



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, June 3, 2013
4:00 p.m.

Pg. # ITEM

MINUTES

- GP-3** *Motion to adopt the minutes of the meetings of the General Purposes Committee held on Tuesday, May 21, 2013 and the Special General Purposes Committee held on Monday, May 27, 2013.*



DELEGATION

- GP-23** 1. Sergio Cocchia, Director and Wendy Lisogar-Cocchia, Director, Pacific Autism Family Centre Foundation, to speak on developing a provincial centre for autism in Richmond.

COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 9004 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 7680 AND 7720 ALDERBRIDGE WAY (AMACON (ALDERBRIDGE) DEVELOPMENT CORP.- INC. NO. BC 0906099)**
(File Ref. No. 12-8060-20-9004; RZ 11-593705) (REDMS No. 3857717)

GP-57

See Page **GP-57** for full report

Designated Speaker: Dena Kae Beno

STAFF RECOMMENDATION

That Bylaw No. 9004 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9004 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 11-593705.

☐

ENGINEERING & PUBLIC WORKS DEPARTMENT

3. **CLIMATE ACTION REVENUE INCENTIVE PROGRAM (CARIP) & CARBON NEUTRALITY REPORTING - UPDATE**

(File Ref. No.) (REDMS No. 3878793)

GP-83

See Page **GP-83** for full report

Designated Speaker: Peter Russell

STAFF RECOMMENDATION

That the staff report titled Climate Action Revenue Incentive Program (CARIP) & Carbon Neutrality Reporting – Update dated May 30, 2013 from the Director, Engineering, be received for information.

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Tuesday, May 21, 2013

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, May 6, 2013, be adopted as circulated.

CARRIED

LAW & COMMUNITY SAFETY DEPARTMENT

1. **NON-FARM USE FILL APPLICATION BY SUNSHINE CRANBERRY FARM LTD NO. BC 735293 FOR PROPERTY LOCATED AT 12871 STEVESTON HIGHWAY**

(File Ref. No. 12-8080-12-01) (REDMS No. 3846691 v.5)

Edward Warzel, Manager, Community Bylaws, and Magda Laljee, Supervisor, Community Bylaws were available to answer questions. A discussion ensued and the following was noted:

1.

General Purposes Committee

Tuesday, May 21, 2013

- the term 'Non-Farm Use' is used to describe any and all movement of soil onto Agricultural Land Reserve (ALR) properties;
- the soil that is going to be used as fill on the property will be conducive to agricultural viability; and
- an ongoing study will help to identify low points in ditches that prevent water from draining properly at such sites, and identified areas will become a part of future improvements.

In response to questions, Lori Larsen, Professional Agrologist, Keystone Environmental Ltd., advised that:

- the requirements for fill on the property are a result of challenges related to drainage on the property;
- the plan for the property includes raising the land by removing the good quality layer of original soil on the land, then adding the fill until the required elevation is reached, and replacing the original soil on top of the fill;
- incoming fill will be screened for environmental contaminants, and to ensure appropriate mix of peat, sand, salt and other ingredients suitable for the desired use. It was noted that the fill will be appropriate for growing blueberries as well as other crops; and
- the entire procedure is expected to take approximately two-years time.

It was moved and seconded

- (1) *That Council endorse the non-farm use application submitted by Sunshine Cranberry Farm Ltd to fill the property located at 12871 Steveston Highway to an agricultural standard suitable for the purpose of blueberry farming;*
- (2) *That the endorsed application be forwarded to the Agricultural Land Commission (ALC) for consideration with the recommendation that the ALC incorporate as a condition of permit:*
 - (a) *The requirement for a performance bond, in a form and amount deemed acceptable to the ALC as a mitigation measure until the satisfactory completion of the proposed project;*
 - (b) *The requirement for quarterly inspections and monitoring and reporting by a professional agrologist as well as the submission of quarterly reports to the ALC with a copy to the City; and*
 - (c) *That the multi-purpose soils placed on the property must be capable of supporting a wide range of agricultural crops.*

General Purposes Committee
Tuesday, May 21, 2013

The question on the motion was not called, as Councillor Steves circulated a handout suggesting alternative methods for mitigating the drainage concerns. The handout includes images of another property that used a pumping system rather than fill. He suggested that either a similar pumping system be used 12871 Steveston Highway, or that class 4 organic soil be guaranteed as the fill material. Councillor Steves' submission is attached as **Schedule 1** and forms part of these minutes.

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

COMMUNITY SERVICES DEPARTMENT

2. **RICHMOND PUBLIC ART PROGRAM 2012 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2013 WORK PLAN**

(File Ref. No. 01-0100-20-RPAR1-01) (REDMS No. 3826590 v.2)

In answer to questions about the various locations of public art in the City, Eric Fiss, Public Art Planner, advised Committee of an interactive map on the City's website illustrating all public art displays in Richmond. He also noted that brochures and tear out maps have been created in the past in conjunction with Tourism Richmond material. Mr. Fiss was asked to provide members of Council with a reference to the interactive map on the website or a hard copy of the public art map prior to the next Council meeting scheduled to be held on May 27, 2013.

It was moved and seconded

That the Richmond Public Art Advisory Committee 2013 Work Plan as presented in the report from the Director, Arts, Culture and Heritage Services, dated May 1, 2013, be approved.

CARRIED

3. **RICHMOND SCHOOL DISTRICT REPORT: CHILD POVERTY ISSUES AND INITIATIVES IN THE RICHMOND SCHOOL DISTRICT**

(File Ref. No. 07-3070-01/2013) (REDMS No. 3832042)

Lesley Sherlock, Social Planner, noted that the Board of Education would be reviewing the matter at its next meeting, to be held later today.

It was moved and seconded

That the staff report from the General Manager, Community Services dated April 30, 2013 titled Richmond School District Report: Child Poverty Issues & Initiatives in the Richmond School District, be received for information.

General Purposes Committee
Tuesday, May 21, 2013

The question on the motion was not called as a discussion took place about the City's continued work with the School District and other organizations to reduce child poverty. It was noted that initiatives related to reducing child poverty would be integrated with the City's Social Strategy. Discussion also took place about awareness related to the matter; the standards and methods used for measuring poverty; and how poverty may be an issue in only some areas of the City.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:41p.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 Tuesday, May
21, 2013.

Mayor Malcolm D. Brodie
Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office

ALTERNATIVES Harold Steves

GREATER LULU ISLAND BOG:

When the Agricultural Land Reserve was established all Class 1 to 3 soils, plus Class 4 Organic soils were to be put in the ALR. The soils in the vicinity of Steveston Highway and No 5 Rd. are all part of the Greater Lulu Island Bog and are Class 4 organic soils. The Greater Lulu Island Bog extends from the Garden City Lands, south across Richmond, to the Fraser River South Arm

12871 STEVESTON HIGHWAY:

12871 Steveston Highway is part of the Greater Lulu Island Bog. 12871 Steveston Highway was once part of a larger farm that extended west to No. 5 Rd. It was bisected by Highway 99 in the 1950's. The land east of the freeway became a tower site. The land to the west, Allotment Gardens. The soils and drainage on each side of Highway 99 were identical.

ALLOTMENT GARDENS

In 1974 the BC Government purchased that portion of the property west of Highway 99 and developed it as BC's first major ALLOTMENT GARDENS. While excess water was always a problem on both sides of Highway 99, perimeter ditches and cross ditches were installed and no further changes were necessary. A wide range of crops was grown, very successfully, in the allotment gardens. When the land was sold to Bota Gardens, they later mixed some sand into the soil for their display gardens, but no fill was ever put on the land. Part of the site was lost when Fantasy Gardens was developed for commercial use and part was retained for gardens. Now owned by the City Of Richmond and renamed THE GARDENS it is being developed for allotment Gardens and Community Gardens once again.

HOWARD WONG FARM

The Howard Wong Farm was located at the south-west corner of Steveston Highway and No. 5 Rd. It was also a remnant of the Greater Lulu Island Bog with the same organic soils and the same amount of winter water. It grew a wide range of vegetable crops, including, "potatoes, corn, cauliflower, turnips, cucumbers and cabbages" ... "marketed to the BC Coast Vegetable Marketing Co-op or directly to Woodward's and Kelly-Douglas." In spite of a 9,000 name petition against, it was rezoned for industry. However, the Howard Wong Farm proved that Class 4 Organic soils are excellent for a wide range of vegetable crops.

FINN ROAD BLUEBERRY FARM: Alternative 1.

The Finn Road Blueberry Farm is an excellent example of how blueberries can be grown on 'wet' land using berming, levelling, sloping and draining with an automatic pumping system. Use of the land for a wide range of crops 'after blueberries' has not been compromised.

AGRICULTURAL LAND RESERVE CLASSIFICATIONS: Alternative 2.

While most land taken from the ALR has not been based on soil quality, it is important that soil quality is maintained when continued farm use is being considered. The original soil classifications for putting land into the ALR was based on Class 1 to 3, and Class 4 Organic soils. Therefore, it follows that any fill on such lands should be of equal or better quality, namely Class 1 to 3 and Class 4 Organic soil. Subsoils from ditching, building excavations, swimming pools, etc. in Richmond may contain salts that hamper crop production and should not be used.



ILLUSTRATED FARMER Howard Wong of 1163 No. 5 Road, talks about his situation from one of the fields owned by Nu-West Development Corp. Behind him the line of trees shows where Steveston Highway is located, and if the industrial park is ap-

proved by rezoning, the fertile land under Wong will be covered by two feet of sand as the area is preloaded prior to construction.

(Brian Le...

RICHMOND CLASH

Oct 3/74

Industrial project debate set

Little over a proposed 158-acre industrial development in Richmond will be taken to the public again next Wednesday. Representatives of both the Nu-West Development Corp. and opponents of the project have agreed to speak at 8 p.m. at Minoru Pavilion. The meeting is organized by the Bridgeport Branch of the Richmond Residents Association.

The association is concerned generally about the amount and location of industrial development being done in the municipality.

The Nu-West project is on the southwest corner of No. 5 Road and Steveston Highway. Part of the land is now being farmed.

The site is outside the general Richmond Development

area set in the 1950s.

Municipal council is due to decide Oct. 15 whether to give final approval to the project, known as Riverside Industrial Park.

So far only two aldermen have said they will attend next Wednesday's meeting to hear the rival views. Council held its own public hearing in August.

GP-8

Gentle farmer must move with crops unharvested

Howard Wong, the main farming tenant on land owned by the Nu-West Development Corp. at Steveston Highway and No. 3 Road, doesn't like to see good farmland go industrial but feels powerless to complain.

"It's kind of a shame," Wong told The Review, "but I'll have to move anyway, even if this development doesn't go through. Personally, I think some development will happen sometime, if not now, then sometime in the future."

The land has been worked by Wong and his brother for the past nine years, and "it's good," according to the farmer.

Nu-West Development Corp. has allowed Wong to stay on the land without a lease since the spring. "Every year since 1966 I've signed a new lease," said Wong. "But with the new owner, they said they wouldn't renew the lease, they'd just let me stay until they

wanted to develop. In March of 1974 they said this was the year they wanted to develop." Last year was a good year for farmers, with good crops and high market prices. Wong attempted to move in 1973 but was blocked by the market, which had resulted in all available lease land being picked up.

"I couldn't lease anywhere, so I told the owners this and they said I could stay and take a chance on being forced to move before I could harvest. I haven't had to pay any rent and as a result I have no right to stay," Wong said.

He planted his crops in the spring and was contacted by Nu-West industrial consultant S.B. Anderson during the summer.

Wong does not feel bitter against Nu-West, claiming the Corporation has "treated him

fair." He wonders about the future food production in Canada and B.C., and how much we can expect to keep receiving from the U.S. "If the U.S. stops for some reason," Wong said, "how long can we eat nothing but wheat?"

Wong's crops, potatoes, corn, cauliflower, turnips, cucumbers and cabbage, are marketed to the B.C. Coast Vegetable Marketing Co-Op or directly to Woodward's and Kelly-Douglas. He feels his present location is "ideal," with good soil and economic proximity to Vancouver.

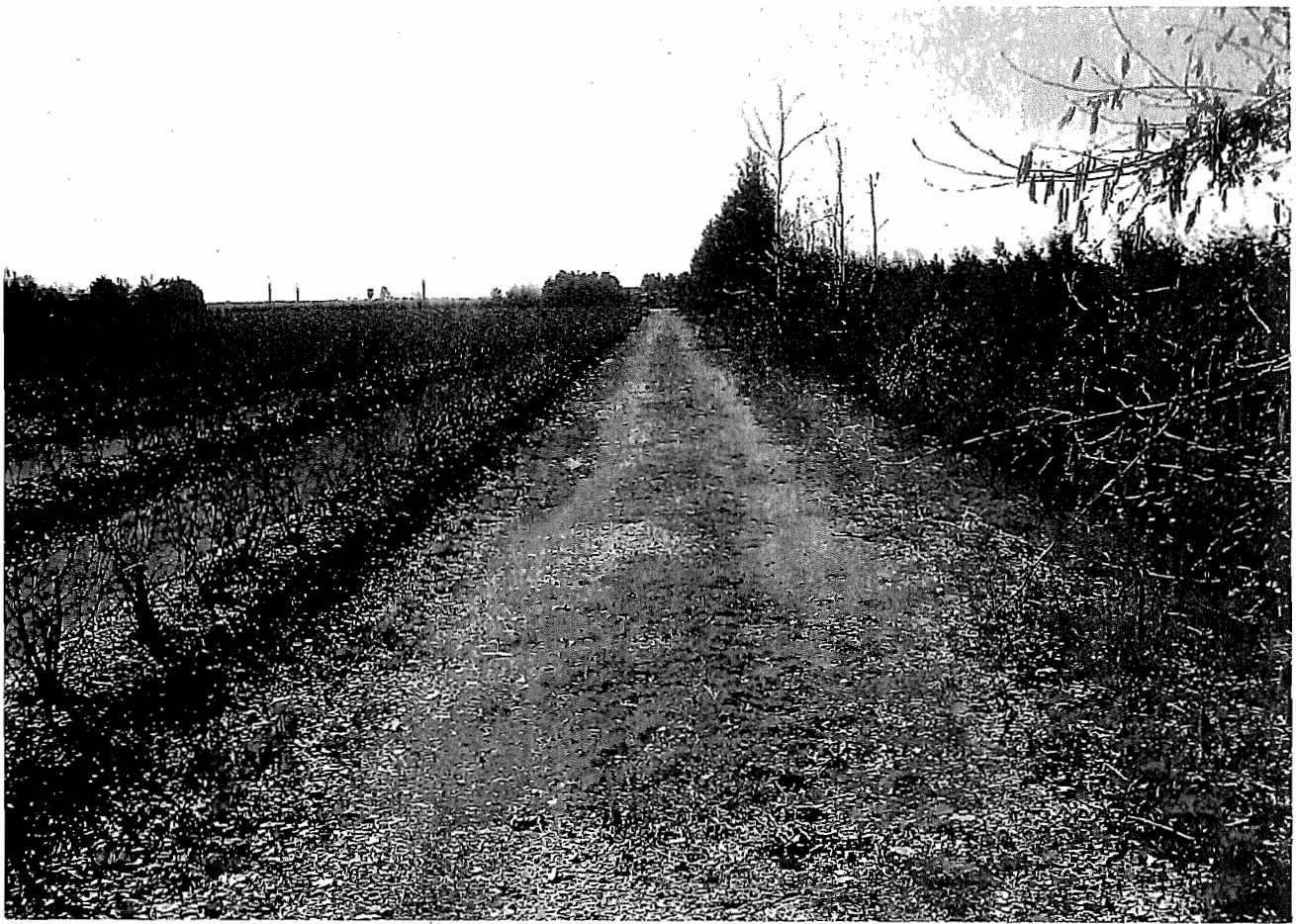
The proponents of industry talk about how much money the development will bring, but can you compare that to the value of the amount of food produced," he said.

The farm produces at least two crops of most vegetables, with an average potato yield of 15 to 20 tons per acre.

A farmer also recycles the money he makes to a much greater degree than industry, Wong claims. "For every dollar I make two dollars goes back into the ground."

Horses to watch

Following are the Horses to watch at Exhibition Park tonight: 1 — Alder Elle; 2 — Face The Wind; 3 — Fanny Fields; 4 — Curious Kitten; 5 — El Escorial; 6 — Gentle Sphere; 7 — Beau Cecil; 8 — Galloping Gertie; 9 — Faith Lea and 10 — Schari R.



FINN ROAD BLUEBERRY FARM:

1. A well drained blueberry farm on Finn Road has a narrow $\frac{3}{4}$ minus gravel service road along one side.
2. The field is dry because of the carefully levelled field, drains and sloped field edges.

GP - 10



3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.
4. The neighbouring field which is used for growing vegetables is flooded. This is normal practice in Richmond in winter. Vegetable growing does not require winter drainage.



Special General Purposes Committee

Date: Monday, May 27, 2013

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 6:02 p.m.

PLANNING & DEVELOPMENT DEPARTMENT

1. **RICHMOND RESPONSE: PROPOSED METRO VANCOUVER
REGIONAL GROWTH STRATEGY TYPE 3 AMENDMENT – MINOR
B FOR PORT MOODY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 3870821)

Terry Crowe, Manager, Policy Planning, accompanied by Lee-Ann Garnett, Senior Regional Planner, Planning, Policy and Environment, Metro Vancouver, provided background information, noting that the City of Port Moody is seeking to designate three waterfront parcels on the Burrard Inlet, which are currently designated as 'Industrial,' 'General Urban,' 'Rural,' and 'Conservation and Recreation' to 'Special Study Areas.'

Mr. Crowe advised that staff is in receipt of new information regarding the City of Port Moody's request, whereby it is anticipated that the City of Port Moody will remove the 'Rural' and 'Conservation and Recreation' parcels from the proposed Regional Growth Strategy (RGS) amendment.

Special General Purposes Committee

Monday, May 27, 2013

Mr. Crowe spoke of the Metro Vancouver Board process as it relates to Type 2 and Type 3 amendments to the RGS and commented on their varying thresholds and the requirement to hold a Public Hearing.

In response to comments made by Committee, Ms. Garnett advised that the City of Port Moody accepted the RGS under the provision that its Map 12 – Special Study Areas and Sewerage Extension Areas would not apply to them; the Metro Vancouver Board accepted this condition.

Discussion ensued regarding the Metro Vancouver Board process and Mr. Crowe and Ms. Garnett provided the following information:

- a Type 2 RGS amendment would require a 2/3 vote of the Board and a Public Hearing for ‘Rural’ and ‘Conservation and Recreation’ areas;
- a Type 3 RGS amendment would require a 50% plus one weighted vote for ‘Rural’ and ‘Conservation and Recreation’ areas; and
- a Type 3 RGS amendment does not require a Public Hearing.

Committee expressed concern related to the potential regional impacts of such amendments and in particular the impacts to the City of Richmond. Direction was given to staff to follow this matter closely so that Council may be fully engaged as it proceeds through the Metro Vancouver Board process.

In reply to a query from the Chair, Mr. Crowe advised that as per the City of Port Moody’s staff report dated December 19, 2012 titled ‘OCP Amendment to Include Special Study Area Designations,’ the proposed RGS amendments are to identify those areas where a more detailed land use plan will be required by way of an area plan or a site specific development plan.

Councillor Steves distributed copies of a Metro Vancouver Industrial Overview – Spring 2013 (attached to and forming part of these Minutes as Schedule 1), and read an extract noting the potential to utilize Agricultural Land Reserve (ALR) lands for new industrial lands.

Discussion ensued regarding the proposed staff recommendations and members of Committee wished to clearly express the City’s opposition to the proposed RGS amendments. Also, it was noted that the City of Port Moody and all other Metro Vancouver municipalities be advised of the City’s position on this matter.

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

It was moved and seconded

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

Special General Purposes Committee
Monday, May 27, 2013

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

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Special General Purposes Committee of the Council of the City of Richmond held on Monday, May, 27, 2013.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Committee Clerk



Metro Vancouver Industrial Overview

Spring 2013

partnership.
performance.

**AVISON
YOUNG**

Intelligent
Real Estate Solutions

**CANADA'S BEST
MANAGED
COMPANIES**

Metro Vancouver requiring innovative approach to manage evolving character of industrial market

Creativity is one of the most important attributes developers will require to acquire large parcels of land in order to meet the strong demand for large-floorplate product in Metro Vancouver's geographically-constrained industrial market.

With vacancy in Metro Vancouver industrial buildings larger than 100,000 sf at 2.5%*, and overall vacancy tightening slightly since fall 2012 to 3.5%, the rising pressure to accommodate large-floorplate users continues to mount. Further analysis reveals that the vacancy rate for Metro Vancouver industrial space in excess of 100,000 sf suitable for distribution/logistics uses is just 1.7%.

As of April 2013, only five municipalities in Metro Vancouver - Richmond, Coquitlam, Burnaby, Delta and Surrey - had industrial buildings in excess of 100,000 sf that were vacant and/or available. With large industrial buildings in increasingly short supply throughout Metro Vancouver, the pressure to build more is reaching critical mass and is being further exacerbated by the billions in infrastructure spending in support of the port's mandate to increase trade through the Asia-Pacific Gateway. Appetite for new industrial product shows no sign of abating with more than 2 msf added to Metro Vancouver's industrial inventory since fall 2012 and minimal subsequent impact on vacancy.

Total container traffic through Port Metro Vancouver, which is driving the demand, has resumed its upward trajectory after stalling in 2009, rising 26% from 2.15 million total 20-foot equivalent units (TEUs) in 2009 to 2.71 million TEUs in 2012. That growth continued to manifest itself in the first quarter of 2013, rising 2.5% to 642,959 TEUs from the

continued on page 2

*This rate includes all vacant and available industrial facilities that were part of Metro Vancouver's industrial inventory or that were to be vacated within the next 90 days from the date of publication.

