ca/program/energy-star-for-new-homes/>

Option 2: Replace the EnerGuide 82 option with the Energy Star for New Homes standard under the townhouse rezoning policy. (Not recommended)

Adoption of the new ESNH standard is consistent with the direction set by the utilities, and other jurisdictions in Canada. However, by removing the option to design new townhouses to achieve ERS 82 (without reference to the specific prescriptive requirements entailed in the ESNH standard), the City would disallow a compliance option it first introduced only a year ago, potentially creating challenges for orderly project development.

Option 3: Add the Energy Star for New Homes standard as a third option under the townhouse rezoning policy. (Recommended)

In addition to the City's two existing compliance pathways noted above, the recommended policy would add the following third additional compliance option for rezoning applicants:

New townhouses are required to be designed to achieve the Energy Star for New Homes standard.

Adoption of the ESNH standard will align with the BC Hydro and FortisBC incentives for new home construction noted above. Adding the ESNH standard as an additional option will provide developers with more flexibility in designing for greater-than-code energy efficiency performance. As noted above, while the new ESNH standard sets an ERS score of 81, slightly lower than the existing policy requirement of ERS 82, the more prescriptive approach of the ESNH standard is expected to result in buildings with equivalent performance.

Consultation

Staff has reviewed the proposal, with respect to the BC Local Government Act and City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders additional to those noted below.

Table 2 below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act.

Table 2: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
Urban Development Institute (UDI)	Discussed at the May 27, 2014 regularly scheduled meeting with UDI. Information on the proposed amendment sent in advance of the meeting.
Greater Vancouver Home Builders' Association (GVHBA)	Representative present at the May 27, 2014 meeting with UDI. Information on the proposed amendment sent in advance of the meeting.
Richmond Small Builders' Group	Discussed at a meeting on May 27, 2014. Information on the proposed amendment sent in advance of the meeting.
BC Land Reserve Commission	No referral necessary, as not affected.
Richmond School Board	No referral necessary as not affected.

Stakeholder	Referral Comment (No Referral necessary)
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as not affected.
The Councils of adjacent Municipalities	No referral necessary, as not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as not affected.
TransLink	No referral necessary, as not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as not affected.
Richmond Coastal Health Authority	No referral necessary, as not affected.
Community Groups and Neighbours	No referral necessary, as not negatively affected.
All relevant Federal and Provincial Government Agencies	No referral necessary. Provincial Building and Safety Standards Branch staff indicate that there are currently no plans to restrict municipal powers over rezoning under the BC Building Act.

As noted above, staff presented the proposed townhouse energy efficiency policy change for rezoning with the Urban Development Institute (UDI) on May 27, 2015, at which a representative of the Greater Vancouver Homebuilders Association (GVHBA) was also present. Also on May 27, 2015, staff discussed this initiative with members of the Richmond Small Builders' Association. Staff sent information on the proposed amendment via email to all of these groups in advance of these meetings and requested written feedback.

Stakeholder representatives from both UDI and the Richmond Small Builders Association noted the expense of meeting the EnerGuide 81 standard, highlighting the cost of contracting an energy advisor. UDI stated their understanding that under the *Building Act* local governments can no longer impose building standards beyond code. Staff responded that the intent of the policy amendment was to provide builders with more options, and facilitate their access to energy efficiency incentives provided by the utilities. The *Building Act* has yet to enter into force, and staff understand that the *Building Act* is not intended to affect rezoning processes. Furthermore, there will be two-year transition period after each part of the *Building Act* enters into force, and the province has stated that it will develop beyond-code building standards that municipalities can voluntarily adopt during this transition period. As of yet, no such regulations have been produced by the province.

Detailed feedback from these groups is provided in attachment to this report.

Proposed 2041 Official Community Plan Text Amendment

The proposed Townhouse Energy Efficiency and Renewable Energy OCP amendment provides clarity and transparency to all applicants. The recommendation is that the OCP amendment be applied to those rezoning applications received after the adoption of the proposed OCP amendment.

Each rezoning application would be considered on its own merit and all utility incentives would continue to be available to developers who meet higher energy standards (e.g., BC Hydro incentives). New townhouse applicants who also seek to amend the 2041 OCP land use designation may be expected to exceed these minimum expectations.

Financial Impact

None.

Conclusion

Richmond has demonstrated leadership in increasing building energy efficiency and reducing related GHG emissions. The 2041 Official Community Plan and Community Energy and Emissions Plan together are a strong framework to pursue the City's community-wide targets. While Richmond is already a leader in townhouse development, further action is needed to achieve improved energy efficiency. The proposed policy provides new townhouse developers with flexible ways to identify and implement more cost effective and energy efficient townhouses at the construction stage. This approach is aimed at providing future townhouse owners with lower energy costs.