INSIDE: Q&A with **Robert Landucci, Greg Wilks, Beth Harrington and Tom Corsie** on what alternatives are being explored to meet demand for large floorplate space

> METRO VANCOUVER INDUSTRIAL MARKET SNAPSHOT

Market	Industrial Inventory (square feet)	Vacancy		
		Spring 2013	Fall 2012**	Spring 2012
Richmond	36,283,638	2.6%	2.8%	3.8%
Surrey	27,729,359	1.9%	2.0%	2.8%
Burnaby	27,361,097	4.6%	3.8%	2.8%
Vancouver	23,277,291	2.0%	2.0%	3.4%
Delta	20,618,414	6.9%	7.2%	7.5%
Langley	16,109,798	3.8%	3.4%	4.9%
Coquitlam	8,003,369	7.8%	8.6%	8.5%
Port Coquitlam	7,101,270	2.5%	4.7%	3.7%
Abbotsford	7,024,727	2.8%	3.2%	5.7%
North Vancouver	5,337,430	2.2%	1.9%	3.7%
New Westminster	3,717,716	3.5%	3.9%	4.6%
Maple Ridge/Pitt Meadows	2,413,493	1.8%	3.2%	4.2%
TOTAL	184,977,602	3.5%	3.6%	4.2%

**In order to provide the most accurate statistics, Avison Young undertook an extensive Metro Vancouver industrial inventory update prior to the Fall 2012 report.

> MARKET INDICATORS (CHANGE FROM SIX MONTHS AGO)

↑
ABSORPTION

↓
CAP RATES

↑
RENTAL RATES

↔
VACANCY RATE

↑
CONSTRUCTION

↔
RETAIL SALES

↑
CONTAINER SHIPPING
VOLUME

GP - 15

627,541 TEUs handled in the first quarter of 2012, according to **Port Metro Vancouver** statistics. TEU imports and exports in the first quarter of 2013 rose 1.6% and 3.6%, respectively, year-over-year.

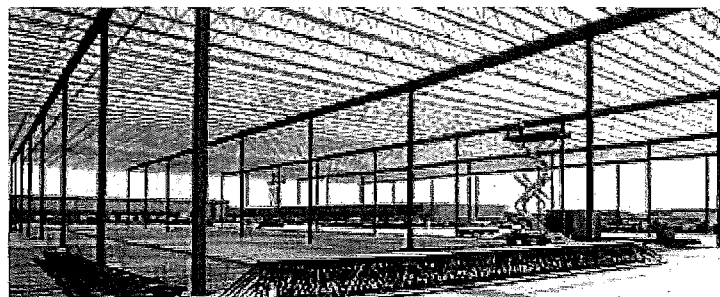
Also contributing to demand are various port and transportation infrastructure projects, which have attracted the attention of third-party logistics (3PL) companies and other trade-related businesses seeking to leverage off that infrastructure investment and establish logistics and distribution facilities in Metro Vancouver in proximity to dockside operations.

According to Port Metro Vancouver, several transportation infrastructure projects that built capacity, maximized efficiency and density, and minimized the impacts of port operations on the community moved forward in 2012. Those projects included the South Shore Corridor Project in Vancouver, the Low Level Road Project in North Vancouver, the Deltaport Terminal Road and Rail Improvement Project and the Roberts Bank Rail Corridor Projects. The South Fraser Perimeter Road (SFPR), a new 40-kilometre, four-lane highway along the south side of the Fraser River, is also approaching completion. The eastern portion from Highway 1 at 176th Street to 136th Street opened in December 2012. The remainder, from 136th Street in Surrey to Deltaport Way in Delta, will open to traffic in December 2013. According to the provincial government, the SFPR will generate economic growth by connecting key port, rail and highway infrastructure.

The scale of infrastructure investment by the port, and provincial and federal governments has not been matched by a corresponding rise in the availability of serviced industrial land suitable for logistics/distribution facilities. The result has led to an emerging bifurcation of the Metro Vancouver industrial market, with most users able to find suitable small to mid-sized options, while those operators seeking larger sites for logistics/distribution uses are left with very few options to purchase and virtually no existing buildings suitable to occupy as tenants. Developers increasingly need to be proactive in order to secure sites of scale that are close to transportation networks and are suited for logistics/distribution. Once such sites are identified, assembled and acquired, developers need to deliver product that meets the needs of large users. In the past, much of the development activity has targeted small to mid-sized users to the detriment of large users who have subsequently located warehouse functions and distribution centres in other jurisdictions.

The Agricultural Land Reserve (ALR) remains a potential source

of new industrial lands, particularly those parcels that are unproductive or not in production, but political considerations have largely curtailed discussions regarding the potential removal of any such lands. A reconsideration of the ALR boundaries, which were established 40 years ago, in light of the development, employment and economic pressures facing the region today, may lead to an equitable solution for all stakeholders.



Large-floorplate distribution space, such as phase 3 of Hopewell Developments' new project in Richmond, is in short supply.

Industrial owner/users and investors are becoming creative and are now considering other options outside the traditional purchase of freehold land/assets, build-to-suit construction or the acquisition of a strata unit. Some investors have purchased entire strata developments outright to then rent or lease to large-format users. Additionally, significant logistics/distribution facilities constructed on leasehold land held by Port Metro Vancouver were acquired by investors in 2012 and 2013 and marked a new willingness by institutions to consider assets held under alternative forms of land ownership. Leasehold land may serve as a temporary valve in the near to mid-term but it does not address the larger underlying issues surrounding land availability in the decades to come.

With more than 2 msf of industrial space added to Metro Vancouver's industrial inventory since fall 2012, the majority of which was in Burnaby (554,941 sf) and Richmond (690,300 sf), demand for industrial space remains strong with much of the new inventory being absorbed.

The significant amount of industrial development delivered in the last quarter of 2012 (1.37 msf) as well as the first quarter of 2013 (670,303 sf) will not be repeated for the remainder of 2013. This lull in activity and lack of suitable product, particularly for logistics and distribution users, will be accommodated in 2014 and 2015 by large-footprint developments in Delta, Surrey, Richmond, Pitt Meadows and Langley.

continued on page 8

> RECENT NOTABLE LEASE DEALS

MUNICIPALITY	ADDRESS	SQUARE FEET	TENANT
Richmond	#110-16100 Blundell Road	151,275	Nippon Express Canada Ltd.
Richmond	7200 Nelson Road	138,844	Coca Cola Ltd.
Delta	880 Belgrave Way	104,177	Crown Corrugated Company
Burnaby	5324 Riverbend Drive	78,095	Orbit Distribution Systems Ltd.
Delta	7848 Hoskins Street	67,608	Valhalla Distribution
Vancouver	#25-403 East Kent Avenue	62,774	Acme Analytical Laboratories Ltd.
Langley	19750 92A Avenue	50,000	Phillips Electronics

Q&A

As increasing demand from large-floorplate distribution/logistics users comes to dominate industrial development (and land) in Metro Vancouver, what alternatives are being explored to ensure this demand can be met?

1. If developers focus on meeting the large-floorplate demand of logistic/distribution users, what becomes of industrial users in need of small to mid-sized bay space?
2. With new transportation infrastructure such as the South Fraser Perimeter Road coming on stream in 2013, has the pressure to accommodate large-scale warehousing/distribution facilities increased? Has investment in transportation infrastructure boosted already significant demand?
3. There have been three significant transactions that occurred for industrial assets on leasehold land held by Port Metro Vancouver. Is this new level of investment comfort providing some relief in terms of the supply of available industrial land?
4. While encroachment into the Agricultural Land Reserve is often suggested as a means to provide additional acreage to meet demand for industrial land, other suggestions such as densification of existing industrial development as well as the construction of inland container terminals have also been highlighted. How plausible are these alternatives to removing land from the ALR?

Metro Vancouver seeks opportunities for intensification of industrial land development

With the region projected to start running out of industrial land by the late 2020s under the most optimistic projection, **Metro Vancouver** recently endorsed a staff summary report, *Opportunities for the Intensive Use of Industrial Land*, prepared by senior regional planner **Eric Aderneck**.

The purpose of the report was "to identify opportunities and best practices for increasing the potential for intensive use of industrial lands, and provide direction about how these best practices could be adapted to Metro Vancouver's particular circumstances."

The report's key findings and implications indicated:

- There is limited supply and ongoing demand for industrial land in the region. The region's industrial land supply is projected to run out in the 2020s;
- Beyond protecting industrial lands, industrial land intensification offers the potential to help extend the lifespan of region's industrial land supply;
- Industrial intensification may be more appropriate in certain locations and conditions, and not applicable everywhere;
- Forms of industrial intensification may include multi-level industrial buildings, rooftop parking, higher ceilings, reduced building setbacks, etc.;
- Building on the challenges and opportunities identified in the report, ideas for industrial intensification will be further explored with member municipalities and the development industry.

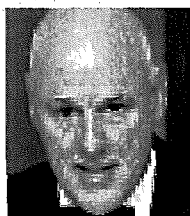
To estimate industrial land demand and illustrate the depleting industrial land inventory, Aderneck prepared two scenarios: a proportional increase in current industrial development; and adding a substantial increase in land demand related to "high case" growth in trade activity through Metro Vancouver ports.

Under the proportional growth scenario, without intensification, industrial demand would require an additional 900 hectares (2,224 acres) by 2021, and another 700 hectares (1,730 acres) by 2031. This would result in the region starting to run out of industrial land in the late 2020s.

Under the base plus high case import/export growth scenario, assuming no intensification, industrial land demand would require an additional 1,400 hectares (3,459 acres) by 2021, and another 1,100 (2,718 acres) by 2031. According to the summary report, the region will begin to run out of industrial land in the early 2020s under this scenario.

The Metro Vancouver 2010 Industrial Land Inventory had identified 11,430 hectares (28,200 acres) of industrial lands in Metro Vancouver, of which 76% or 8,746 hectares (21,600 acres) were developed and 2,685 hectares or 24% (6,600 acres) were considered vacant. During the 2005-2010 period, approximately 500 hectares (1,200 acres) or an average of 100 hectares (250 acres) per year were developed as industrial lands. More efficient use of industrial land could extend the effective capacity of the land base.

Source: Summary Report: *Opportunities for the Intensive Use of Industrial Land*, Metro Vancouver, 2013



Robert Landucci
President & CEO,
Ashcroft Terminal
Landucci secured the
Ashcroft
Terminal

property in 1999, with final purchase in 2005. Bob is also CEO & President of CrescentView Investments Ltd.



Greg Wilks
VP, Commercial
Property & Leasing,
Onni Group
Wilks joined
Onni in 2004 and
directly manages an
industrial portfolio

of 2.2 million square feet (msf), while also managing Onni's office portfolio in Edmonton, L.A. and Chicago.



Beth Harrington
Manager, Industrial
Development,
Beedie Group
Responsibilities include
the sales/marketing of
new developments,

build-to-suits and strata projects in BC and Alberta, due diligence for land and investment acquisitions, and client co-ordination through the development process.



Tom Corsie
VP, Real Estate, Port
Metro Vancouver
Prior to joining
PMV after it was
amalgamated
in 2008, Corsie
was the VP of

property development for the Fraser River Port Authority (FRPA). He joined the FRPA in 1980.

Robert Landucci

1. There are many industrial developers who will respond to the opportunities for smaller users. Properties will be redeveloped, older areas will undergo large transitions, innovation in space and need will come into the mix, and new distribution patterns will emerge. We have seen this trend for many years and it will continue. The economics will drive the change and square foot prices will increase.

"Demand for alternate uses in urban land opportunities have forced changes in thinking"

2. Probably. But the question is, other than the real estate community and the retailers themselves looking for large-footprint buildings, does the Lower Mainland really want or need this kind of development? Some would suggest it is not in the long-term best interest of the transportation corridor, nor for the livability of the GVRD. Perhaps this demand should be looked at from a more holistic viewpoint. What does good sustainable demand look like in 2030?

3. I don't have a good idea of what Port Metro Vancouver is doing and what its full plan looks like so I can't answer this question.

4. It is important to look at alternatives before the ALR lands are considered. This is key. When old thinking, entrenched in false and staid assumptions, are used - mistakes will be made. This is happening today in the way other solutions are being assessed. The wealth of Canada is not created in the Lower Mainland, it is created in the mines, farms and small communities throughout BC and Canada that produce goods and sell them. We need to service them properly and keep costs low so they can compete globally. We should be looking at doing anything we can to move assembly and preparation closer to production sites and prepared for direct shipping to the docks.

Why handle any product in the Lower Mainland if it doesn't need to be handled here? The system works well for coal, wheat, potash and other commodities, why can't it work for pulp, sawn lumber, retail goods, containers etc? It is no surprise that the urban growth in Asia and South America has caused tremendous challenges and has changed the life of millions of families. Is it for the better for them? Perhaps we can learn from what is happening in other areas and grow our economy in a manner that suits the average person.

Other comments:

Not enough alternatives are being explored. As in other industries that have developed over the years, the demand for alternate uses in urban land opportunities have forced changes in thinking. For example: Coal Harbour industries could not compete with office, hotel, retail and residential demand. The industries had to move or close. False Creek industry could not compete with the demand generated by Expo '86 and subsequent residential towers. Industry had to move or close. Granville Island could not compete with funky urban retail and grocery shopping trends. Industries had to move or close. Fraser River industries from New Westminster to Oak Street could not afford the land they were on. Industries had to move or close. Growth forces creative thinking for survival. There are many opportunities to service the retail distribution demand. The real question: Is it wise to do so on valuable urban lands with the retail and residential trends that are coming in the years ahead?

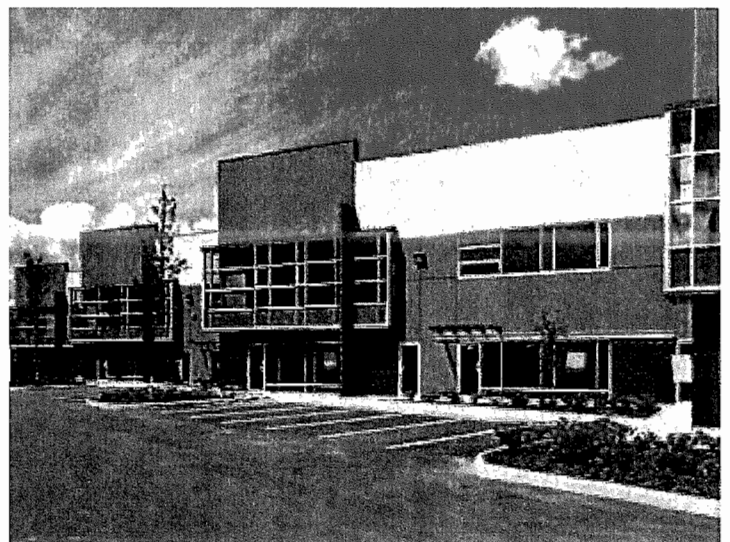
Greg Wilks

1. I think developers need to be flexible. The first phase of our Golden Ears Business Centre has changed more than half a dozen times as we work with the needs of the market in conjunction with our own goals. Due to the lack of industrial sites in Metro Vancouver, I think we will always have developers looking to accommodate the small and mid-sized users. Onni currently has about 1.9 (msf) of small bay warehousing spec product.

2. I don't think you can call it pressure. Perhaps the opportunity to accommodate large-scale warehousing has increased even though it would be hard to pinpoint a user willing to relocate in Metro Vancouver primarily due to the SFPR if the firm was previously adverse to entering our market. Metro Vancouver still has a lot of obstacles when accommodating large users compared with our competitors in other markets. The steps the government has taken with the recent projects such as the Golden Ears Bridge, the Port Mann/Hwy. 1 expansion and the SFPR are definitely a step in the right direction to make Metro Vancouver a more desirable location.

3. I think users need to look further at non-traditional markets that can support their needs and offer competitive leasing rates while doing so. Regarding the Port Metro Vancouver leasehold deals, these were not typical market deals and I doubt they offer any relief or comfort for private investors. I think there is an issue of supply in the mid-term, but we still have options currently. That being said, Port Metro Vancouver is offering options that would otherwise not be there for tenants and investors. The lack of land for industrial development will only put further pressure on government to allow for local growth options in Metro Vancouver that the local economy will require.

4. Personally, I don't see this happening anytime soon. I think we still have other options available before we consider inland container terminals being an affordable option. I think we will start to see higher-efficiency warehouses with higher ceiling heights, etc. before we start moving container yards. Industrial densification might be an option in the future, but we are still far from seeing densification as an economical or functional approach to industrial land use in Metro Vancouver.



Leasing activity at Golden Ears Business Centre in Pitt Meadows has been gaining momentum in recent months.

Beth Harrington

1. When deciding the best possible use for a development site, we take a large number of factors into consideration, including: the size and configuration of the site, the location, the product demanded in that location and the development costs. In most cases, the site and market dictate the type of product we deliver. Beedie does not focus on a specific product type; rather, we develop land to meet client needs or to take advantage of the opportunities the site presents.

2. We have not experienced an increase in demand as a result of the new transportation infrastructure. From what we have seen, demand tends to be driven by specific business needs. Demand emerges from companies requiring more or less space or seeking increased efficiency in terms of a new facility or superior location. When considering a move, companies may wish to locate closer to new transportation infrastructure; however, we have not yet seen an increase in demand as a result.



Beedie Group is offering several development options in **Gloucester Industrial Estates**, where the company has been active in recent years.

3. These transactions show there is an appetite for income-producing assets whether they are freehold or leasehold. Looking at Port Metro Vancouver's leasehold transactions, instead of industrial assets on leasehold land, we can observe some relief in terms of supply. The leasehold land opportunities that Port Metro Vancouver has supplied present additional well-located land options to alleviate demand near the ports. These sites will provide transportation and logistics companies, who have port-related uses, excellent access to Metro Vancouver. It is important to note that these sites will not accommodate manufacturing or non-port related distribution companies.

4. Beedie has been looking at potential redevelopment opportunities throughout Metro Vancouver to provide new industrial supply. While land values have not yet reached a level which would make multi-level industrial facilities economical, we strive to provide the most efficient site coverage possible on the land we have. Utilizing high ceilings and high-density sprinkler systems, warehouse and distribution groups can more effectively use less space.

Tom Corsie

1. PMV's focus is on leading the growth of Canada's Pacific Gateway and not on pursuing industrial developments for small to mid-sized bay space users. There appears to be sufficient free market interest from the industrial development community to satisfy the demand apparent within this sector. PMV is concerned the economics appear more favourable for developers to pursue large-format buildings (that require larger sites) subdivided into smaller lease or strata units as opposed to large-format facilities designed for goods distribution. A review of weekly industrial sales materials shows significant choice of product for small to mid-sized bay users to purchase or lease, but very limited choice for available large-scale distribution sites.

"Densification of the remaining industrial land supply will likely be necessary"

2. The SFPR should become a catalyst for land-use change along parts of its corridor, particularly in areas such as east Delta, Boundary Bay and at the TFN lands nearer to the Roberts Bank marine terminal complex. The SFPR is only one of many Asia Pacific Gateway infrastructure projects underway that will improve fluidity of goods movement and increase Canada's Pacific Gateway competitiveness. PMV's forecasts show continued growth in container traffic, which is a primary driver for large-scale distribution facility demand. Hopefully, investment in SFPR infrastructure will help facilitate rather than aggravate serviced and prepared sites able to accommodate an expected increase in demand for large-scale distribution facilities.

3. This question refers to the sale of tenant assets located at PMV's Richmond Logistics Hub. In one transaction, a PMV subsidiary was a partner in the assets, which were in the form of four large distribution buildings within a fully-tenanted 80-acre development. The second transaction was the sale of three fully-tenanted large-format distribution buildings and the third transaction was an independent large-format distribution building fully leased. We believe the sale of these assets located on leased land does provide comfort that leasehold transactions are safe and profitable, particularly when the activity is associated with trade through Canada's Pacific Gateway. We do not believe these transactions provide any relief to the available supply of industrial land, which remains a larger issue for the Lower Mainland.

4. Although PMV owns a large parcel of agricultural land adjacent to its Richmond Logistics Hub, we do not at this time have an interest in converting that land to an industrial distribution use that would support the containerized goods supply chain. It is our view that a new container terminal at Roberts Bank (Terminal 2) is the most efficient way to provide additional long-term capacity to this growing sector. PMV is currently working with the proponents of the Ashcroft facility, but it is unlikely the economic development activity they are pursuing will involve the development of an inland container terminal. New developments in warehouse automation and stacking technology could cause certain distribution companies to require higher buildings thereby increasing densification. Densification of remaining industrial land supply will likely be necessary and we believe the goods movement industry is responding.

Avison Young Industrial Lease Listings



COMING 2015!
CAMPBELL HEIGHTS WEST BUSINESS PARK

- Preleasing opportunities in prime Campbell Heights location
- Up to 400,000 sf available

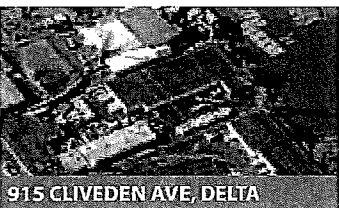
Contact: Ryan Kerr / Rob Gritten / Gord Robson



1608 CLIVEDEN AVE, DELTA

- Free-standing warehouse/office/laboratory facility
- Opportunities exist to expand the building
- Up to 142,395 sf available

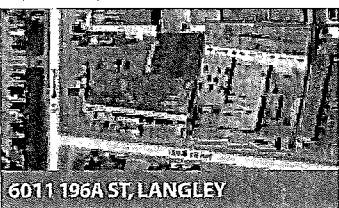
Contact: Ryan Kerr / Mark Hannah



915 CLIVEDEN AVE, DELTA

- Up to 99,731 sf available
- Excellent distribution space with trailer storage
- 26' clear ceiling heights

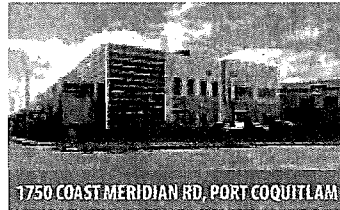
Contact: Ryan Kerr / Rob Gritten



6011 196A ST, LANGLEY

- 19,475 sf available
- Freestanding building with dock and grade loading, heavy power
- Flexible C2 zoning

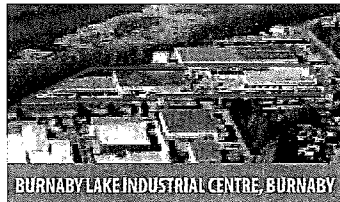
Contact: John Eakin / Michael Farrell / Gord Robson



1750 COAST MERIDIAN RD, PORT COQUITLAM

- Warehouse/office space in professionally managed complex
- 8,396 sf to 16,802 sf available

Contact: Kyle Blyth / Ben Lutes / Matt Thomas



BURNABY LAKE INDUSTRIAL CENTRE, BURNABY

- Warehouse/office units
- 4,600 sf or 5,583 sf available
- Dock and grade loading

Contact: Kyle Blyth / Ben Lutes / Matt Thomas



COMING 2014!
HORIZON PACIFIC CORPORATE CENTRE II, LANGLEY

- Preleasing warehouse and built-to-suit office space in Gloucester Industrial Estates
- 9,000 sf to 86,000 sf available

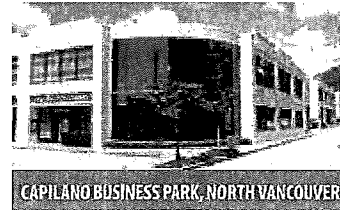
Contact: Michael Farrell



285 EAST 1ST AVE, VANCOUVER

- 2,450 sf to 12,960 sf available
- Premium warehouse space available immediately

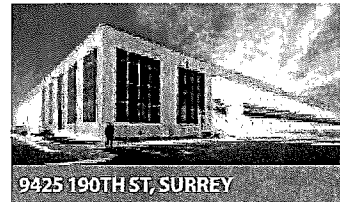
Contact: Struan Saddler



CAPILANO BUSINESS PARK, NORTH VANCOUVER

- 1,794 sf to 11,847 sf available
- Light industrial flex space
- Dock and grade-level loading

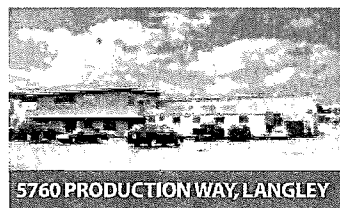
Contact: Terry Thies / Ian Whitchelo



9425 190TH ST, SURREY

- 20,000 sf to 61,625 sf available
- Build-to-suit industrial opportunity for lease in prime Port Kells location

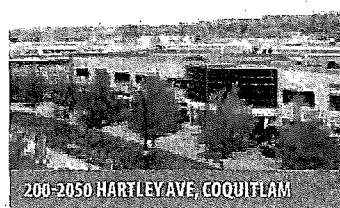
Contact: Michael Farrell / John Lecky



5760 PRODUCTION WAY, LANGLEY

- Warehouse with office space
- 55,000 sf available
- Dock and grade loading

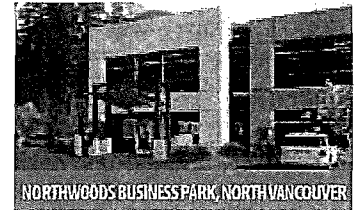
Contact: Michael Farrell / John Eakin / Gord Robson



200-2050 HARTLEY AVE, COQUITLAM

- 25,938 sf
- Warehouse/manufacturing/office space
- Yard area

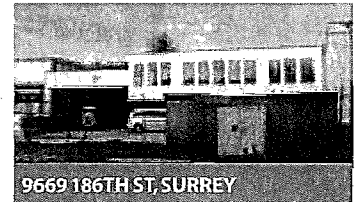
Contact: Kyle Blyth / Ben Lutes / Matt Thomas



NORTHWOODS BUSINESS PARK, NORTH VANCOUVER

- 4,608 sf to 22,883 sf available
- Light industrial/office/showroom
- High ceilings
- Grade-level loading
- Building 5 fully leased

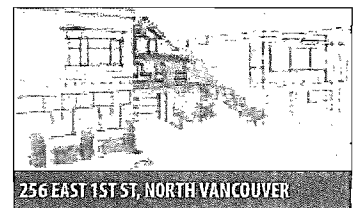
Contact: Terry Thies / Ian Whitchelo



9669 186TH ST, SURREY

- 12,840 sf available
- Free-standing building with yard
- Heavy power

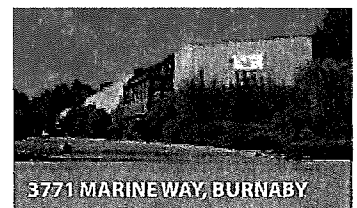
Contact: John Eakin / Michael Farrell



256 EAST 1ST ST, NORTH VANCOUVER

- 3,772 sf available
- Brand new industrial/office/residential building located in Lower Lonsdale

Contact: Matt Thomas

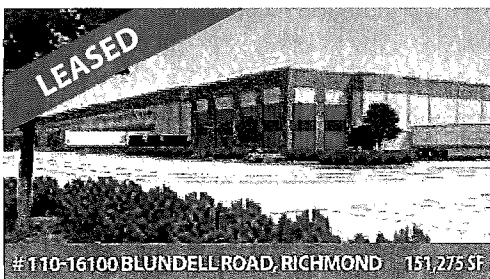


3771 MARINE WAY, BURNABY

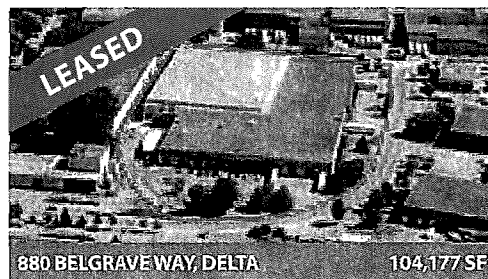
- 17,101 sf available
- Warehouse/office facility with Marine Way exposure and dock loading

Contact: Kyle Blyth / Matt Thomas / Ben Lutes

Recent Avison Young Transactions



Contact: John Lecky / Ryan Kerr

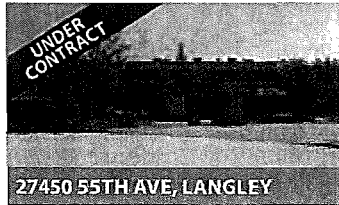


Contact: Rob Gritten / Ryan Kerr



Contact: Kyle Blyth / Matt Thomas / Ben Lutes

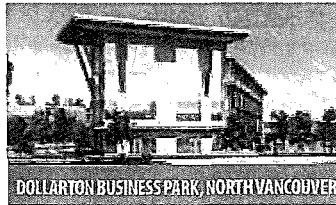
Avison Young Industrial Sale Listings



27450 55TH AVE, LANGLEY

- 45,831 sf on 4.58 acres
- 2 acres paved yard
- Heavy power
- 5,814 sf office on two levels

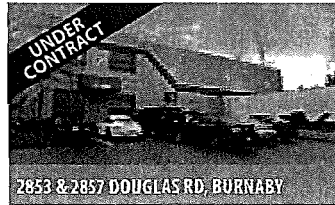
Contact: John Eakin / Michael Farrell



DOLLARTON BUSINESS PARK, NORTH VANCOUVER

- 1,740 sf to 2,436 sf available
- Office and light industrial units
- Proximity to Second Narrows Bridge / Trans-Canada Highway

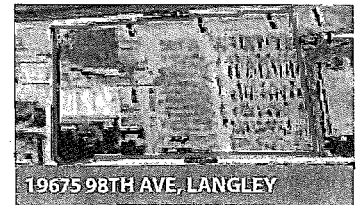
Contact: Terry Thies / Ian Whitcelo



2853 & 2857 DOUGLAS RD, BURNABY

- 39,946 sf on 1.80 acres
- Investment opportunity
- Fully leased industrial facility

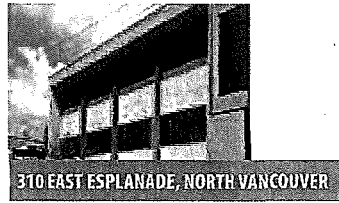
Contact: John Lecky / Struan Saddler / Kevin Kassautzki



19675 98TH AVE, LANGLEY

- Three (3) buildings totalling 36,000 sf on 6.13 acres
- Very low site coverage

Contact: John Lecky / Kevin Kassautzki



310 EAST ESPLANADE, NORTH VANCOUVER

- 6,000 sf
- Free-standing building in Lower Lonsdale
- Grade loading

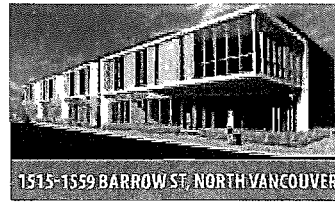
Contact: Matt Thomas



BRIDGEVIEW DRIVE BUSINESS CENTRE, SURREY

- 3,000 sf to 40,000 sf available
- Brand new strata warehouse
- Located on South Fraser Perimeter Road

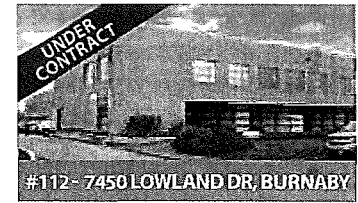
Contact: John Eakin / Michael Farrell / Gord Robson



1515-1559 BARROW ST, NORTH VANCOUVER

- 1,500 sf to 22,560 sf available
- Light industrial strata units
- Grade-level loading
- Units ranging from \$310 - \$320 psf

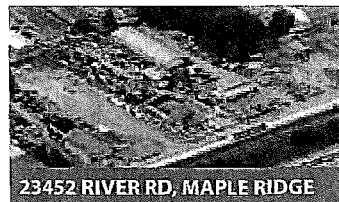
Contact: Terry Thies / Ian Whitcelo



#112-7450 LOWLAND DR, BURNABY

- 3,829 sf available
- Office and warehouse space
- Grade-level loading

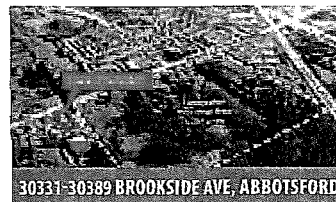
Contact: Ryan Kerr / Kevin Kassautzki



23452 RIVER RD, MAPLE RIDGE

- Freestanding buildings on approximately one acre of land
- Currently used as an auto-wrecking/salvage yard

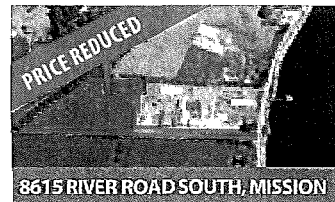
Contact: John Eakin / Michael Farrell / Gord Robson



30331-30389 BROOKSIDE AVE, ABBOTSFORD

- Zoned and serviced industrial land
- 1.0-, 2.25- and 3.25-acre lots
- Located north of Hwy 1 on Mt Lehman Road

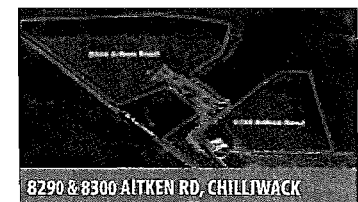
Contact: John Eakin / Michael Farrell



8615 RIVER ROAD SOUTH, MISSION

- 6.82 acre site
- Rare heavy industrial zoned land
- Ideal for development or yard storage

Contact: John Eakin / Michael Farrell



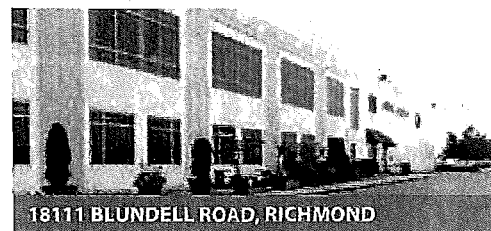
8290 & 8300 ALTKEN RD, CHILLIWACK

- 7.13 acres
- M-5 industrial zoning (allows for salvage uses)
- Municipal services available at the lot line

Contact: John Eakin / Michael Farrell

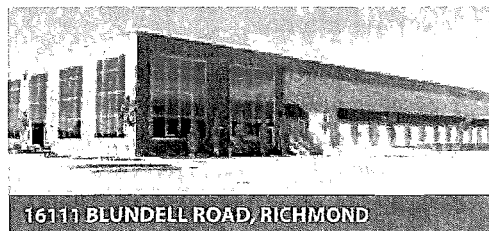
Recent Metro Vancouver Industrial Investment Sales

Source: RealNet Canada and Avison Young



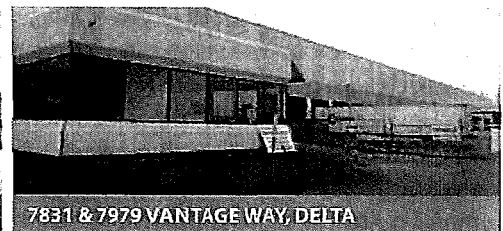
18111 BLUNDELL ROAD, RICHMOND

- Vendor: Kingswood Capital
- Purchaser: Pure Industrial Real Estate Trust (PIRET)
- Purchase Price: \$44,100,000
- Price Per Square Foot: \$107
- Building Size/Site Area: 412,375 sf / 26.37 acres



16111 BLUNDELL ROAD, RICHMOND

- Vendor: Hopewell Development Corporation
- Purchaser: Pure Industrial Real Estate Trust (PIRET)
- Purchase Price: \$32,320,000
- Price Per Square Foot: \$116
- Building Size/Site Area: 279,742 sf / 10.73 acres



7831 & 7979 VANTAGE WAY, DELTA

- Vendor: Buckeye Canada Co.
- Purchaser: Triovest Realty Advisors Inc. (South Fraser Equities (Nominee) Inc.)
- Purchase Price: \$20,600,000
- Price Per Square Foot: \$63
- Building Size/Site Area: 325,00 sf / 11.53 acres

> RECENT NOTABLE INDUSTRIAL LAND SALES

ADDRESS	VENDOR	PURCHASER	SALE PRICE	SITE AREA (ACRES)	PRICE/ACRE
18810 24th Avenue, Surrey	An individual(s) acting in his/her own capacity	Onni Development Corp.	\$7,100,000	19.540	\$363,357*
18749 24th Avenue, Surrey	0727386 B.C. Ltd.	Rosa Eppich Holdings Ltd. Edvard Holdings Ltd.	\$7,020,000	10.805	\$649,699
18699 24th Avenue, Surrey 18745 24th Avenue, Surrey	0727386 B.C. Ltd.	Rosa Eppich Holdings Ltd. Edvard Holdings Ltd.	\$7,020,000	10.805	\$649,699
19159 33rd Avenue, Surrey 19195 33rd Avenue, Surrey 19158 34A Avenue, Surrey 19178 34A Avenue, Surrey	City of Surrey	028138813 Holdings Lot 9 Ltd. 028138813 Holdings Lot 8 Ltd. 028138813 Holdings Lot 7 Ltd. 028138813 Holdings Lot 6 Ltd.	\$5,975,427	7.156	\$835,023

GP - 21

*The site is encumbered by a number of factors, including green corridors, required setbacks, and road allowances and requires servicing, all of which were reflected in the price per acre.

continued from page 2

Those projects include **Beedie Group** development options in **Gloucester Industrial Estates**, **Dayhu Group's** large-format distribution centre at Boundary Bay Airport, phase three of **Hopewell Development's Hopewell Distribution Centre**, and **Onni Group's** ventures in Campbell Heights and Pitt Meadows.

Deal velocity, powered largely in 2012 by the acquisition of industrial strata units, was strong and is anticipated to continue for the duration of 2013. Tightening vacancy is the likely result as the supply of new product diminishes and developers seek to replenish their land banks and pipelines. We will continue to experience a landlord's market as vacancy continues to notch downwards. With a limited amount of product and strong demand, buyers and tenants will need to be nimble and decisive.

The lack of alternatives (as well as sublease space) has resulted in class B and C properties increasingly being leased or acquired - a strong indication that supply has reached a critical juncture and a sure sign that the market is set for an increase in speculative development. The purchase or lease of class B and C buildings is being driven in part by tenants and owners seeking to remain in specific geographic nodes. With pricing for class B and C assets in more traditional industrial markets approaching what is being charged for new space in outer regions, many tenants and owner/users are weighing location versus pricing. The redevelopment of older, tired industrial product will likely start to play a greater role in Metro Vancouver's industrial market in the next two to four years as the region's land supply issues continue to intensify.

Demand for strata is anticipated to remain strong as long as interest rates remain low and freestanding options remain in short supply. Strata ownership remains a popular option for buyers in 2013 as total inventory

grows, resale activity has velocity, and lenders fund acquisitions with high loan-to-value ratios.

Industrial lease rates are increasing as vacancy tightens and class B and C properties are absorbed. New product continues to be leased and demand remains strong. Lease rate increases are progressively more attributed to the building's use. Distribution and logistics facilities are able to command higher rents due to limited availability and the costs associated with developing large-floorplate and high-ceiling warehouse space.

Low interest rates will continue to contribute to construction, either by developers or owner/users, in 2013.

Some of the last significant parcels of vacant industrial land in Metro Vancouver will sell in 2013, including two 100-acre parcels of freehold land, both of which are currently under contracts of purchase and sale. Campbell Heights in Surrey remains one of the few areas where freehold industrial land remains available. Port Metro Vancouver and Tsawwassen First Nation have 100 acres and 300 acres, respectively, of leasehold land that can and will be developed over the midterm.

Metro Vancouver's industrial market is rapidly approaching a crossroads that will determine whether the promise of jobs and growth from increased container traffic and massive infrastructure improvements are realized. Government needs to implement solutions to the critical industrial land shortage that is looming. Industrial manufacturing and distribution in Metro Vancouver are among the province's primary generators of employment and economic activity. The needs of Metro Vancouver's industrial markets - dominated by large-floorplate logistics/distribution users - cannot be satisfied without a new or amended approach to industrial land use policy in British Columbia. ■

**AVISON YOUNG COMMERCIAL
REAL ESTATE (B.C.) INC.**

Suite 2100, 1055 West Georgia St
PO Box 11109 Royal Centre
Vancouver, BC, Canada V6E 3P3
P 604.687.7331

www.avisonyoung.com

Vancouver Industrial Team

Kyle Blyth
604.647.5088
kyle.blyth@avisonyoung.com

Caitlin Cramb
604.647.1332
caitlin.cramb@avisonyoung.com

Jeron Dillon
604.647.1330
jeron.dillon@avisonyoung.com

John Eakin
604.646.8399
john.eakin@avisonyoung.com

Michael Farrell
604.646.8388
michael.farrell@avisonyoung.com

Rob Gritten
604.647.5063
robert.gritten@avisonyoung.com

Kevin Kassautzki
604.646.8393
kevin.kassautzki@avisonyoung.com

Ryan Kerr
604.647.5094
ryan.kerr@avisonyoung.com

John Lecky
604.647.5061
john.lecky@avisonyoung.com

Bennett Lutes
604.646.8382
ben.lutes@avisonyoung.com

Douglas McMurray
604.647.5082
doug.mcmurray@avisonyoung.com

Gord Robson
604.647.1331
gord.robson@avisonyoung.com

Struan Saddler
604.647.5077
struan.saddler@avisonyoung.com

Dan Smith
604.646.8397
dan.smith@avisonyoung.com

Terry Thies
604.646.8398
terry.thies@avisonyoung.com

Matt Thomas
604.646.8383
matt.thomas@avisonyoung.com

Ian Whitchelo
604.647.5095
ian.whitchelo@avisonyoung.com

Michael Keenan
Principal & Managing Director
604.647.5081
michael.keenan@avisonyoung.com

Andrew Petrozzi
Vice-President, Research (British Columbia)
604.646.8392
andrew.petrozzi@avisonyoung.com



General Purpose Committee

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

Thank you for the opportunity to present you with information regarding our Pacific Autism Family Centre. We are very excited by the prospect of moving to your city. As business owners in Richmond we are well aware of how progressive a community you head, and know that “our” community will find a welcoming home here.

This is a grassroots’ parent led initiative and will be a world class, state of the art, best practices centre. We have created a hub and spokes model which is truly provincial in nature. The Hub, a 58,000 square foot facility will break ground in the next 3-6 months. Meanwhile, three spokes will be created in in 2013 with the goal to have eight in operation around the province.

We are extremely proud of this unique, not for profit charity, which will serve those across their lifespan. Included in our mission is to support related diagnoses such as developmental disabilities. Providing support for those most in need is the mandate.

We have received excellent support from all levels of government and continue to significantly affect policy change for people afflicted with Autisms and Developmental Disabilities.

We want to thank you for allowing us this opportunity to present our project to your committee and look forward to working with you and staff to realize our dream.