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

- Att. 1: Richmond Official Community Plan Bylaw 9000: Amendment Bylaw 9254 (Townhouse Energy Efficiency and Renewable Energy)
- Att. 2: Feedback received from stakeholder organizations on the proposed amendment to the Townhouse Energy Efficiency and Renewable Energy policy.



**Richmond Official Community Plan Bylaw 9000,
Amendment Bylaw No. 9254
(Townhouse Energy Efficiency and Renewable Energy)**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at section 12.4 by deleting Objective 3, Policy a) in its entirety and substituting the following:

“a) at the time of rezoning, new townhouses proposed for a development site will be required to be designed to:

- be solar hot water-ready; and

either

- score 82 or higher on the EnerGuide Rating System (ERS); or
- meet the Energy Star for New Homes Standard.

To achieve this requirement, developers are to retain a certified energy advisor (CEA) to complete and submit an Evaluation Report, satisfactory to the General Manager, Engineering & Public Works for improved energy performance on the most marginal (i.e., greatest design heat loss) units, which identifies construction specifications for all units so as to achieve or exceed either: (a) an ERS score of 82; or (b) the appropriate technical specifications for British Columbia in the latest available version of the “Minimum Requirements for ENERGY STAR® Qualified New Homes” document published by Natural Resources Canada. The developer would be required to register a covenant on title to build and maintain all the units in compliance with the Evaluation Report. If the requirement is to meet the Energy Star for New Homes Standard, the applicable standard is the version in force at the time the rezoning bylaw is adopted and confirmation that all the units meet the standard is required before final inspection permitting occupancy.”

2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9254**”.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

Attachment 2: Feedback received from stakeholder organizations on the proposed amendment to the Townhouse Energy Efficiency and Renewable Energy policy

UDI - Richmond Liaison Committee Meeting

May 27, 2015, 12:00 pm - 1:30 pm

Richmond City Hall

Attendees included:

- Dana Westermarck, UDI
- Mark Sakai, Greater Vancouver Home Builders Association (GVHBA)

UDI members noted that the Richmond market for townhouses is currently very strong, with all units built selling quickly.

Staff noted that the amended policy, if adopted, would provide builders with more options, and facilitate access to energy efficiency incentives provided by the utilities, plus additional incentives for lighting, clothes dryers, etc.

Dale Westermarck (UDI) made the following points:

- The additional cost of meeting the EnerGuide (ERS) 82 requirement, citing \$4,000/unit. (Another developer in attendance noted an additional cost of \$6,000/unit.) Developers had been told the added costs of meeting ERS 82 would be minimal.
- At a recent meeting hosted by UDI, provincial staff stated that municipalities are not allowed to impose these kinds of conditions under the new Building Act.

Staff noted the following:

- The Building Act has not yet come into force (parts of the Act will come into force by Order in Council, any by the adoption of regulations by the Minister);
- Once parts of the Building Act enter into force, there is a two year transition period during which municipalities can align their bylaws with the Building Act.
- The province has stated its intention of developing better-than-code provincial regulations that local governments can choose to adopt. However, the province has yet to draft or adopt any regulations under the Building Act.
- The City's Law department understands the Building Act would not be used to alter conditions for rezoning applications.

In conversation with staff after the meeting, Mark Sakai (GVHBA) noted that he would remind his members to provide written comments on the proposed policy amendment to City of Richmond staff by the end of day, Friday, May 29, 2015. As of Saturday morning, May 30, no written comments were received from GVHBA or UDI members.

May 30, 2015

- 2 -

Meeting with Richmond Small Builders' Association

May 27, 2015, 3:00 – 4:00 pm

Richmond City Hall

Attendees:

- Raman Kooner (in place of Ajit Thaliwal)
- Rick Sian, Sian Group
- Aleksandar Kos, Core Concept Consulting
- Bruce Duffy, Core Concept Consulting
- Clive Alladiy, Bacaudra Development
- Alen Postolka, City of Richmond
- Nicholas Heap, City of Richmond

Members of the Richmond Small Builders Association noted the following:

- The Energy Star maximum size restriction of 600m² should be compatible with current building practice of building “blocks” of 6-10 townhouses (to avoid falling under Part 3 of the Building Code).
- The additional cost of meeting the EnerGuide 82 requirement was up to \$10,000 per unit (the cost of hiring an energy advisor). The cost of DCCs, fees, permits, labour and land are all rising at the same time: this is one more thing on top.
- Because Energy Star requires a lower ERS 81 score, members thought it sounded like an easier option than the ERS 82 pathway, even with the mandatory elements required.
- Several attendees noted that the previous policy (formally adopted last year) appeared to have been applied retroactively. Attendees requested that the City clarify how the old policy was implemented.
- Given that the new policy provides more flexibility, the Association members stated they were in favour of this new policy being applied retroactively to applications already received.
- Staff was requested to set up a workshop for Richmond home builders where BC Hydro and FortisBC could explain their inventive offerings to local builders, and facilitate builders' access to these incentives.