Sincerely,

Sergio and Wendy Cocchia

Founders

Pacific Family Autism Centre Foundation

Inclusions

- Cover letter
- Site location

3600 Lysander Lane, Richmond, B.C.

Parcel Identifier: 026-601-621

Parcel	A
Section	29
Block	5 North Range 6
Land District	New Westminster
Plan	BCP22413

- Case for support
- Overview of Autism Spectrum Disorder
- Fundraising strategies
- Draft business plan
- Part of larger fully costed and vetted package
- Submitted to provincial treasury board
- Present drawings
- Working drawings



CASE FOR SUPPORT

The Campaign for the Pacific Autism Family Centre

Building Potential for a Brighter Future

Key Messages

1. Autism Spectrum Disorder is a growing condition that is impacting our society in profound ways

- ✓ 1 in 88 children affected, with symptoms typically appearing in the first 3 years of life
- ✓ Boys affected 5 times more than girls; 1 in 54 boys has an ASD
- ✓ Affects a person's social relationships, communication, interests, and behaviour which significantly impedes their ability to learn, work and lead a fulfilling life
- ✓ Presents in a wide range of severities making it harder to diagnose and treat – some may attain PhDs while others may need 24 hour care
- ✓ A complex condition spanning medicine, education, social justice, homelessness, corrections, community
- ✓ A ticking time bomb: numbers expected to rise steadily
- ✓ Devastating to families both financially and in human terms: Early intervention costs up to \$60,000 a year per family, with only a small portion covered by the province; can cost \$3 million over a lifetime per person
- ✓ No fulsome approach to the dissemination of knowledge and resources to families about best practises, new research, treatments and support; families essentially left to their own devices
- ✓ A tragedy because today there are effective treatments available

2. An issue whose time has come

- ✓ Great strides have been made in many aspects of this complex condition
- ✓ Many pieces of the puzzle are in place; now we have to put them together
- ✓ It takes a village – we have to help families, but we have to educate whole communities

- ✓ A special kind of interdisciplinary organization is needed to leverage this knowledge and develop the new applied tools and solutions
- ✓ Leverage is needed to bring new innovations into the actual lives of individuals and their families
- ✓ Knowledge translation and dissemination – get the information to communities in a timely and accessible fashion; develop a holistic set of approaches that are evidence based and proven effective
- ✓ Protect desperate families from misinformation
- ✓ No one group can do this alone – communities, schools, healthcare systems, and governments must work together

3. British Columbia is poised for leadership

- ✓ BC is emerging as a global hub, attracting some of the top researchers and practitioners in the field
- ✓ Unique ‘convener’ environment means BC has already built a strong community network; poised for action
- ✓ Visionary founders have brought the community together to tackle this problem
- ✓ We can build human potential and safeguard our future competitiveness and prosperity
- ✓ Autism is emerging as one of the most pressing issues of our times
- ✓ Once-in-history chance for British Columbia to be first and best and position itself as a global leader
- ✓ Government has made a visionary \$20 million contribution; City of Vancouver has provided a long term lease of land; join forces; leverage resources
- ✓ Opportunities to think differently about treatment, education, prevention, health, wellness, person- and family-centered care
- ✓ Enormous potential to impact many parts of modern life

4. A Vision for a Centre unlike any other in Canada, if not the world

- ✓ The next set of solutions will be at the convergence of a wide variety of disciplines and include families, communities and a wide range of thinkers
- ✓ A physical structure in partnership with government, healthcare, education, and the community
- ✓ The whole will be greater than the sum of the parts – capitalizing on the experience of families and positioned to link research, teaching, direct care
- ✓ A hub of innovation. At last, a place to go for families seeking reliable, unbiased information and help, no matter where they live in BC
- ✓ Truly interdisciplinary – strong technology platforms, information-sharing, outreach, research: a locus of unprecedented collaboration
- ✓ Providing the platform for creating actual models and clinical approaches and continuously evolving/improving them in real time

5. Leveraging what we already know; maximizing the potential of many efforts

- ✓ Building on the outstanding work of many other centers and universities
- ✓ Knowledge translation – creating applied models from the fruits of basic and clinical research
- ✓ Creating an environment in BC of unprecedented collaboration and collegiality
- ✓ The networks, the brain power, the experience, and the critical mass to tackle important parts of this puzzle in a way nobody else can

- ✓ Build a new generation of researchers, specialists, attract the best and brightest here
- ✓ If not now, when? If not us, who?

6. Investor impact: Shifting the paradigm and building a new future

- ✓ Today's PAFC donor will be at the frontier of 21st century healthcare, education, social justice, and social innovation
- ✓ Canadian and global impact
- ✓ A lifeline impacting every aspect of society and community
- ✓ Advances in genetics, neuroscience, earlier diagnosis, brain plasticity, intervention – all the puzzle pieces are there; we just have to put them together
- ✓ Opportunity to have an immediate impact today and for generations
- ✓ The world will be different because of what you do

The Pacific Autism Family Centre Campaign

Building Potential for a Brighter Future

What if I told you that a curious, but fast-growing neurobiological disorder is suddenly affecting our children at rates so high it exceeds juvenile diabetes, pediatric AIDS, schizophrenia, cancer, and cystic fibrosis combined?

What if I told you that this condition afflicted people across their lifespan, from childhood to adulthood, dramatically affecting their capacity to learn, communicate, work, contribute, and lead productive lives?

What if you heard that the numbers are increasing at an alarming rate, with 1 in 88 children affected now, and as many as 1 in 54 boys predicted to be born with it in the next five years?

Would you be surprised to discover that there is no clear plan to help support these people and their families when they receive this frightening diagnosis and no centre to help them navigate through the daily challenges it brings?

What if you knew that this condition costs as much as \$3 million per person in a lifetime?

What if I told you that vital keys to understanding it had already been found, but that families are suffering unnecessarily because there is often no way to get reliable information and support to communities in a timely fashion?

What if I told you that this condition is Autism Spectrum Disorder and that it is among the most complex and fastest-growing medical diagnoses affecting young people today, with the ability to wreak havoc with their future potential, quality of life, and the competitiveness and prosperity of our communities?

Would you be surprised to find out that, given the complexity of the diagnosis, families are often left to piece together their own treatment plans integrating medicine, schooling, private therapies, and community supports?

Would you think this is something we as a province and a nation should address right away?

Imagine if we could better integrate and harness all the resources we have available and help BC families put them together in the best and most cost-effective way possible to meet their child's specific needs? Would you be excited to see our community stepping up for our kids and families and, in the process, propelling BC to the forefront of addressing one of the most complex medical challenges of our time?

Right here, right now, we have that opportunity.

Forward-thinking BC families, caregivers and researchers have an exciting, entrepreneurial and visionary plan to tackle this problem head on and, in the process, to position BC as a proud global leader. You can be a part of this team.

An Issue Whose Time Has Come

While we seldom hear about it in the media, communities today are facing an unacknowledged epidemic that is beginning to impact our future in profound ways. Just a decade ago, a marked spike in the diagnosis of Autism Spectrum Disorder began to register among researchers, caregivers, schools, and families. This little-understood condition, characterized by a wide range of developmental disabilities, began to be diagnosed in more than 1 in 150 children worldwide.

"What this diagnosis does to families can't be underestimated. But its effects are being felt by all of us, in every aspect of our communities. More and more, we will begin to recognize that this is something that affects us all.

The Futures Campaign is about a whole province coming together to leverage the resources of individuals, governments, families, and communities. It's about putting BC out front in tackling an issue critical to the quality of life and essential to building our province's future competitiveness and prosperity.

By investing wisely and strategically, we can build an environment of unprecedented collaboration and creativity. We can make BC a world leader, able to design effective and cost-effective ways to help ensure this growing population reaches its full potential."

**Sergio Cocchia
PAFC Founder**

Since dramatic increases began to be noticed a decade ago, the disorder has continued to accelerate at a striking pace. From 1 in 150 children then, ASD now affects 1 in 88 children worldwide. It affects boys more than 5 times as often as girls, with 1 in 54 boys having an ASD.

Without immediate attention, this disorder will have a dramatic effect on the quality of life for families, in realizing the potential of our future citizenry and workforce, and in the successful future functioning of our communities. This "ticking time bomb" phenomenon is not unique to BC, Canada or North America, but is being seen all around the world, in all races, all nations and all socioeconomic groups.

While children are now diagnosed faster than ever before – usually between the ages of 3 and 5 – the effects of Autism Spectrum Disorder are felt throughout the lifespan, often with devastating results.

A Modern Enigma

How to effectively treat and manage Autism Spectrum Disorders is something communities everywhere are struggling to understand. Because each person is affected differently, each treatment plan must be unique and encompass a wide range of medical and social supports, including home therapy, schooling, psychological counselling, emotional support, diet and nutrition, to name a few. Finding proven and cost-effective answers will represent one of the most important medical, research and social frontiers facing humanity in our times.

“Even the most affluent, knowledgeable and savvy parents can end up insular, exhausted, desperate, and isolated from the world. But for families without resources, for those who don’t speak English, or for those who can’t afford a caregiver, the situation can be even more challenging.

The Futures Campaign is about meeting these families half way – providing a place for them to go to get information, to find a support system and to become co-researchers and co-creators.

We have the pieces of the puzzle in BC. Families are a wealth of knowledge and experience. BC researchers are out front in the world. With the Pacific Autism Family Centre, we now have a way to put the puzzle together.”

**Sharon Baxter
Applied Behavioural Analysis Specialist**

BC has begun to emerge as a global hub of research and innovation in the autism field. Partly due to our culture, partly due to our existing network of innovative educational and medical programs for special needs children, partly due to the excellence of forward-thinking researchers and practitioners drawn to our innovative universities and community colleges, and partly due to the dynamic community of visionary parents and families that is emerging here, BC has all of the elements in place necessary to be a world leader.

In recent years, Sergio and Wendy Cocchia, parents of a child on the spectrum and recognized community leaders and philanthropists in the province, have embarked on a journey to capitalize on BC’s strengths as a constituency poised for leadership in tackling the autism enigma. The Pacific Autism Family Centre Foundation, the fundraising entity they established, is launching a campaign to raise \$13 million toward the creation of a new \$28-million Autism Centre so comprehensive and so forward-thinking, it will not only be the first

of its kind in Canada, but stands to become a global model for how communities can best address this complex and often misunderstood condition.

\$20 Million has been secured from the Government of British Columbia toward capital costs.

Of the \$13 million to be raised from private sources, \$8 million will cover the remaining building costs, and a further \$5 million will seed the Centre's operating endowment.

Today's investment of \$13 million will not only help us reach out to desperate, needy and deserving families today, but the effects of the establishment of this Centre will ripple out and impact every aspect of modern culture and society, from education, medicine and social justice to corrections, homelessness and our understanding of modern genetics, brain science and the science of learning.

What is Autism?

No one knows what causes ASD or why its prevalence is rising so quickly, but at present it is believed to be the result of a complex array of genetic and environmental factors. While many suspect that autism results from an interplay of environmental and genetic causes, no definitive scientific proof for specific environmental causes has yet been found.

"Autism is a condition that affects whole communities. As such, we need an integrated solution that includes community education, teacher learning, the training of specialists, more awareness for medical practitioners, and support for siblings, parents and extended families.

Governments can't do it alone. The Pacific Autism Family Centre is about coming at this together. It's about saying – let's pool our resources and work with governments to get out front of this issue. Let's be the leader and show the world how this could be done."

**Wendy Cocchia
PAFC Co-Founder**

Every child is Different

What makes ASD so difficult to detect and treat is that it affects each person very differently. Some are socially awkward, but gifted in a few narrow domains. Others are significantly impeded in their ability to learn, work and lead a fulfilling life. In more extreme cases, some may need to spend their lives under constant supervision or even in 24-hour one on one care.

Because of the vast range in severity across the domain, people with autism are often described as "on the spectrum". Some with milder forms of Asperger's could get a PhD, but may have clumsy motor skills, difficulty understanding other people's facial expressions and emotions and would have great difficulty functioning in a complex organization. On the other hand, they may be extremely gifted with computers or excellent at drawing, 'savant' within one or two narrow, but high-potential domains.

Autism has been around long before it was named and, in previous generations it was likely often misdiagnosed. In 1801 a young physician in France, Jean Marc Itard, described a young boy Victor who was known as "the wild boy of Aveyron". In 1919 a Swiss psychiatrist, Eugen Bleuler, was the first to coin the term "autism" to describe the idiosyncratic, self-centred thinking and related withdrawal of people with schizophrenia. But the most significant breakthroughs in understanding began in 1943, when Dr. Leo Kanner, a Jewish American

psychiatrist, described 11 children who had "autistic disturbances of affective contact". In his seminal paper published in the journal "The Nervous Child", he wrote: "These children have come into the world with an innate inability to form the usual, biologically provided affective contact with people, just as other children come into the world with innate physical and intellectual handicaps." Around the same time, in 1944

and on the other side of the world, Austrian psychiatrist Hans Asperger independently described four children with "autistic psychopathy in childhood". Asperger called these four children "little professors" because of their ability to talk about their favorite subject in great detail.

Over time, he noticed that many of the children he identified used their special talents in adulthood and had an excellent career. One of them became a professor of astronomy and solved an error in Newton's work. Another went on to win a Nobel Prize in literature.

Did You Know?

- **Today, autism affects 1 in 88 children**
- **It is increasing in prevalence, with experts predicting 1 in 54 boys will be affected within 5 years**
- **90 percent of all children with disabilities in crisis and at risk of out-of-home placement have autism**
- **Autism treatment costs can be as much as \$60,000 per year for children up to age 21, a number expected to double in the next decade**
- **A Harvard study estimates that the cost of 1 person with autism who goes untreated will be \$3.2 million over their lifetime**
- **ASDs occur in all racial, ethnic and socioeconomic groups**
- **ASDs are 5 times more common among boys (1 in 54) than girls (1 in 252)**
- **People with autism often demonstrate obsession with a narrow range of subjects, difficulty managing conversations or feeling empathy, and some enact repetitive movements such as walking on tiptoes, flapping and hand-wringing. These movements are called "stimming", and it's one of the strategies people with autism use to manage what many describe as a "scrambling" of thoughts in their brains.**

Asperger's descriptions formed the basis of what is known as Asperger's syndrome or "high functioning autism" today.

Autism is a frightening diagnosis for families, both financially and in human terms. Often, the journey begins when an infant fails to respond to social cues or a child who otherwise looks and acts "normal" fails to begin speaking by the age of 2 or 3.

Sometimes, a toddler may begin to have seemingly irrational outbursts of prolonged rage, violence and tantrums that are excessive in severity

and duration. Every parent dreams of seeing their child reach their full potential in life. They observe their child carefully, worrying about their health and about how they are developing. When parents begin to notice these warning signs, panic begins to set in.

Their family doctor may suggest looking into the possibility of Autism Spectrum Disorder. At that point, parents tumble headfirst into a system plagued with obstacles and delays. In most areas of the province, obtaining an autism diagnosis in your home community is not possible so families must travel at their own cost. Wait times to obtain an assessment appointment are lengthy – sometimes even years. For many parents, by the time they are able to obtain an autism diagnosis they have already been through a stressful, expensive and frustrating endeavour.

After a diagnosis is made, families are launched into a complex world of specialists, therapies and government funding without a central person or place to turn to for help to navigate the system. Underlying families' efforts is the knowledge and sense of urgency that each delay costs their child treatment opportunities and potential positive outcomes that could be gained by early intervention.

"You feel so helpless watching your child go through this. It's really, really lonely.

Our son was very anxious, couldn't control himself in public, just inconsolably melted down all the time. You'd be in the grocery store, and because he looks normal, people would yell at my wife and me and tell us what a brat we were raising. But with kids like this, strictness, authority and traditional discipline don't work. It's not about being spoiled; it's about how the child's brain is wired. They just can't function and reason the way other kids do. A lot of these kids never have a real friend, are the butt of judgement and jokes all their lives. And what happens when they're out there in the world as adults and no one is there to protect them?"

**William
Parent**

A Major Challenge for the 21st Century

Not only does autism stand to seriously inhibit the potential development and productivity of our future citizenry and workforce, it has enormous financial implications as well. Estimates are that treatment costs up to \$60,000 per year to care for a child who is severely affected by autism, and a recent Harvard University study calculated the lifetime costs for care and lost productivity to exceed \$3.2 million.

Already, some are estimating that a significant proportion of homeless people and those in the prison population are in fact untreated or undiagnosed adults with autism who have trouble coping alone and whose propensity to become victims of physical and sexual abuse is very high. Because of their socially naive tendencies, people with the disorder make easy marks for unscrupulous people. In the US, studies estimate that 15 to 20 per cent of homeless people have autism spectrum disorders.

Did You Know?

- **In BC, there are currently an estimated 506,000 people with autism**
- **There are 8,500 children and youth in the province diagnosed with an autism spectrum disorder; over 1,000 children 0-6 and over 7,500 children aged 6 through 18**
- **Provincial Wait Lists for diagnosis can run 9 to 12 months**
- **Estimates state that as much as 65 percent of the lifetime \$3.2 million costs (\$2 million per child) could be saved with early intensive therapy. Potential savings (900 x \$2 million) = \$1.8 billion**
- **Early intervention therapy needs to be intensive (1 to 1 active engagement for a minimum of 25 hours per week) to be effective**
- **Right now, the burden is on families, schools and the province for a condition that deserves treatment**

Families Need a Family

Canadians value their universally-accessible healthcare system, and most British Columbians assume that such a diagnosis would automatically trigger a reliable, integrated and comprehensive system of supports. But this is not the case.

The BC government offers all children with special needs, including those with autism, foundational services such as respite, family support, and speech therapy. In addition, children with a diagnosis also have access to autism-specific funding to assist with the cost of purchasing autism intervention services including communication, social-emotional, pre-academic and functional life skills development. Families of children under age 6 have access to \$22,000 per year and families of children age 6 through 18 have access to \$6,000 per year to purchase out of school services. This may sound like a lot, but on average a comprehensive early intervention program can cost as much as \$60,000 per year.

"It takes a village to raise a child with autism. We have to help families, but we also need to educate whole communities. The Pacific Autism Family Centre will leverage our resources, bringing all the threads of knowledge together. Then, through technology, outreach and dynamic exchange, we can get that information to every corner of the province in a timely, accessible fashion, developing a holistic set of approaches that are evidence based and proven effective."

**Dr. Karen Bopp
Ministry of Children and Family Development
Post Doctoral Fellow, UBC**

In BC once a diagnosis is confirmed families accessing autism funding programs must learn to navigate a complex and confusing system of therapies and supports, often with little or no guidance. How parents spend the money and what kinds of treatment protocols they choose are up to individual families: there are some guidelines in place but there is very little reliable, unbiased advice on how to design and structure a comprehensive treatment protocol. Few teachers, social workers and medical practitioners have any specialized training in autism and the wait to see specialists can be years long. A lot of parents are left surfing the internet, doing the best they can and trying to learn on their own.

Because Autism is such a complex disease with such diverse and far-reaching impacts, it's not something that can be addressed within the singular silos of medicine, education, research, psychology, or social work. That's why governments face such challenges conceptualizing how to develop an effective and integrated system to treat and manage it. Facing a possible \$60,000 in annual treatment costs, families early on are

extremely vulnerable to misinformation and those trying to sell them a "quick fix".

Desperate, they may spend tens of thousands of dollars of their own money on what seems a promising program, only to find out later that the person who sold it to them has no recognized credentials and that the program has no reliable evidence base whatsoever.

Many families lose their homes and go bankrupt in the process of trying to manage their child's care, and parents without resources are left in a situation in which their children can't get the full extent of care they need. Suicide rates among fathers of severely autistic children are as much as 15 percent, and up to 80 percent of marriages end in divorce.

As children grow into adolescents and adults, the situation becomes even more bleak. After age 19, there is virtually no support for adults transitioning to post-secondary education or the workforce or to assist them to manage their needs throughout their lifetime. While

"Can you imagine saying to a person who's just received a cancer diagnosis, 'Here, take this money. It may only cover about a third of what you need, but it's really up to you to determine what you need because there's really no reliable information available. Now, go and try to design a treatment program for yourself. Best of luck.'

It would sound ludicrous in the face of any other life-changing diagnosis, right? But basically, without a support centre like the PAFC to help them, that's what we're saying to these families every day. It would be like walking into a showroom to buy a car and the salesman sends you to the parts department and says, 'Build your own.' Well how on earth would you know how?"

Chris McIntosh

Autistic adult and PAFC steering committee member

Did You Know?

- **Studies have shown that among identical twins, if one child has an ASD, the other is affected 36 to 95 percent of the time. In non-identical twins, if one child has an ASD, the other is affected 0 to 31 percent of the time.**
- **Parents who have a child with ASD have a 2 to 18 percent chance of having a second child who is affected.**
- **About 10 percent of children with autism are also identified as having Down syndrome, fragile X syndrome, and other genetic and chromosomal disorders.**
- **The majority (62 percent) of children with ASDs do not have intellectual disability.**
- **Most children are not diagnosed until age 3 or 4; yet research has shown that a diagnosis at age 2 can be reliable, valid and stable.**

many with milder forms of autism, like Asperger's, go on to successful lives and careers, those with more serious impairments can end up living on the streets or in group homes and single room occupancy hotels.

A Tragedy for BC Families

This is truly a tragedy because today there are many treatments available for autism. People on the Spectrum often have very high potential to develop their skills and lead productive lives, and many are capable of making extraordinary creative contributions to their communities.

At present, the most commonly accepted treatments for autism are based on the theory of Applied Behavioural Analysis, a model in which specially trained caregivers may spend as much as 40 hours per week with a child, gradually coaxing them to modify behaviours and build learning and functional skills. A scientific method to learning, the techniques consist of an intensive behavioral intervention which is carried out early in the development of children. It involves breaking skills down into their most basic components, rewarding positive performance with praise and reinforcers, and then "generalizing" skills to real-life situations. By implementing the intervention for 20 to 40 hours a week, children can gain language, academic and basic living skills. Some estimates state that up to 90% percent of children on the spectrum have been shown to positively respond to interventions based on ABA, and as many as 47% can go on to live normal, productive lives.

Specialists trained in the theory of ABA and the specific treatment approaches that embrace this model are hard to find. Because ABA has only been available in BC for the past 8 years, there's a huge shortage of qualified practitioners. Today, there are more than 8,500 children needing services in British Columbia and only a few hundred properly qualified specialists trying to serve them.

Believing in Our Potential

There are no easy answers to solving the autism puzzle. But in BC, a creative community of parents, donors, scientists, and clinicians have spent the last few years exploring the following question: what is the single most catalytic and impactful thing our province could do to proactively address the autism problem and to provide immediate support to families? The answer: a new kind of multidisciplinary resource centre capable of harnessing, evaluating and disseminating the body of reliable evidence to date, addressing critical gaps

in the system and launching new programs and research designed to deliver practical, implementable clinical, educational and social solutions.

Pacific Autism Family Centre will be a special kind of interdisciplinary organization that will be the first of its kind in the world. In addition to being a safe harbour for families at the outset of their journeys with autism, it will work to harness the right expertise, the right people, and the right educational programming

necessary to develop clinically proven strategies, tools and solutions that can be easily disseminated and communicated to communities, families and schools throughout the province.

With more than \$20 million committed by the province of BC, the Pacific Autism Family Foundation's **Futures** Campaign is poised for the realization of a resource so unique, so impactful and so forward-thinking, it stands to become a global model for how communities everywhere will one day think about, manage and address the autism crisis.

A Centre Unlike any Other

A magnificent, 57,461-square-foot LEEDs-certified building, it will be specifically designed to meet the unique needs of children. Calming, family-friendly spaces with soft lighting will house clinics, labs, school classrooms, observation rooms, multidisciplinary research spaces, libraries, and family information kiosks will sit alongside spaces designed to provide new homes for some of BC's most prominent and proven non-profit autism organizations working across the province.

"All my life, my mom and dad tried to figure out how to help me. Little things like dimming the lights or letting me get out of the classroom before the bell went off helped me so much in school, but hardly any teachers have training in this, so they don't know.

Thanks to my family and a lot of people who cared about me, we found out what worked. I'm in college now, and I am even helping my school out with managing their computer system. I am nervous about making the transition to the workforce, but with the PAFC, I could get some help with that.

It would be great to have a place to go where I could be among friends Maybe there are 4 to 5 guys like me working together to make the transition so it's not so scary."

**Lucas
Teenager with Autism**

Improving the way all parts of BC's autism community interact and support families is at the heart of the concept. As such, a primary priority of the PAFC, both architecturally and philosophically, is to create an environment

purpose-built to facilitate the continued cross-pollination of new thinking and ideas. This way of working will not only help provide a "one-stop-shop" for desperate families looking for support and to navigate a sea of information, it will also lead to new ideas, better solutions and streams of research that may never have come to light with families and specialists working in isolation.

The PAFC will be a home for families, researchers, fundraisers, teachers, medical students, governments, educational assistants, social workers, psychologists, and people on the spectrum to gain a sense that new solutions are within our grasp and that people with autism and their families comprise a large and growing community. In addition to state-of-the-art clinics, wired classrooms and lecture theatres, accommodations for visiting families, distance learning

programs and offices designed to effectively accommodate a massive outreach effort, there will be open, light-filled common spaces designed to create the atmosphere of a little town, "learning village" or hub – places for informal exchange, dialogue and support that currently don't exist in any other kind of venue.

Fusing truly individualized "person-centred" humanistic values with the

"The prevalence of autism is accelerating at an alarming rate. In 1975, just 1 in 2,500 children were getting diagnosed. Today, it's less than 1 in 100.

The next set of solutions will be at the convergence of a wide variety of disciplines and include families, communities and a wide range of thinkers. No one group can do this alone. Communities, schools, health care systems, and governments must work together."

**Dr. Glen Davies
Founder, ABLE Clinics**

"When our son failed to respond to our voices as a toddler, we thought he was deaf at first. But then we saw that when he heard certain noises, his head snapped. He wasn't deaf; it was something else.

At first, we didn't want to buy into the diagnosis. People said, 'Oh, he's just a little slow.' But you quickly realize the magnitude of what you're facing, and then you need somewhere to turn. That first 100 days was so frightening. From that moment on, you're running a small business – with consultants, caretakers, educators in and out every day. You don't know where to find the resources. The PAFC will be a softer place to land for families as they enter the world of Autism Spectrum Disorder. It would have been such a relief to have someone who could help put the pieces together and help us avoid making some pretty big mistakes."

**John
Parent**

"The PAFC is not about bricks and mortar. It's about building a foundation to explore undiscovered territory in addressing the needs of people with ASD and their families in a way that has previously not been possible. As a true aggregator of information, it will be a kind of 'big bang' for advancing the autism agenda in the province."

**Dr. Pat Mirenda,
Professor, Special Education, UBC**

best of what technology and large-scale research endeavours can offer, the PAFC will represent a truly new vision for treating and managing autism in our province, as families, governments, healthcare, education, and the community come together to link research, teaching and direct care. Right now, especially for families in remote parts of the province, there are just not enough specialized resources available locally to help them.

Now, they have a place to go for reliable information and help, no matter where they live. And if they can't come to us, the PAFC will go to them, by making use of an outstanding network of strong technology platforms, information-sharing broadcasts and distance learning programs, and outreach interventions and workshops delivered in patients' home communities. The PAFC will also partner with communities across the province to create 'satellite'

locations joined to the Vancouver facility through a hub-and-spoke model. It is anticipated this model will provide more efficient and effective ways to link the province's resource base into a seamless whole, linking families efficiently with the resources they need in their community and helping to reduce duplication in services.

A current serious problem facing the autism world is the fact that there is just not the sufficient critical mass in disparate parts of the province to provide an effective clinical environment in which current and future professionals can learn. Over time, the Centre and its satellite operations will play a key role in educating more teachers, teaching aides, ABA specialists, medical and nursing students, psychologists, social workers, speech pathologists, occupational therapists, researchers, and caretakers by providing exposure to workshops and practicum experiences with individuals on the spectrum.

"Twenty years ago, the situation for parents was bleak, to say the least. When I realized my son was affected, there was almost nothing available for me. Before it was on the DSM-IV, many doctors had never heard of it. People with autism were labelled as retarded, and some were unnecessarily institutionalized.

I persisted on my own. I learned. I did painstaking research. I found out what worked for my son, and now he's completed school, has a driver's licence and has a shot at a bright future. We have something here we can do something about. Hope and help are available, but early diagnosis is key. We need to make that information available to parents today, before their children lose valuable time."

**Betty Anne Garrick, Parent
Co-ordinator, Autism Kamloops**

Conclusion

The PAFC will be the first organization of its kind dedicated to knowledge creation and knowledge translation that will target applied models that can easily be shared and disseminated to families on the ground. In so doing, it will be a place that will

"The PAFC will be a kind of 'MAYO Clinic' for researchers. It will be a place where researchers and clinicians have the opportunity to come together in a multidisciplinary environment and share their findings on a daily basis with individuals and families. Through the dynamic interplay of research, clinical care and ongoing dialogue, our knowledge base and approaches will evolve constantly, helping to ensure that BC families are always abreast of the very latest evidence-based approaches, as well as having access to the informal knowledge networks that come from being in touch with other families in similar circumstances."

Dr. Suzanne Lewis, Senior Clinician Scientist, CFRI

attract a whole new generation of thinkers and researchers – people who want to design actual clinical programs, but who, up until now, have not had access to the critical mass of subjects, families and interdisciplinary co-researchers to do it. With the establishment of a hub like this, we have the chance to be better able to see, track and examine patterns – to look at similar groups and test approaches that may have been identified in isolated cases and can now be applied to a broader demographic.

Donors to the Pacific Autism Family Centre will be true visionaries, helping to stake out new frontiers in 21st century healthcare, education, social justice, and social innovation. In addition to building a lifeline for families, they will also be impacting every aspect of society and community, with provincial, national and, in time, global impact.

Autism is emerging as one of the most pressing issues of our times. The Pacific Autism Family Centre is a once-in-history chance for British Columbia to leverage our excellence on behalf of BC families, communities throughout Canada and – increasingly – people all over the world. For a relatively modest investment of \$13 million, today's donors will have an unprecedented opportunity to have an immediate impact on children and families today and to see that impact resonate for generations into the future. As an inaugural donor to the **Futures** campaign, you can rest assured that the future will be different because of what you do.

INVESTMENT:

\$13 Million

(\$8 million building; \$5 million endowment)

Building

\$28 Million

\$8 Million (Private Investment)

\$20 Million (Government)

The first facility of its kind in Canada and a global model for how communities can best address this complex, mysterious and often misunderstood condition, the **Pacific Autism Family Centre** will be a multi-purpose free standing facility that offers state-of-the-art assessment, therapy, respite care, education, and support services and programs for children, youth and adults with **Autism Spectrum Disorder (ASD)** and their families throughout British Columbia.

Now, for the first time ever, families in BC will have a “go-to” support system housed in a purpose-built, family-friendly facility designed to meet the specific needs of individuals with ASD and their caregivers. This state-of-the-art facility will be a magnificent, technologically sophisticated hub providing a shared home for a wide variety of existing organizations and agencies currently serving the autism community, as well as acting as a springboard for the development of new programming designed to fill gaps in the current service infrastructure.

The facility, built to Gold LEEDS environmental standards, will have the atmosphere of a home away from home and will include highly specialized clinics, treatment centres, lab classrooms, spaces for specialty autism organizations and non-profit organizations, lecture theatres, videoconferencing facilities, and a library and information commons. Acting as a focal point for BC’s autism community, the Centre will provide unprecedented opportunities to make the best possible use of available resources by facilitating information sharing and dissemination and by achieving enhanced synergies and

coordination within a community that has been fractured and fragmented.

Although physically located in the Lower Mainland, the Centre will serve communities in every corner of the province, through outreach, workshops, online resources, and videoconferencing. In time, the Centre will serve as a coordinating node serving satellite locations throughout the province.

Visionary investors to the Pacific Autism Family Centre will be among the most forward-thinking philanthropists of our time, helping to establish a brand new kind of facility that will be preeminent in Canada, and unique in the world.

Namings associated with the overall facility, its clinics and satellites stand to become cherished, highly visible philanthropic brands that will serve as a permanent reminder to British Columbians that their province was the first to face a medical challenge with the potential to stagger communities worldwide in the coming decades. A wide range of naming partnerships is available, including:

- Overall naming
- Treatment Centre
- Clinic
- Family Centre
- Community Resource Centre
- Library
- Leadership Centre
- Auditorium
- Satellites in several communities in the province

Ensuring that the Pacific Autism Family Centre is positioned for long-term sustainability and that it is poised to move quickly to fill current service gaps is at the heart of the establishment of the PAFC catalyst endowment funds.

These named endowments, established in perpetuity, will enable donors to become partners and co-creators, helping to build the Centre across a range of dimensions. Catalyst endowments will provide seed funding to launch new Centre initiatives, providing the means to launch or design new program concepts. In many cases, the endowments will play a critical role in inspiring matching funds or launching innovative partnerships within many vitally needed areas of focus.

- **Leadership and Innovation:** Navigator programs
- **Children:** Treatment and recreational programs and bullying education for kids
- **Schools:** Programs for the development of autism education in BC schools
- **Youth:** Program for young adults transitioning from school to work
- **Technology:** Reaching rural communities; connecting parents using new technologies, social media
- **Social Justice:** Addressing autism in street youth, policing, prison system
- **Competitiveness and Prosperity:** Building bridges with employers
- **Family/Community:** Outreach to families; sibling support programs
- **Medicine:** Endowment to offer workshops and training to students and other specialists
- **Research Innovation:** Seed funding for high-potential clinical projects
- **Lifespan Workshops**



PAFC Interim Business Plan 2013

A. Introduction

The Pacific Autism Family Centre is a proposed centre of excellence for individuals with Autism Spectrum Disorder and their families. PAFC's core purpose is to be a Knowledge Centre; bringing together state-of-the-art resources for research, information, learning, assessment, treatment and support, and building capacity to address the lifespan needs of individuals with ASD, and their families across BC. The goal is to ensure that the Centre builds upon existing lifespan services while at the same time addressing the need for supports and services across the province.

Serving the province is an essential feature of the PAFC. The potential plan is to develop a "hub and spoke/satellite" concept. The main "hub" will be located in the Vancouver area with regional "spoke/satellite" centres located in communities across the province, run by Regional Navigators. The physical spoke centres will have full access to the expertise and information services offered in the hub location. The locations for the spoke/satellite centres are yet to be determined.

Following submission of the Pacific Autism Family Centre Business Plan to the Provincial Government in October 2011 (with Addendum submitted in March 2012), changing circumstances have resulted in alterations to the project as initially described in the Business Plan. This document provides an updated and interim outline business plan.

B. Purpose

This update is being provided to the Province to outline recent changes to the proposed PAFC location, site and building concept, capital budget and estimated operating budget. Specifically, the update will provide clarity on the status of the project to support revised the Funding Agreement between PACS and the Province.

C. Background

Originally, the PAFC was to be constructed on land subleased by The Children's Foundation (TCF) from the City of Vancouver at Kaslo and 18th in the City of Vancouver. This arrangement was based on a series of MOUs with PACS, TCF, BC Housing and the City of Vancouver.

Extensive planning and public consultation across the province had been undertaken on this project. A business plan had been prepared and fundraising efforts initiated. The building had been designed to a schematic level and a rezoning application submitted to the City. The public hearing on the rezoning was scheduled to proceed early in the fall of 2012. Regrettably, during the summer of 2012 The Children's

Foundation made a proposal to alter the site, which rendered the Kaslo/18th Avenue location unviable for the PAFC.

Following the collapse of the agreement with TCF in the fall of 2012, a site search for an alternative location was initiated. The current site on Cessna Drive (between Boeing Avenue and Hudson Avenue) in the City of Richmond was identified and agreement of purchase and sale is in place (see Attachments).

The PAFC is to be sponsored by the Pacific Autism Family Centre Foundation (PAFCF), a registered charity. The PAFCF Board of Directors is attached for information. The PAFCF will develop the Centre, which will be operated by the Pacific Autism Family Centre Society (PAFCS).

D. Key Updates

The property identified as the new PAFC site is approximately 2.38 acres and is located in Richmond B.C. on a scenic riverfront site. The site has excellent access to the airport, to serve clients coming to the Centre from elsewhere in BC, and is well connected to the Lower Mainland through major transportation routes and public transit (bus and Canada Line). The site will need to be subdivided. The current address, subject to change following subdivision, is 3600 Lysander Lane, Richmond, BC. Initial review indicates the site is zoned to permit the proposed use, although a Development Permit from the City of Richmond will be required.

Due Diligence Considerations:

Land Purchase and Appraisal: The land is being purchased from the Westminster Management Corporation and Lysander Holdings Ltd in the amount of \$4.8 million. Due diligence will be undertaken by the conditions precedent date of April 30th. An appraisal opinion for the site is attached.

Geotechnical: Geo-Pacific Consultants Ltd has prepared a geotechnical report for this site for the vendors. The report provides recommendations for development. This report has been reviewed on a preliminary basis by the PAFC's own consultants, Horizon Engineering, who found "the approach presented in the report is reasonable" but identified some additional building measures that may be necessary. Further work will be undertaken as part of due diligence. For geotechnical review, please (see Attachments).

Environmental: The lands from which the proposed site is to be sub-divided was subject to remediation and achieved a Certificate of Compliance from the Province. The site has been subject to ground water monitoring that has now ceased. As part of the due diligence prior to closing on this site, PAFCF's own environmental consultants will be asked to review all environmental documentation and confirm this is satisfactory for the proposed use or whether further information/action is required. (see Attachment XX).

Dyke: The site is located adjacent to the Fraser River. It is a requirement of the City of Richmond that a dyke be constructed. The alignment and construction specifications of the dyke are subject to review and confirmation by the municipality. It is anticipated the alignment, illustrated on the Design Concept, will be adjacent to the south east property line. The dyke requires a 10 metre easement and possibly an additional 7.5 meter setback. PAFC's obligation regarding the construction of the dyke is limited to \$300,000, to be paid to the vendor at the time of construction.

Design Concept: A preliminary design concept for the new location has been developed by NSDA, the architects for PAFC. The program remains largely the same as the original scheme, although the building is slightly smaller. The new concept is for a three-storey building with potential for expansion to provide for

recreational and other program space in a future phase. A site plan, outline building plans for each floor level, conceptual massing plan, and site information are attached (see Attachments). In the updated design concept, parking will be provided in a surface parking lot, which permitted funds initially budgeted for constructing underground parking on the 18th/Kaslo site to be reallocated to the land purchase of the Richmond site.

Capital Budget and Costing: A preliminary order of magnitude construction cost and capital budget has been prepared based on the revised building concept and estimation of site works and other costs. The Capital budget is for a figure of \$28.3 million and is slightly higher than the original \$27.7 million. The new budget absorbs a payment for land in the amount of \$4.8 million, facilitated by the removal of underground parking. Allowances have been made for additional site work including dyke construction. The budget includes a 5% construction contingency and 5% construction escalation allowance. See Table 1 Capital Budget and the Cost Estimate (Attachments).

Fund Raising:

The PAFC building and site will be owned by the Foundation and its capital cost will be met through a combination of a government grant and private donations. To complement the government grant of \$20 million, PAFC will raise capital funds in the amount of \$8.3 million. PAFC has contracted with professional consultants to provide a *case for support* and to provide additional assistance and the Foundation has commenced fund raising initiatives. A professional communication company is providing communications support for PAFC. The Foundation remains confident that with a site and provincial funding in place it will be able to secure the capital fund and additional endowment funds for operating.

Approvals Required:

The primary approvals required for the PAFC project will need to come from the City of Richmond. A Development Permit will be required. This will take approximately 6- 8 months. This process for this permit will involve circulation by the municipality to a number of agencies for approval that have an interest in the site. Depending upon due diligence prior to closing, there may be further environmental approvals required from the MOE.

A Building Permit for construction and Occupancy Permit for building occupancy will be required from the municipality.

The PAFC Foundation will have its own internal sign off at key stages of the project with input from its Steering and Advisory Committees.

E. Program Summary

The proposed program for the PAFC has not changed from the original intent outlined in the 2012 Business Plan. In addition, the proposed structure of the Operating Budget will remain the same. Please see **Tables 2 through 7** for more information on the Operating Budget.

The PAFC will be occupied by a variety of service providers. A number of these providers are currently undertaking existing contracts for the Province or are an agency of the Province. No formal negotiations have taken place with providers identified.

Table 8 identifies the following (note all figures are preliminary and conceptual):

- New service providers: cost estimate for operations, lease portion, share of expected costs projected to be obtained from the Provincial Government and the cost to Government in year 1.
- Existing service providers: existing operating costs and existing lease costs, projected operating costs and projected lease costs and projected Provincial contribution

Total existing annual operating costs are estimated at \$2.73 million. This includes the assumed operating cost of an existing Treatment Centre but does not include a cost for an assessment centre (BCAAN. Total annual operating costs in the PAFC including new programs and lease costs are estimated at \$4.87 million. Of this, \$2.53 million is assumed to constitute a Provincial contribution comprising an additional \$1.24 million cost to the Province. Note that it is assumed the Treatment Centre cost will be met through fees, at no additional cost to the Province, and Assessment shows only the new lease cost as an additional cost.

The total area devoted to each program within the building will be finalized during the design process. The gross area and capital budget are preliminary at this time. Actual gross lease cost (to meet PAFC operating costs of \$722,384) is now projected to be \$22.28 per square foot, slightly lower than the rate of \$25.08 per square foot identified in the Business Plan.

“Order of Magnitude” relocation and start-up costs are shown in **Table 9**. The table shows estimated moving, start up, lease and furniture fixture and equipment costs. The total one-off cost is estimated at \$748,000. This excludes FF&E for common areas and PAC Leadership as these costs are included in the PAFC Capital Budget.

Overview of Core Program Areas:

Provider Access to PAFC - Providers of services in the centre will be selected through RFP unless they are already providing this service through contract to the Province.

Leadership - The Leadership function is a role within PAFC, as identified in the Business Plan. This group will lead the Centre.

Foundation Office - There will be no cost to Government for the Foundation office.

Information and Support Centre – Autism Community Training (ACT) is currently performing this function in the Province. Expansion of the service in the Centre is anticipated (+25%).

Lifespan - This is a new initiative designed to meet a need that was identified during the consultation for the Centre. The Lifespan Centre is intended to assist adults on the ASD spectrum and those who have additional developmental disorders to develop skills and to find work in the labour market. Operating costs are order of magnitude at this stage. The staffing model assumes a supervisor and four outreach workers plus volunteers. Expansion of this initiative would be made possible through donor support.

Treatment - The model for the Treatment function assumes about 60 children will receive treatment at any one time with 40 in the centre and 20 through outreach. Additionally, a further 40 children could receive skill training though evening programs. Budget is order of magnitude and assumes break-even through parent payments. A provider for the Treatment function will be identified through an RFP.

Assessment - BCAAN has been identified as a potential operator of the Assessment function. In the absence of BCAAN, an alternative assessment provider will be sought.

Research - In the Core Program Concept as currently contemplated, research space will not be constructed. University researchers working in the Treatment and Assessment centres will use university facilities as their base while undertaking research initiatives. These initiatives will be funded through grant applications made to foundations and other funding sources. The PAFC Leadership will facilitate funding applications and no additional cost to Government is expected.

Outreach for Educators – This program area is noted as future tenant space.

Recreation – As currently contemplated, the Recreation component of PAFC is not included in the design concept and will only be constructed when sufficient funds have been raised through donations. Its operations will not require Government contributions but will be financed through donations.

Family accommodation - This portion of the Centre will not be constructed as part of the Core Program. The location of the building adjacent to several hotels may make the Family Accommodation an unnecessary element, as hotel accommodation may be a more cost-effective approach.

Regional Centres – Service providers and the navigators to run Regional Centres will be subject to RFP.

D. Engaging the Autism Community

An extensive province-wide consultation process has been held that included an online survey and 13 face-to-face sessions with a variety of families and autism stakeholders in 12 locations. Overall response was positive, with significant support for the proposed roles of PAFC to: act as a central point of access to information for individuals and families; provide opportunities to conduct and connect with research, offer training and education, promote awareness and advocate for ASD issues, and support families and individuals on the spectrum.

Suggestions from stakeholders have been incorporated into the PAFC model. Through the consultation process, common themes and areas of consensus have been recognized and divergent views recorded.

Steering Committee provides advice to the PAFC Foundation on decisions related to the selection of a new location and the associated impacts on the site concept and building design. Communication with an established Advisory Committee will also continue, once decisions related to the site acquisition and the Funding Agreement are confirmed.



Cont



GP - 52



Project Number
08054

Scale
1:200

Sheet Number
A-101

Project Name
Main Floor Plan
Schematic Version 3

Consultant

Drawn / Reviewed
Date: 2013
11 May 2013
Author: Consultant
Reviewed: Consultant

- General circulation
- Emergency egress
- Reception
- PA/PT/CT/CTD
- Information centre
- Life support centre
- Treatment centre
- Clinic and research centre
- Treatment office space
- Recreation centre



Scale

NSDA
ARCHITECTS
200-134 Albert St
Vancouver, BC
V6C 3K8
Tel: 604-681-1775
Fax: 604-681-1741
www.nsda.bc.ca

Project
Pacific Autism Family Centre
Cassina Drive Richmond



Project Name
Second Floor Plan
Schematic Version 3

Project Number
08054
Scale
1:200
Sheet Number
A-102

GP - 54

Consent

Date: 21 May 2013
Drawn: [Name]
Checked: [Name]
Approved: [Name]

- General circulation
- Common areas
- PACF Leadership
- Information centre
- Life support centre
- Treatment centre
- Clinical and research centre
- Tenant office space
- Remediation centre



East

NSDA
ARCHITECTS

200 24 Avenue St
Vancouver, BC
V6C 2K6
Tel: 604.683.1776
Fax: 604.683.1741
www.nsda.ca

HEALTH TRANSITION 2011 PROGRAM
The program is a joint effort of the BC Health Services and the BC Health Services Foundation. The program is a joint effort of the BC Health Services and the BC Health Services Foundation.

Project:
Pacific Autism Family Centre
Cassara Drive Richmond

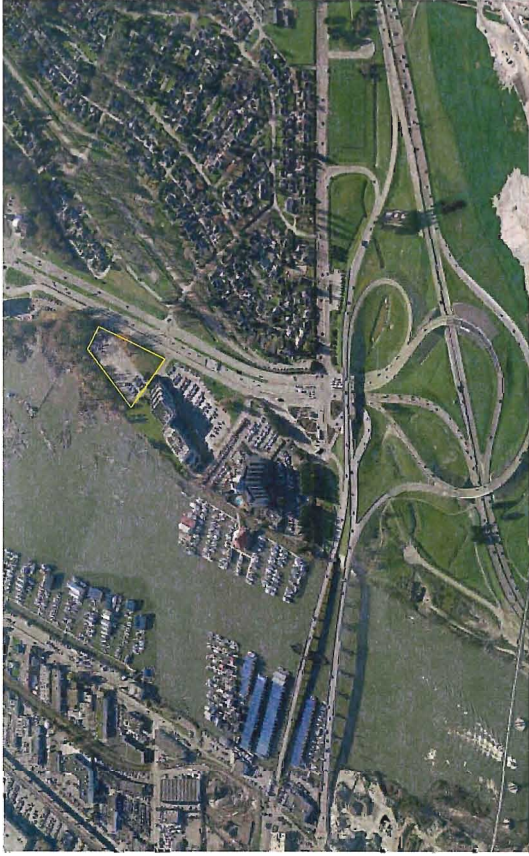


Third Floor Plan
Schematic Version 3

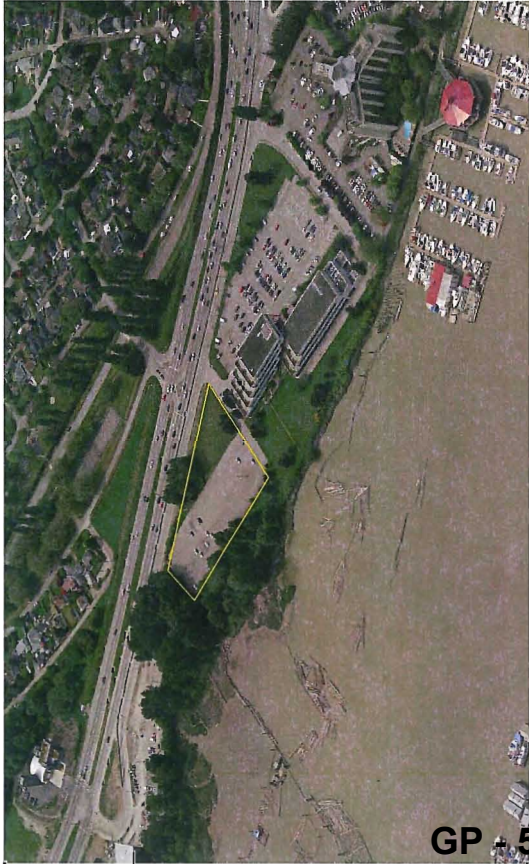
Project Number:
08054
Scale:
1:200
Sheet Number:
A-103

GP - 55

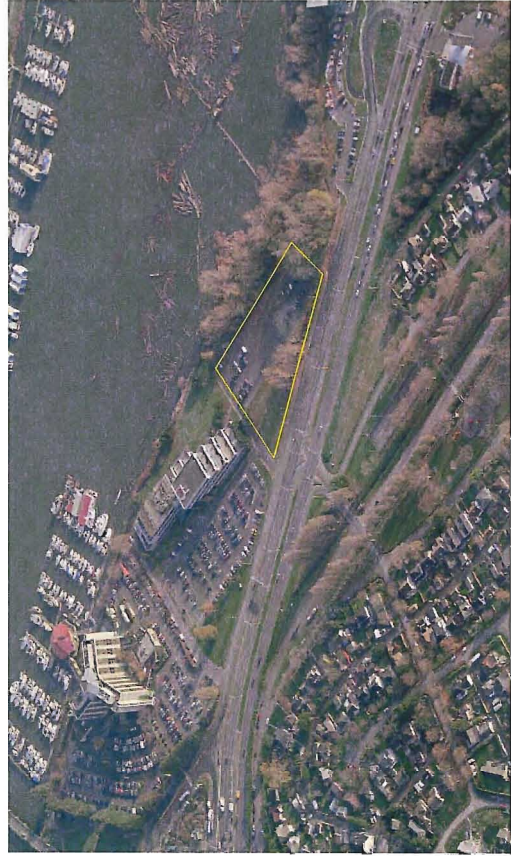
View from the north west



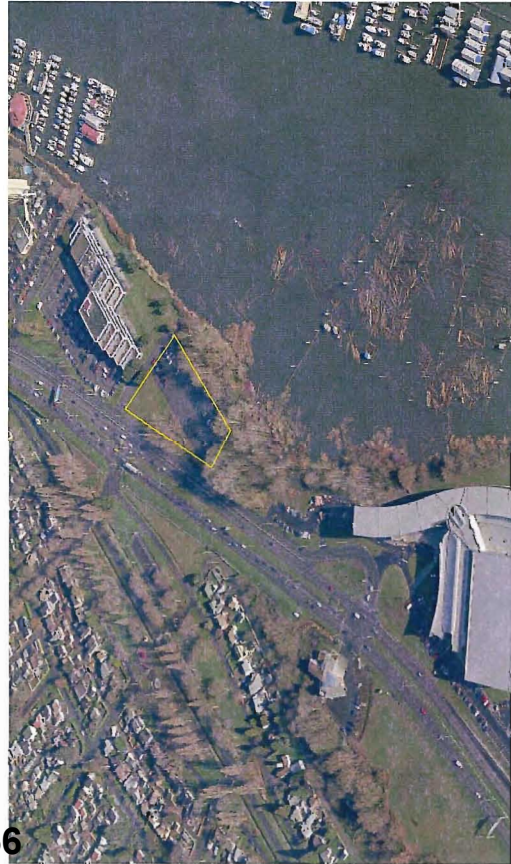
View from the north east



GP - 56



View from the south west



View from the south east

Sheet
18 May 2015
18 May 2015
18 May 2015

NSDA
ARCHITECTS

200 2nd Avenue D
Savannah, GA 31401
Tel: 912.426.1234
Fax: 912.426.1234
www.nsda.com

NSDA ARCHITECTS
Savannah, GA 31401
Tel: 912.426.1234
Fax: 912.426.1234
www.nsda.com

Project:
Pacific Autism Family Centre
Cessna Drive Richmond

Sheet Title
Aerial Photos
Schematic

Project Number

08054

Scale

NTS

Sheet Number

A-003



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** May 7, 2013
From: Cathryn Volkering Carlile **File:** 99-Community
General Manager, Community Services Services/2013-Vol 01
Re: **Housing Agreement Bylaw No. 9004 to Permit the City of Richmond to Secure Affordable Housing Units located at 7680 and 7720 Alderbridge Way (Amacon (Alderbridge) Development Corp.- Inc. No. BC0906099)**

Staff Recommendation

That Bylaw No. 9004 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9004 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 11-593705.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Development Applications Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
REVIEWED BY DIRECTORS	INITIALS: DW	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The purpose of this report is to recommend Council adoption of a Housing Agreement Bylaw (Bylaw No. 9004, **Attached**) to secure 10,498.4 ft² or 14 affordable housing units in the proposed development located at 7680 and 7720 Alderbridge Way (**Attachment 1**).

The report and bylaw are consistent with Council's adopted term goal:

Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

They are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

Amacon Development (Alderbridge) Corp., Inc. No. BC0906009, (the registered owner), has applied to the City of Richmond to rezone 7680 and 7720 Alderbridge Way in the City Centre's Lansdowne Village from "Industrial Retail (IR1)" to "Residential/Limited Commercial (RCL2)" to permit the construction of a high-rise, high-density, mixed-use development of 237 residential units that includes 14 affordable rental housing units in three (3) residential buildings, with two-level townhouses and approximately 4,915 ft² of commercial space.

The rezoning application received third reading at Public Hearing on November 19, 2012 (Rezoning Application 11-593705 and RZ Bylaw 8946). The proposed Housing Agreement Bylaw for the subject development (Bylaw 9004) is presented as attached. It is recommended that the Bylaw be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

The subject rezoning application involves a development consisting of approximately 237 residential units, including 14 affordable rental housing units. The affordable rental housing units consist of: 12 one-bedroom and den units and two two-bedroom townhouse units. All affordable housing units in this development must satisfy the Richmond Zoning Bylaw requirements for Basic Universal Housing.

The applicant has agreed to register notice of the Housing Agreement on title to secure the 14 affordable rental housing units. The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity. The agreement also includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement.

Financial Impact

Administration of this Housing Agreement will be covered by existing City resources.

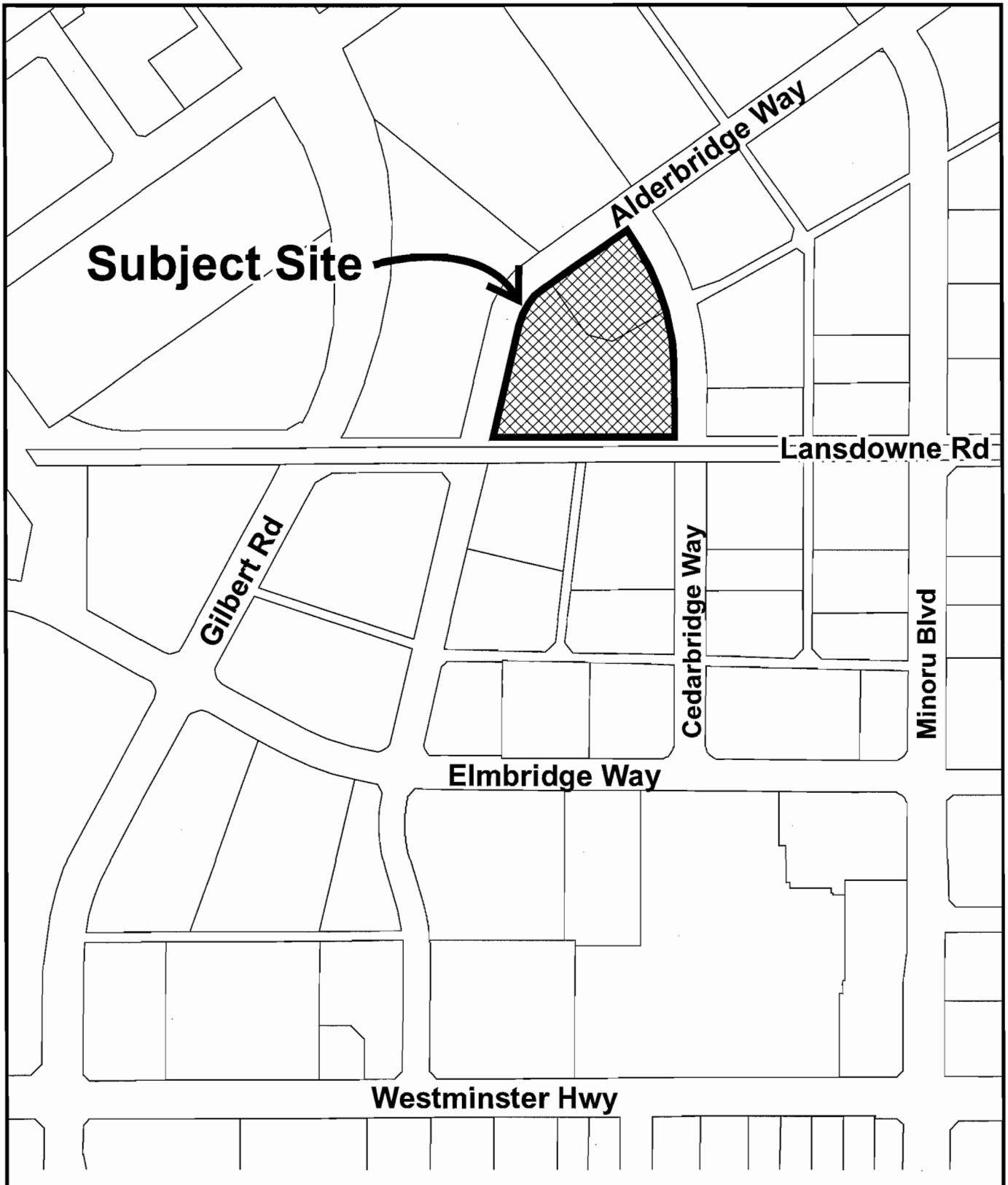
Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9004 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure fourteen affordable rental units that are proposed in association with Rezoning Application 11-593705.

A handwritten signature in black ink, appearing to read 'Dena Kae Beno'.

Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

DKB:dkb



**7680 & 7720
Alderbridge Way**

Original Date: 05/16/13

Revision Date:

Note: Dimensions are in METRES



Housing Agreement (7680 and 7720 Alderbridge Way)

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out in Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: _____ Lot A, Section 5, Block 4 North, Range 6 West,
New Westminster District, Plan EPP _____

2. This Bylaw is cited as **"Housing Agreement (7680 And 7720 Alderbridge Way) Bylaw No. 9004"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A

To Housing Agreement (Amacon Development (Alderbridge) Corp., Inc. No. BC0906009)
Bylaw No. 9004

HOUSING AGREEMENT BETWEEN the City of Richmond and Amacon Development
(Alderbridge) Corp., Inc. No. BC0906009

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the _____ day of _____, 2013

BETWEEN:

AMACON DEVELOPMENT (ALDERBRIDGE) CORP.

(Inc. No. BC0906009),

a company duly incorporated under the laws of the Province of British Columbia and having its office at 500 - 856 Homer Street, Vancouver, British Columbia, V6B 2W5

(the "Owner" as more fully defined in section 1.1 of this Agreement)

AND:

CITY OF RICHMOND,

a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The City has approved an Affordable Housing Strategy (as hereinafter defined) and the requirement for this Agreement has arisen, in part, from the Affordable Housing Strategy;
- C. The Owner is the owner of the Lands (as hereinafter defined); and
- D. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which are acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 **DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Strategy"** means the City's Affordable Housing Strategy dated May 9, 2007, and approved by City Council on May 28, 2007, as amended as of the date of this Agreement, and as may be further amended by the City from time to time in its sole discretion;
- (b) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
- (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **"City"** means the City of Richmond;
- (e) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (f) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009 to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (g) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (h) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing March 11, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released;

- (i) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption;
- (j) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on the ____ day of _____, 201__, under number _____, as it may be amended or replaced from time to time;
- (k) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (l) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (m) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

 No PID
 Lot A, Section 5, Block 4 North, Range 6 West,
 New Westminster District, Plan EPP _____
- (n) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (o) **"LTO"** means the New Westminster Land Title Office or its successor;
- (p) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (q) **"Permitted Rent"** means no greater than:
 - (i) \$850.00 a month for a bachelor unit;

- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing March 11, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (r) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (s) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (t) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (u) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (v) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (w) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested

by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned other than to an Eligible Tenant.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
 - (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
 - (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

- (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
- (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(h) of this Agreement;
- (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(h) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4
DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5
STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs

the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of this Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property record; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property record in addition to noted against title to those strata lots which are used as Affordable Housing Units.

7.2 **Modification**

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 **Management**

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.19 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.20 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.21 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.22 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

7.23 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, and each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

AMACON DEVELOPMENT (ALDERBRIDGE) CORP.
by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

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

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ _____ per month;
 - (b) the rent on the date of this statutory declaration: \$ _____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ _____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

A Commissioner for Taking Affidavits in the Province of British Columbia

DECLARANT

PRIORITY AGREEMENT

CANADIAN IMPERIAL BANK OF COMMERCE (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering that portion of the Lands formerly known as PID: 001-183-222, Lot 1, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan 69080, which Mortgage and Assignment of Rents were registered in the Lower Mainland Land Title Office under numbers CA1953390 and CA1953391 as extended by _____ (collectively, the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

CANADIAN IMPERIAL BANK OF COMMERCE

By:

Authorized Signatory

Name:

Title:

By:

Authorized Signatory

Name:

Title:

PRIORITY AGREEMENT

PREMIUM BRANDS OPERATING GP INC. (the "Chargeholder") is the holder of Leases encumbering the Lands which Leases are registered in the Lower Mainland Land Title Office under number BL160298 as modified under number BB363335 (as to part formerly PID: 001-183-222, Lot 1, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan 69080) (collectively the "Charge").

The Chargeholder, being the holder of the Charge, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Charge in the Lands and shall rank in priority upon the Lands over the Charge as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Charge. The grant of priority is irrevocable, unqualified and without reservation or limitation.

PREMIUM BRANDS OPERATING GP INC.

By:

Authorized Signatory
Name:
Title:

By:

Authorized Signatory
Name:
Title:

PRIORITY AGREEMENT

BANK OF MONTREAL (the "Chargeholder") is the holder of certain Mortgages of Lease and Assignments of Rent encumbering that portion of the Lands formerly known as PID: 001-183-222, Lot 1, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan 69080 which Mortgages and Assignments of Rent were registered in the Lower Mainland Land Title Office under numbers BX353853, BX353854, BX356497, BX356498 and BB1967729 (collectively, the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

BANK OF MONTREAL

By:

Authorized Signatory

Name:

Title:

By:

Authorized Signatory

Name:

Title:

END OF DOCUMENT



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 30, 2013

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

File:

Re: Climate Action Revenue Incentive Program (CARIP) & Carbon Neutrality
Reporting - Update

Staff Recommendation

That the staff report titled Climate Action Revenue Incentive Program (CARIP) & Carbon Neutrality Reporting – Update dated May 30, 2013 from the Director, Engineering, be received for information.

John Irving, P. Eng., MPA,
Director, Engineering
Engineering and Public Works
604-276-4140

Att: 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The initiative described in this report supports the following Council Term Goals:

- 5.7 *Investigate maximizing investment opportunities and returns while remaining fiscally responsible.*
- 8.1 *Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.*
- 13.1 *Use the City's website and other communication tools to inform and regularly update the Richmond Community on Council's Term Goals, plans, priorities and progress.*

Background

The City of Richmond committed to becoming carbon neutral in its own operations in 2008 when it signed the BC Climate Action Charter – a voluntary agreement among the Province, UBCM and local governments in BC. Inclusive of the agreement, the City of Richmond committed to reporting out on its corporate greenhouse gas (GHG) emissions annually, which ensures that the City continues to receive the Climate Action Revenue Incentive Program (CARIP) grant from the province. The grant is a refund of the corporate carbon tax payments made on fuel purchases, which in 2012 equalled \$232,000.

The 2012 reports (**Attachments 1-4**) are to be posted on the City's website on June 1, 2013 as part of the grant requirements that stipulate public reporting. New for the 2012 reporting period, a Carbon Neutral Progress report is now required that lists corporate GHG emissions and emissions reduction credits.

Analysis

The City of Richmond's Carbon Neutral Progress reporting adheres to the BC Ministry of Environment's methodology and guidance documentation. The following were the reported values for the City's 2012 Carbon Neutral Progress Report:

Emissions	Total (tonnes CO ₂ e)	Quantification Method
Source: Emissions from services delivered directly by the local government	10,108	This emissions value is derived from two components; stationary sources (buildings, lighting, and pumps) and mobile sources (fleet).
Source: Emissions from contracted services	167	This emission value obtain as per BC government standard methodology and guidance for estimated contracted emissions, Option 3 – Vehicle/Equipment Type and Hours of Usage was used to determine the contracted emissions value.

Credit: Household Organic Waste Composting	3,157	This value was derived from the Metro Vancouver analysis and report entitled “2012 Green Communities Committee Carbon Credits for Organic Diversion” that was presented to the Regional Engineers Advisory Committee – Climate Protection Subcommittee on April 15, 2013. The report determined the carbon credits that could be claimed by the City of Richmond for its green organics collection between 2007-2012.
Total Net 2012 Corporate GHG Emissions	7,118	

Consistent with the City’s Carbon Responsible Strategy (adopted June 2011), the City has chosen the “working towards carbon neutrality” option for reporting purposes. For 2012, the City was able to claim credit for GHG emissions that resulted from diverted organics between 2007 and 2012 that were above the 2006 baseline year. During that time the City diverted 9,916 tonnes of organic waste from the landfill above the 2006 baseline amount. This diverted waste produced a credit of 3,157 tonnes of CO₂e for the City that was used to offset the City’s 2012 corporate GHG emissions total. Most Metro Vancouver municipalities are claiming these credits in 2012, as per provincial protocol. Going forward, the total amount of credits that are obtainable from diverted organics will be less than the 2012 amount as local governments will only be able to claim the previous year’s diverted waste above the baseline amount as opposed to an accumulation of five years of diverted waste.

If the City had chosen to offset the remaining net corporate 2012 GHG emissions (7,118 tCO₂e) through the purchase of carbon offsets on the open market, the total cost of offset purchases would have been approximately \$180,000 at a price of \$25 per tonne of CO₂e.

Per the Carbon Responsible Strategy, steps that the City plans to take this year to continue of work in reducing our GHG emissions include the following:

1. Continuing and expanding the corporate energy management program to reduce corporate energy and GHG emissions further;
2. Developing and adopting a Corporate Energy and Emissions Plan, which includes a working towards Carbon Neutral Strategy; and,
3. Exploring community investment opportunities for future corporate emission credits (offsets).

Financial Impact

None.

Conclusion

The City of Richmond continues to meet its commitments as a signatory of the BC Climate Action Charter and is making progress towards corporate carbon neutrality. This effort includes the mandatory public reporting of GHG emissions and energy consumption from corporate operations.

The City's 2012 reports (**Attachments 1-4**) will be posted on the City's website to facilitate public access.



Peter Russell, MCIP, RPP
Senior Manager, Sustainability and District Energy,
Engineering and Public Works
604-276-4130

Attachment #1	Climate Action Revenue Incentive (CARIP) Final Public Report for 2012
Attachment #2	Final CARIP Public Report Attestation
Attachment #3	Contracted Emissions Estimation Template
Attachment #4	Option 1 GHG Reduction Reporting Template

Climate Action Revenue Incentive Plan (CARIP) Public Report

Climate Action Revenue Incentive (CARIP) Public Report for 2012

City of Richmond
Metro Vancouver
Regional District

Reported by
Levi Higgs

Energy Manager
lhiggs@richmond.ca
604-244-1239



Table of Contents

- General Information
- Community -Wide Actions
 - 1.1 - Measure
 - 1.2 - Plan
 - 1.3 - Reduce
 - Supportive
 - Direct
 - 1.4 - Community Wide Innovation
- Corporate Actions
 - 2.1 - Measure
 - 2.2 - Reduce
 - Supportive
 - Direct
 - 2.3 - Corporate Innovations
- Carbon Neutral Progress Reporting

General Information

Name of Local Government

City of Richmond

Member of Regional District (RD)

*Metro Vancouver
Regional District*

Regional Growth Strategy (RGS) in region

Yes

Population

200,000

Community-Wide Actions for 2012

1.1 Measure

Community-Wide Measurement Actions

Question	Have you been using the <i>Community Energy and Emissions Inventory (CEEI)</i> to measure progress? What else have you been using instead of/in addition to CEEI?
Answer	Yes

1.2 Plan

Community-Wide Targets

Question	Do your OCP(s) have targets, policies and actions to reduce GHG emissions, as per the requirements under the <i>Local Governments Act (LGA)</i> ? If yes, please identify the targets set. If no or in progress, please comment.
Answer	Yes
Additional Information	<i>Absolute GHG emissions targets: 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050. Richmond Council has also adopted an absolute energy reduction target of 10% below 2007 level by 2020. This target is being considered to be embedded into Richmond's Official Community Plan (OCP) as part of the OCP update currently underway.</i>

1.3 Reduce

Supportive Community-Wide Actions

Action Type	Broad Planning (e.g. creation/revision of OCPs, CEPs, transportation plans)
Actions Taken this Year	<i>Continued to implement the City Centre Area Plan (CCAP) which directs the majority of City growth to the City Centre and near the Canada Line Stations. Adopted the 2041 OCP Bylaw 9000 with numerous new policies and objectives relating to long term GHG and energy reduction strategies including; a complete chapter on Climate Change Response with objectives for GHG emissions reduction and for carbon sequestration through the protection and enhancement of natural habitat, increasing the use of sustainable modes of transportation with the 2041 goal of increasing the mode share of transit, walking, and cycling by a combined 34%, and reducing the mode share of automobile trips accordingly, developing further densification, transportation, and sustainable build plans for shopping centres outside the City Centre.</i>
Proposed Actions for Next Year	<i>Complete City of Richmond Community Energy and Emissions Plan. Continue to implement City Centre Area Plan.</i>

Action Type	Building and Lighting (e.g. developed green building policy, increased density in the downtown)
Actions Taken this Year	<i>Continued to implement CCAP requirement that all rezoning applications with development over 2,000 m2 are required to at least meet LEED silver standards. Continued to advance District Energy Utility (DEU) ready development in the Alexandra neighbourhood of West Cambie.</i>
Proposed Actions for Next Year	<i>Continue to implement CCAP policies as new development applications are processed. Develop and implement policy to establish higher minimum energy standard for City Centre. Complete study "Neighbourhood Energy Planning for Local Government Policy Makers" through BC Hydro's Power Smart Implementation Offer. Assess implementing sustainable development requirements, LEED silver, for areas outside of the City Centre, greater than 2,000 m2.</i>

Action Type	Energy Generation (e.g. signed on to provincial 'solar ready' regulation, explored options for bioheating for buildings)
Actions Taken this Year	<i>Completed a feasibility study of the potential opportunity to use sewer heat recovery for the planned River Green DEU, in collaboration with the Metro Vancouver. Completed a district energy pre-feasibility study for North City Centre, which assessed various potential renewable energy sources for DEU use and the sizing options for the utility centre.</i>
Proposed Actions for Next Year	<i>Complete the development of the business case and detail plan for the design, construction, financing, and operation the River Green DEU.</i>

Action Type	Green Space (e.g. developed urban forestry policy, adopted park acquisition policy)
Actions Taken this Year	<i>As part of the completion of the OCP (2041) update, numerous policy directions were adopted to protect and enhance the natural capital of Richmond, including, using the completed ecological network map to guide strategic enhancement, layout, and acquisition of natural and semi natural lands; continuing the implementation of the 2012 Environmental Sensitive Areas (ESA) Management Strategy; and promoting "green infrastructure" and their underlying ecosystem services. Continued development of the Parks and Open Space Strategy. Continued implementation of parkland acquisition strategy. Established new Area Coordinator position for the Parks division. Began public consultation process for North-South Pedestrian Link trail. Began planning process to develop a large city-centre open space.</i>
Proposed Actions for Next Year	<i>Continue to implement the 2012 ESA Management Strategy and begin implementation of the newly adopted OCP "green space" protection and enhancement policies. Develop the Community Gardens Strategic Plan. Adopt the Parks and Open Space Strategy. Complete planning for North-South Pedestrian Link trail. Continue to facilitate the ongoing planning for large city-centre open space.</i>

Action Type	Transportation (e.g. developed sustainable transportation plan, completed bicycle master plan)
Actions Taken this Year	<i>As part of the completion of the OCP (2041) update the following policy directions were adopted; updated policies to place greater emphasis on the development of sustainable transportation modes, updated city-wide cycling and greenway network plan, developed new city-wide neighbourhood links network plan, updated policies to support electrical vehicle and bicycle infrastructure development, and developed directed funding for civic walking, cycling and transit improvements. Supported education and encouragement programs for transit, cycling and walking (annual bike tour, cycling education courses, and Walk Richmond program). Facilitated introduction of car-share service in Richmond. Facilitated implementation strategy to fund construction of the Capstan Canada Line Station.</i>
Proposed Actions for Next Year	<i>Collaborate with TransLink to begin update of Richmond Area Transit Plan. Continue to support education and encouragement programs for cycling and walking. Implement transportation-related OCP policies. Expand scope of City bicycle advisory committee to include other forms of active transportation. Support any interest in the expansion of car-share services in Richmond.</i>

Action Type	Waste (e.g. introduced composting and recycling education programs)
Actions Taken this Year	<i>In conjunction with the Council adopted Strategic Waste Program, the City continued with its annual reporting to the community concerning our waste reduction and diversion progress, "Report 2012, Recycling and Solid Waste Management". Developed a communications strategy program and supporting elements for increased waste reduction and diversion entitled, "Let's Trim Our Waste". Continued to facilitate and enhance community engagement efforts through communications strategies, educational workshops, and volunteer engagement, e.g. Public Works Open House, Earth Day-ReadY Summit, and theatrical shows at elementary schools.</i>
Proposed Actions for Next Year	<i>Continue to advance the City's Strategic Waste Program and implement initiatives that enable the Community to reach its adopted waste diversion target of 70% by 2015. Continue annual reporting to the community concerning our waste reduction and diversion progress. Complete the comprehensive communications strategy and approach for launch of the "Green Cart" program, to expand the collection and diversion of "green" waste from the landfill disposal stream.</i>

Action Type	Water/Sewer (e.g. participated in water smart initiatives, implemented Water Action Plan, introduced rebates on low flush toilets)
Actions Taken this Year	<i>Encouraged water conservation in the community through workshops and events (e.g., Public Works Open House, Project Wet). Continued implementation of City's low-flow retrofit rebate program (approximately 1,450 rebates were issued in 2012).</i>
Proposed Actions for Next Year	<i>Continue implementation of City's water conservation educational initiatives and low-flow retrofit program.</i>

Action Type	Other Actions
Actions Taken this Year	<i>Supported youth climate awareness through delivery of the Climate Change Showdown initiative with elementary school children and Ready Youth Summit with high school children.</i>
Proposed Actions for Next Year	<i>Continue and enhance delivery of the Climate Change Showdown initiative and Ready Youth Summit.</i>

Direct Community-Wide Actions

Action Type	Buildings (e.g. implement use of sustainability checklists and development permit guidelines for new buildings)
Actions Taken this Year	<i>Implemented rezoning requirement, on a case by case basis, for new City Centre developments to be DEU "ready".</i>
Proposed Actions for Next Year	<i>Formalize and adopt the DEU "ready" development policy for all new Multi Unit Residential Buildings (MURB) in City Centre. Develop a policy to establish a mandatory DEU "ready" bylaw for the River Green neighbourhood.</i>

Action Type	Energy Generation (e.g. implement district energy, geothermal, solar)
Actions Taken this Year	<i>Completed construction and commissioning of Phase 1 and 2 of the Alexandra District Energy utility, which supplies heating and cooling to three new West Cambie residential developments.</i>
Proposed Actions for Next Year	<i>Complete connections and servicing to 450 new residential units that are under construction to the Alexandra District Energy utility. Commence Phase 3 of the Alexandra district energy utility project, which will involve further DEU construction and connections to new developments.</i>

Action Type	Transportation (e.g. implement bike lanes, pedestrian paths, upgrade transit service and infrastructure, improve roads, parking fees etc.)
Actions Taken this Year	<i>Completed numerous mobility related initiatives to promote sustainable modes of transportation, including; construction of 1.1 km of new bike routes including on-street bike lanes and off-street multi-use paths, upgrade of 4 crosswalks including installation of accessible pedestrian features, construction of 2 new accessible bus stops, upgrade of 1 existing bus stops to become accessible (e.g., adding a landing pad), and construction of 755m of neighbourhood walkways.</i>
Proposed Actions for Next Year	<i>Complete all outstanding 2012 transportation initiatives and develop 2013 capital program, which will include similar projects as in 2012.</i>

Action Type	Waste (e.g. introduce composting and recycling programs)
Actions Taken this Year	<i>Obtained Council approval to enhance and expand organics recycling services to multi-family townhome residents. Formalized a public spaces recycling program (entitled 'Go!Recycle") for graduated expansion throughout the community and at events, including installation of specially designed containers at 13 civic facilities. Expanded services at the City's Recycling Depot to include additional materials, e.g. light bulbs, exercise/ hobby/sewing, etc. machines and power tools.</i>
Proposed Actions for Next Year	<i>Continue intensive community communication strategies to maximize participation in recycling services. Implement enhanced organics collection service to single-family homes through the use of 'Green Carts'. Expand organics collection/Green Cart service to residents in multi-family townhomes. Evaluate and propose an organics pilot program for multi-family apartment buildings and commercial residents. Introduce a large item collection program. Review existing recycling service programs to determine opportunities to expand the range of materials collected. Review expansion of City's recycling depot, i.e. evaluate its expansion to an Eco-Centre model.</i>

Action Type	Water/Sewer (e.g. implement water conservation and reduction initiatives)
Actions Taken this Year	<i>Continued implementation of the City's water metering program. To-date this program has resulted in metering for 69% of single family homes, 23% of multi-family homes and 100% for industrial and commercial. Continued providing subsidies for residential rain barrels (approximately 160 rain barrels were issued in 2012). Supported implementation of Metro Vancouver water sprinkling restrictions.</i>
Proposed Actions for Next Year	<i>Continue management and financial support for community water conservation initiatives.</i>

Action Type	Green Space (e.g. plant trees, conserve forest etc.)
Actions Taken this Year	<i>Continued to implement the City's Parks and Open Space Plan, which included tree planting activities in parks and school sites, maintenance of our urban forest, and the addition of new park spaces and facilities across the City.</i>
Proposed Actions for Next Year	<i>Continue to implement Parks and Open Space Plan capital program.</i>

Action Type	Other Actions
Actions Taken this Year	<i>Continued to offer outreach workshops and educational programs (in multiple languages), in consultation with community partners, to promote more sustainable living (e.g. Organic gardening, "green" consumer choices, water conservation, etc.).</i>
Proposed Actions for Next Year	<i>Continue to provide outreach workshops and educational programs in the community</i>

1.4 Community Wide Innovation

Question	Is there any activity that you have been engaged in over the past year(s) that you are particularly proud of and would like to share with other local governments? Please describe and add links to additional information where possible.
Answer	<p><i>Upgrade of No. 1 Road and Moncton Street intersection, which is a gateway entrance to Steveston Village. The improvements included:</i></p> <ul style="list-style-type: none"> <i>• raising the intersection,</i> <i>• providing pedestrian priority via a "pedestrian scramble" signal phase (the first in BC to be re-introduced),</i> <i>• installing distinct pavement textures and markings to better define the pedestrian precinct, and</i> <i>• installing accessible pedestrian features.</i> <p><i>Development of a model public spaces recycling program with branding "Go!Recycle" and approval to expand on a graduated basis throughout the community and in civic facilities.</i></p>

Corporate Actions for 2012

2.1 Measure

Corporate Measurement Actions

Question	What steps has your local government taken toward completing its corporate emissions inventory (e.g. corporate assets identified related to energy and fuel data and calculated GHG emissions from energy use)?
Answer	<i>We have established our corporate energy and emissions baseline for 2007 and have embedded this within a broader sustainability reporting framework. We have an energy use database that tracks consumption for buildings and other assets. Fleet fuel is currently tracked through our Purchasing Department and management software.</i>

Question	What tool are you using to measure, track and report on your corporate emissions (e.g. SMARTtool, other tools including excel spreadsheets)?
Answer	<i>For this reporting year we will be using a spreadsheet to complete our requirements. We are in the process of upgrading our energy tracking database to a system that will allow for greater flexibility for multiple GHG and energy reporting requirements, e.g. BC Government, Mexico City Charter, etc</i>

2.2 Reduce

Supportive Corporate Actions

Action Type	Broad Planning (e.g. developed corporate climate action plan)
Actions Taken this Year	<i>Began process of upgrading our corporate energy use database.</i>
Proposed Actions for Next Year	<i>Complete upgrade of our corporate energy use database. Develop corporate energy and emissions targets, and update the City's High Performance Building Policy. Develop energy use targets for anticipated new capital infrastructure.</i>

Action Type	Building and Lighting (e.g. <i>developed energy reduction plan for all corporate buildings</i>)
Actions Taken this Year	<i>Incorporated walkthrough energy audits for all civic municipal building concurrent with our yearly condition assessments. Completed building envelope assessments at five facilities.</i>
Proposed Actions for Next Year	<i>Complete corporate energy demand projection profile, to help guide corporate capital program and building design considerations.</i>

Action Type	Energy Generation (e.g. <i>undertook feasibility study of green energy generation for civic buildings</i>)
Actions Taken this Year	<i>Completed a feasibility study for a solar wall installation at a Community Centre.</i>
Proposed Actions for Next Year	<i>Review the potential for a district energy system for civic building complexes, e.g. Minoru facilities.</i>

Action Type	Transportation (e.g. created anti-idling policy for city vehicles, bike to work week promotion)
Actions Taken this Year	<p><i>Expanded capacity of the City employee carpool program (replaced carpool sedans with vans). Continued other existing initiatives for encouraging use of alternative modes of transportation for commuting to and from work and corporate travel such as:</i></p> <ul style="list-style-type: none"> <i>o promotion of Bike to Work week,</i> <i>o use of corporate bike fleet,</i> <i>o promotion of transit fare tickets and passes.</i> <p><i>Continued implementing the City's Sustainable Green Fleet policy that outlines various sustainability-based initiatives, such as right sizing vehicles and increasing fleet fuel efficiency while meeting operational requirements. Incorporated promotion of the City's new anti-idling bylaw as a component of driver training and orientation programs for new hires.</i></p>
Proposed Actions for Next Year	<p><i>Continue to support greater use and expansion of the City employee carpool program. Continue to support of alternative modes of transportation for work related travel and other corporate initiatives. Work with TransLink to explore opportunities for the City to join TransLink's Employer Pass Program, which is anticipated to be revised upon introduction of the Compass Card.</i></p> <p><i>Review current fuel management system to ensure data integrity and fuel security provisions are in place. Implement a new fleet management software system. Continue to explore new vehicle technologies to reduce emissions in all new vehicle purchases. Continue to support the workplace carpool program and explore upgrading carpool vehicles that are up for replacement with fuel efficient mini-vans to accommodate waitlisted carpool participants.</i></p>

Action Type	Waste(e.g. completed waste audit of City Hall)
Actions Taken this Year	<i>Reviewed potential alternate methods for collecting corporate waste, with the goal of reducing our waste and increasing diversion rates.</i>
Proposed Actions for Next Year	<i>Continue efforts to implement the City's Strategic Waste program as it applies corporate activities. Develop a Special Events Recycling Guide and apply to all events led by the City.</i>

Action Type	Water/Sewer (e.g. completed study of sewer and water energy use)
Actions Taken this Year	<i>Reviewed over 100 pump electricity account listings and reconciled data to ensure accuracy of location and energy use.</i>
Proposed Actions for Next Year	<i>Complete the upgrade of the City's energy database, to allow for automatic monthly reports to be generated for water and sewer services energy use for internal use.</i>

Action Type	Other Actions
Actions Taken this Year	<i>Active participant in the BC Hydro Workplace Conservation Awareness Program.</i>
Proposed Actions for Next Year	<i>Develop and implement Workplace Conservation Awareness Program - Year 3.</i>

Direct Corporate Actions

Action Type	Building and Lighting (e.g. energy efficiency retrofits to municipal buildings)
Actions Taken this Year	<i>Completed lighting retrofits at City Hall, Library and Cultural Centre, and for outdoor tennis court lighting. Replaced 15 gas fired rooftop units with very efficient electric heat pumps. Completed investigation phase of the retro-commissioning program at City Hall.</i>
Proposed Actions for Next Year	<i>Complete corporate parking lot lighting retrofits at various facilities. Complete building envelope re-sealing at five corporate facilities. Complete implementation phase of retro-commissioning project at City Hall, and investigation phases at Richmond Ice Centre and Watermania. Complete lighting retrofits from CFL to LED at West Richmond Community Centre and South Arm Community Centre. Further replace end of life gas fired roof-top units with efficient electric heat pumps.</i>

Action Type	Energy Generation (e.g. implemented heat recovery systems, solar)
Actions Taken this Year	<i>Installed heat recovery system on an arena ice plant chiller, to pre-heat ice flood water. Installed a sewage heat recovery system at a civic theatre, to displace natural gas heating.</i>
Proposed Actions for Next Year	<i>Complete installation of a solar thermal wall at West Richmond Community Centre.</i>

Action Type	Fleet (e.g. anti-idling policies for fleet vehicles, purchasing of hybrid)
Actions Taken this Year	<i>In 2012 the City purchased its 1st 100% electrical passenger vehicle (2012 Nissan Leaf) as well as Five (5) 2012 Electric Ice Bear, Ice resurfacers. Ninety-five (95) new vehicle and equipment purchases incorporated LED emergency lighting solutions.</i>
Proposed Actions for Next Year	<i>Continue to ensure that all new vehicle purchases that require auxiliary power will use inverters powered by auxiliary batteries as opposed to gas fuelled generators. Complete the retrofitting of a trailer's lighting system, previously powered by a gas generator, to operate using only solar panels for the new LED lighting system. Install five Electrical vehicle charging stations (comprising 10 charge points) throughout the City to allow charging of both City and residential electric vehicles. Complete a Sustainable Fleet Plan to facilitate the management and reduction of corporate greenhouse gas emissions from fleet services. Initiate the process to obtain E3 Fleet Certification through the Fraser Basin Council.</i>

Action Type	Waste (e.g. introduction of composting and recycling programs and education)
Actions Taken this Year	<i>Expanded recycling services at 13 corporate facilities by installing Go!Recycle containers. Ensured that recycling services were available at City led community events.</i>
Proposed Actions for Next Year	<i>Expand food scraps collection at City facilities, in conjunction with expansion of the Green Cart program.</i>

Action Type	Water/Sewer (e.g. initiated water conservation and reduction initiatives)
Actions Taken this Year	<i>Continued initiatives for upgrading fixtures at our corporate facilities to lower flow units, e.g. Minoru arena and Gateway Theatre.</i>
Proposed Actions for Next Year	<i>Continue to implement corporate initiatives that result in a reduction and more efficient use of water.</i>

Action Type	Green Space (e.g. planting of trees)
Actions Taken this Year	<i>Continued to implement the City's Parks and Open Space Plan, which included tree planting activities in parks and civic facilities, maintenance of our urban forest, and the addition of new park spaces and facilities across the City.</i>
Proposed Actions for Next Year	<i>Continue to implement Parks and Open Space Plan capital program.</i>

2.3 Corporate Innovations

Question	Is there any activity that you have been engaged in over the past year(s) that you are particularly proud of and would like to share with other local governments? Please describe and add links to additional information where possible.
Answer	<i>Currently undergoing a review of the anticipated capital program until 2030 and the implications to the corporation from a cost and energy use perspective – corporate energy projection demand profile. This will allow the corporation to better plan its capital program and maximize the opportunities to reduce energy use in new and replacement buildings.</i>

Carbon Neutral Progress Reporting

TonnesCO2e

Annual corporate emissions using SMARTTool or equivalent inventory tool	10,274.97
<i>Emissions from services delivered directly by the local government</i>	10,108.27
<i>Emissions from contracted services</i>	166.7
Less: GHG reductions being claimed for this reporting year from Option 1 - GHG reduction project	3,157
<i>Energy Efficient Building Retrofits and Fuel Switching</i>	0
<i>Solar Thermal</i>	0
<i>Household Organic Waste Composting</i>	3,157
<i>Low Emissions Vehicles</i>	0
Less: GHG reductions being claimed for this reporting year from Option 2 - GHG reduction projects <i>Please list all Option 2 Projects Implemented (insert title of the projects(s) as per project plan template. If you have more than two Option 2 projects you can add more lines at the bottom of this sheet)</i>	0
Less: Offsets purchased for this reporting year (Option 3). Please identify your offset provider in the offset provider information section below.	0
Balance of corporate emissions for this reporting year. <i>(If the corporate emissions balance is zero, your local government is carbon neutral for this reporting year)</i>	7,117.97

Making Progress on Your Carbon Neutral Commitment

Question	Balance of corporate emissions for this reporting year. <i>(If the corporate emissions balance is zero, your local government is carbon neutral for this reporting year)</i>
Answer	<p>The City of Richmond will be not be achieving carbon neutrality for 2012, based on Government of BC methodology, and has chosen the making progress option moving forward. Steps that the City of Richmond plans to take this year to continue of work in reducing our GHG emissions include the following:</p> <ol style="list-style-type: none">1. Developing and adopting a Corporate Energy and Emissions Plan, which includes a working towards Carbon Neutral Strategy,2. Exploring community investment opportunities for future corporate emission off-sets,3. Continuation of and expansion of corporate energy management program to reduce corporate energy and GHG emissions further.

CARIP Public Report Attestation Form

The Purpose of this Attestation: As per the CARIP guidance, the Financial Officer is required to attest that the CARIP report submitted to the Province on or before **March 8, 2013** has been made public and also indicate if it is the Final or *Interim* Report.

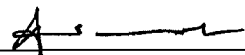
If applicable, the Financial Officer will also be required to attest that the local government's updated *Interim* CARIP report submitted on **June 1, 2013** has been made public and is the Final Report. Please complete the attestation below that applies to your 2012 CARIP Public Report at this time. Please review the general CARIP Guidance document for more information on this requirement.

Financial Officer must complete and sign the APPLICABLE attestation form below and email a scanned copy to the province at infra@gov.bc.ca

FINAL CARIP Report attestation:

I declare that this is the Final 2012 CARIP Public Report for the City of Richmond and that this report was made public on May 31, 2013

Name, Title (print) CFO ANDREW NALARETH, GM FINANCE & CORP. SVCS

Signature 

Date May 28, 2013

INTERIM CARIP Report attestation:

I declare that this is the *Interim* 2012 CARIP Public Report for the City of Richmond and that this Report was made public on March 8, 2013.

Additional carbon neutral information is needed to complete this CARIP Report and once that information is received; this CARIP report will be updated, made public and submitted as Final to the Province on or before **June 1, 2013**.

As per the CARIP Guidance document, I am aware that local governments that do not make public and submit an updated, Final 2012 CARIP Public Report to the Province by the **June 1, 2013**, deadline:

- May not be eligible for next year's CARIP grant.
- Will not be eligible for certain elements of the Green Communities Recognition Program, and
- Will not be included in the 2012 Provincial level report on local government climate action progress

Name, Title (print) CFO or CAO _____

Signature _____

Date _____

CARIP/Carbon Neutral Progress Report Reporting Year 2012

Supporting Documentation Contracted Emissions Template

LOCAL GOVERNMENT
City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1
PROJECT DESIGNATE
Levi Higgs, Energy Manager, Sustainability Unit Direct 604-244-1239; Cell 778-835-0716 lhiggs@richmond.ca
RATIONALE
<p>An estimation methodology is being utilized since actual emissions are not known from the contractor. The City of Richmond is considering ways to improve documentation for future reports. Most contracts over \$25,000 for delivery of traditional services have not been awarded or renewed between June 1 and December 31, 2012.</p> <p>The City has identified three main contract areas for delivery of traditional services:</p> <ol style="list-style-type: none"> 1. Super Save Disposal Inc., Cascades Recovery Inc. and BFI provide recycling depot container collection and recycling services (T.4311); 2. Sierra Waste Services deliver residential solid waste and recycling services (T.2988); 3. BFI Canada Waste Management supplies of garbage containers and collection services at City facilities. <p>Each of these contracts was awarded prior to June 1, 2012 and is not quantified as per BC government guidance.</p> <p>The hired equipment contracted emissions, with the exception of equipment used outside of the defined traditional service boundaries or for capital rather than maintenance projects, is listed in the table below by traditional service area.</p> <p>Option 3 is the estimation methodology used:</p> <ol style="list-style-type: none"> 1. Hired equipment records sorted to exclude out of scope contracts; 2. City equipment operating records assessed to determine average consumption factors in litres per hour for each equipment family; 3. Consumption factors used to estimated fuel consumption for hired equipment; 4. Environment Canada emissions factors applied to calculate GHG emissions.

CONTRACTED EMISSIONS Option 3: Vehicle/Equipment Type and Hours or Kilometers of Usage	
Traditional Service Area	Estimated Annual GHGs (tonnes)
Drinking, Storm and Wastewater	43.0
Solid Waste Collection, Transportation and Diversion	0
Roads and Traffic Operations	114.0
Arts, Recreation and Cultural Services	9.7
Fire Protection	0
Total	166.7

CARIP/Carbon Neutral Progress Report Reporting Year 2012

Supporting Documentation

GHG Reduction Project: Option 1 Reporting Template

LOCAL GOVERNMENT
City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1
PROJECT DESIGNATE
Levi Higgs, Energy Manager, Sustainability Unit Direct 604-244-1239; Cell 778-835-0716 lhiggs@richmond.ca
PROJECT INFORMATION
<p>City of Richmond Project 1C: Household Organic Waste</p> <p>The City of Richmond operates a curbside organics collection program to divert organic waste from the Metro Vancouver's landfills and waste to energy facility.</p> <p>Attached is the carbon credit rationale as provided by the Metro Vancouver report to the Regional Engineers Advisor Committee Climate Protection Subcommittee. From 2007 until 2012, the City of Richmond has diverted a total of 9,926 tonnes of eligible organics above the 2006 baseline. This diversion is equivalent to 3,157 tonnes CO₂e.</p>
PROJECT TRANSPARENCY
<p>As a GCC-supported project utilizing the attached Metro Vancouver rationale, this project is understood to be:</p> <ul style="list-style-type: none"> • outside of the corporate emissions boundary; • with GHG emissions counted only once; • with the City of Richmond having ownership of the specified GHG reductions; • with the emissions verifiable as having occurred following the release of the Climate Action Charter to the end of the 2012 reporting year; • part of the City's Carbon Neutrality report that indicates the City is making progress towards its carbon neutral commitment.

To: Regional Engineers Advisory Committee – Climate Protection Subcommittee

From: Conor Reynolds, Senior Project Engineer
Planning, Policy & Environment Department

Date: April 15, 2013 Meeting Date: April 18, 2013

Subject: **2012 Green Communities Committee Carbon Credits for Organics Diversion**

RECOMMENDATION

That the Regional Engineers Advisory Committee – Climate Protection Subcommittee receive for information the report titled “2012 Green Communities Committee Carbon Credits for Organics Diversion”, and that municipalities that undertook organic diversion activities consider using the resulting carbon credits towards carbon neutrality for the 2012 (or subsequent) reporting year.

PURPOSE

This report provides the final amount of Green Community Committee (GCC) carbon credits, by municipality, for additional organics diverted from single family residences following release of the Climate Action Charter (2007) to the end of the 2012 reporting year.

BACKGROUND

Municipal curbside organics collection programs have been successful in diverting increasing quantities of organic waste (yard trimmings and food scraps) from landfill. Organics diversion activities have environmental benefits, including avoided emissions of landfill gas (which contains methane, a potent greenhouse gas). The Provincial Green Communities Committee (GCC) has developed a calculator to allow municipalities to calculate GHG reductions attributable to organics diversion. The resulting carbon credits can be used towards Municipal Carbon Neutrality goals, under the Climate Action Charter framework.

REAC-CPS has directed staff to calculate GCC carbon credits from organics diversion activities, using the GCC Organics Diversion Profile/Calculator [1] and the “Regional Approach to Determining Carbon Credits from Organics Diversion”, as reported to the Regional Engineers Advisory Committee on November 9, 2012 [2].

DISCUSSION

Metro Vancouver’s Solid Waste Department receives information from municipalities on solid waste diversion activities annually, including tonnes of municipal solid waste (MSW), recycling and organics (yard trimmings and food scraps) collected by municipal programs. These data are combined with data from Metro Vancouver’s Transfer Stations and the three regional final disposal sites (Cache Creek Landfill, Vancouver Landfill and the Waste to Energy Facility), to provide a complete picture of waste management activities in the region. As discussed in the report to REAC titled “Regional Approach to Determining Carbon Credits from Organics Diversion” [2], this

aggregated approach to quantifying waste flows is necessary because there is not sufficient data resolution to link all of the waste disposed in the region to individual municipalities. The critical factor determining whether a municipality receives GCC carbon credits is whether they collected additional organics in 2007-2012, above and beyond the amount collected in the 2006 baseline year. Attachment A provides the diverted organics by municipality, as reported to Metro Vancouver by the municipal solid waste coordinators, for 2006-2012, and the proportion eligible for carbon credits (in 2007-2012) based on the GCC's additionality criteria.

The GCC Organics Diversion Calculator was used to calculate the carbon credits by municipality, by year. Key inputs to the calculator were:

- Table 1: regional proportion of MSW sent to each of the three final disposal sites by year (applies to all municipalities except City of Vancouver and Corporation of Delta);
- Table 2: landfill gas collection efficiencies for the Vancouver Landfill and Cache Creek Landfill, by year, as provided in the facilities' public reports.

Table 1: Proportions of waste sent to each of the three final disposal facilities for the region (all municipalities except City of Vancouver and Corporation of Delta).

Year	WTEF	VLF	CCLF
2007	29.9%	27.4%	42.7%
2008	29.2%	26.7%	44.1%
2009	30.7%	25.8%	43.5%
2010	32.2%	22.4%	45.4%
2011	35.7%	30.3%	34.0%
2012	37.0%	31.4%	31.6%

Table 2: Landfill Gas Collection Efficiency, by year, for Vancouver Landfill (VLF) and Cache Creek Landfill (CCLF).

Year	VLF	CCLF
2007	50%	39%
2008	37%	47%
2009	39%	44%
2010	47%	40%
2011	38%	65%
2012	58%	71%
2013*	72%	73%
2014*	75%	75%
2015*	75%	75%
2016*	75%	75%

* Landfill gas (LFG) collection efficiencies up to and including 2012 are based on modeled LFG generation and actual LFG collection data; while efficiencies post 2012 are estimated from modeled generation and projected collection. Collection efficiencies greater than 75% are reported as 75%, according to the guidance in the GCC Organics Diversion Profile.

The factors presented in Tables 1 and 2 were used in the GCC Organics Diversion Calculator [1] to determine the GCC carbon credits from diverting one tonne of additional organic waste from disposal at the three facilities (Table 3). This “carbon credit factor” (i.e. amount of credits per tonne organics diverted) decreases over time because of improvements to the LFG collection systems at the two landfills.

Table 3: GCC Carbon Credits (tonnes) per tonne of diverted organics for all municipalities in the region except City of Vancouver and Delta.

Year	GCC Carbon Credits (tonnes) per tonne of diverted organics
2007	0.41
2008	0.39
2009	0.36
2010	0.32
2011	0.29
2012	0.26

Using the factors presented in Table 3, the number of carbon credits available to each municipality for the 2012 reporting year was calculated, and is presented in the table in Attachment B. The number of new GCC carbon credits available in 2013 and future years will depend on the amount of eligible organics diversion activity in those years and the 2013 inputs to the calculators (i.e. updated Tables 1 and 2).

ALTERNATIVES

The regional municipalities represented by the members of the REAC-CPS may choose to:

1. “Retire” the GCC carbon credits in Attachment B against their carbon liability for the 2012 reporting year, as part of their Carbon Neutral reporting.
2. “Bank” the credits for use in a subsequent Carbon Neutral reporting year.
3. Receive this report for information and take no further action at this time.

FINANCIAL IMPLICATIONS

GCC Carbon Credits are not saleable to carbon markets, such as the market managed by the Pacific Carbon Trust. However, if used (“retired”) towards carbon neutrality in place of the purchase of carbon credits, their value would be equivalent to the market value of the avoided offsets purchase. Currently, the purchase price of carbon offsets from the Pacific Carbon Trust is \$25 dollars per tonne.

SUMMARY / CONCLUSION

Municipal curbside organics collection programs result in avoided GHG emissions from landfill. The Provincial Green Communities Committee has released a calculator to enable local governments to calculate the carbon credits from organics diversion activities beyond the baseline level of activity in 2006. Metro Vancouver has calculated the carbon credits available to its member municipalities because it manages the waste for the whole region, except for City of Vancouver and the Corporation of Delta. Significant quantities of carbon credits are available to municipalities in the region for 2007-2012, which may be used towards carbon neutrality.

References:

1. Green Communities Committee (GCC), "Option 1D: Project Profile – Household Organic Waste Composting" (Profile and Calculator Version 3.0). Available at:
<http://www.toolkit.bc.ca/resource/becoming-carbon-neutral-workbook-and-guidebook>
2. "Regional Approach to Determining Carbon Credits from Organics Diversion" Report to Regional Engineers Advisory Committee (REAC) from REAC-CPS and REAC-SWS, November 9, 2012.

Attachments:

- A. Table: Organics Diverted by Municipality, 2006-2012.
- B. Table: GCC Organics Diversion Carbon Credits by Municipality, 2007-2012, and total credits available for use in 2012 or subsequent reporting year.

ORBIT: 7260745

Attachment A. Organics (Yard Trimmings and Food Scraps, tonnes) Diverted by Municipality from single-family residences, 2006-2012

Municipality	2006 [1]		2007 [2]		2008		2009		2010		2011		2012	
	Baseline Organics (tonnes)	Diverted Organics (tonnes)	Eligible Organics (post- Charter) (tonnes)	Diverted Organics (tonnes)	Eligible Organics (tonnes)	Diverted Organics (tonnes)	Eligible Organics (tonnes)	Diverted Organics (tonnes)	Eligible Organics (tonnes)	Diverted Organics (tonnes)	Eligible Organics (tonnes)	Diverted Organics (tonnes)	Eligible Organics (tonnes)	Diverted Organics (tonnes)
Anmore	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowen Island, Elec B&C	50	82	9	96	46	112	62	0	0	0	0	0	0	0
Burnaby	9,634	10,123	129	9,979	345	9,655	21	12,714	3,080	13,050	3,416	14,410	4,776	
Coquitlam	4,612	5,261	171	6,466	1,854	6,649	2,037	7,692	3,080	7,923	3,311	8,295	3,684	
Delta	5,732	6,358	165	7,552	1,820	6,954	1,222	7,947	2,215	8,405	2,673	10,242	4,510	
Langley City	504	0	0	1,211	707	1,010	506	1,138	634	1,138	634	1,138	634	
Langley Township	3,433	3,206	0	5,388	1,955	5,267	1,834	5,992	2,559	6,733	3,300	7,884	4,451	
Lions Bay	0	126	33	165	165	47	47	89	89	88	88	88	88	
Maple Ridge	0	0	0	0	0	0	0	0	0	0	0	0	0	
New Westminster	0	0	0	115	115	420	420	922	922	3,111	3,111	3,777	3,777	
North Vancouver City	1,152	1,261	29	1,425	273	1,533	381	1,475	323	1,528	376	1,706	554	
North Vancouver District	4,511	4,601	24	4,601	90	5,747	1,236	5,390	879	5,619	1,108	6,165	1,654	
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	0	1,139	1,139	
Port Coquitlam	3,186	3,537	92	3,865	679	3,867	681	5,058	1,872	5,371	2,185	5,549	2,363	
Port Moody	1,200	1,040	0	1,249	49	1,450	250	1,908	708	2,887	1,687	2,901	1,701	
Richmond	7,783	10,075	603	9,443	1,660	8,904	1,121	9,434	1,650	9,900	2,117	10,549	2,765	
Surrey	17,962	20,044	548	22,359	4,397	24,333	6,371	26,444	8,482	27,000	9,038	34,627	16,665	
UBC/UEL	0	0	0	143	143	211	211	161	161	155	155	172	172	
Vancouver	17,700	15,950	0	21,400	3,700	22,400	4,700	24,640	6,940	25,220	7,520	52,222	34,522	
West Vancouver	3,184	3,436	66	3,647	463	3,906	722	3,773	589	4,023	839	4,458	1,274	
White Rock	0	0	0	872	872	1,132	1,132	1,459	1,459	1,459	1,459	1,680	1,680	
Total Eligible Organics:			1,867	19,333	22,954	35,643	43,018							

[1] The "Baseline" level of organics diversion is 2006. Eligible organics are the additional amount each year above and beyond the baseline amount.

[2] In 2007, eligible diverted organics are pro-rated to post-Charter (i.e. after September 26th, not the whole year).

Attachment B. GCC Organics Diversion Carbon Credits (tonnes CO2 equivalent), by Municipality for 2007-2012.

Municipality	2007 (tonnes CO2e) [2]	2008 (tonnes CO2e)	2009 (tonnes CO2e)	2010 (tonnes CO2e)	2011 (tonnes CO2e)	2012 (tonnes CO2e)	Aggregate (2007-12) [1] (tonnes CO2e)
Anmore	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0
Bowen Island, Electoral B&C	3	18	22	0	0	0	43
Burnaby	52	135	7	985	992	1,247	3,418
Coquitlam	69	723	727	985	962	961	4,429
Langley City	0	276	181	203	184	166	1,009
Langley Township	0	762	655	819	958	1,162	4,356
Lions Bay	13	64	17	28	25	23	171
Maple Ridge	0	0	0	0	0	0	0
New Westminster	0	45	150	295	904	986	2,379
North Vancouver City	12	106	136	103	109	145	611
North Vancouver District	10	35	441	281	322	432	1,521
Pitt Meadows	0	0	0	0	0	297	297
Port Coquitlam	38	265	243	599	635	617	2,396
Port Moody	0	19	89	227	490	444	1,269
Richmond	245	647	400	528	615	722	3,157
Surrey	223	1,715	2,275	2,714	2,625	4,350	13,900
UBC/UEL	0	56	75	51	45	45	273
West Vancouver	27	181	258	188	244	333	1,230
White Rock	0	340	404	467	424	438	2,073
Totals:	693	5,387	6,081	8,474	9,533	12,365	42,533

[1] 2012 credits are the sum of all eligible credits since the signing of the Climate Action Charter. [Therefore 2013 and subsequent credits will be significantly less]

[2] It has been assumed that the additional organics diverted to date are 50:50 food scraps and yard trimmings, per Provincial guidance.