



Planning Committee

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

**Tuesday, January 8, 2013
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, December 18, 2012.*



NEXT COMMITTEE MEETING DATE

Tuesday, January 22, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA MCPHAIL

PLN-17 1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
FLOW CHART**
(File Ref. No.) (REDMS No.)



COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 8984 AND 8985 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 8800, 8820, 8840, 8880, 8900, 8920, 8940 AND 8960 PATTERSON ROAD AND 3240, 3260, 3280, 3320 AND 3340 SEXSMITH ROAD- 0754999 B.C. LTD. (CONCORD PACIFIC)**

(File Ref. No. 12-8060-20-8984/8985) (REDMS No. 3730165)

PLN-19

See Page PLN-19 for full report

Designated Speaker: Dena Kae Beno

STAFF RECOMMENDATION

- (1) *That Bylaw No. 8984 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8984 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8984, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 06-349722; and*
- (2) *That Bylaw No. 8985 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8985 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8985, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Housing Units in the form of artist residential tenancy studio (ARTS) units required by the Rezoning Application 06-349722.*



PLANNING & DEVELOPMENT DEPARTMENT

3. **RICHMOND HERITAGE COMMISSION 2012 ANNUAL REPORT AND 2013 WORK PLAN**

(File Ref. No. 08-4200-01/2012, 01-100-20-HCOM1-01) (REDMS No. 3678365)

PLN-75

See Page PLN-75 for full report

Designated Speakers: Terry Crowe & Barry Konkin

STAFF RECOMMENDATION

That the Richmond Heritage Commission 2013 Work Plan as outlined in the staff report dated December 5, 2012 from the General Manager, Planning and Development, be endorsed.



4. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT
2012 ANNUAL REPORT AND 2013 WORK PLAN**

(File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3693836)

PLN-81

See Page PLN-81 for full report

Designated Speakers: Terry Crowe & David Johnson

STAFF RECOMMENDATION

- (1) *That the Richmond Advisory Committee on the Environment's 2012 Annual Report be received for information; and*
- (2) *That the Richmond Advisory Committee on the Environment's 2013 Work Plan be endorsed.*



5. **AGRICULTURAL ADVISORY COMMITTEE 2012 ANNUAL REPORT
AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-AADV1-01) (REDMS No. 3713091)

PLN-89

See Page PLN-89 for full report

Designated Speakers: Terry Crowe & Kevin Eng

STAFF RECOMMENDATION

That the 2013 Agricultural Advisory Committee's work program be approved.



6. **RICHMOND SENIORS ADVISORY COMMITTEE 2012 ANNUAL
REPORT AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-SADV1-01) (REDMS No. 3731600)

PLN-97

See Page PLN-97 for full report

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

That the Richmond Seniors Advisory Committee's 2013 Work Program as outlined in the staff report titled Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program from the General Manager, Community Services dated December 14, 2012 be approved.

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7. **DRAFT 2013-2022 SOCIAL DEVELOPMENT STRATEGY**

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 3701303 v. 7, 3731019)

PLN-113

See Page **PLN-113** for full report

Designated Speaker: John Foster

STAFF RECOMMENDATION

That the draft Social Development Strategy, as outlined in the staff report titled Draft 2013-2022 Social Development Strategy, dated November 28, 2012 from the General Manager, Community Services, be distributed for public comment.

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8. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, December 18, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Ken Johnston
Councillor Linda McPhail

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 Planning Committee held on Tuesday, December 4, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 8, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. HOUSING AGREEMENT BYLAW NO. 8969 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 3391 AND 3411 SEXSMITH ROAD- PINNACLE INTERNATIONAL (RICHMOND) PLAZA INC.

(File Ref. No. 12-8060-20-8969) (REDMS No. 3695815)

It was moved and seconded

That Bylaw No. 8969 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8969 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 10-544729.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY URBAN ERA BUILDERS AND DEVELOPERS LTD. FOR REZONING AT 6551/6553 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) TO LOW DENSITY TOWNHOUSES (RTL3)

(File Ref. No. 12-8060-20-7840/8700, RZ 10-521413) (REDMS No. 3136056 v.3)

It was moved and seconded

- (1) *That Bylaw 8700, for the rezoning of 6551/6553 Williams Road from "Single Detached (RS1/C)" to "Low Density Townhouses (RTL3)", be introduced and given first reading;*
- (2) *That third reading of Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be rescinded; and*
- (3) *That Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be referred to the January 21, 2013 Public Hearing.*

CARRIED

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3. **APPLICATION BY POLYGON DEVELOPMENT 192 LTD. FOR REZONING AT 8311, 8331, 8351, AND 8371 CAMBIE ROAD AND 3651 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F) AND AUTO-ORIENTED COMMERCIAL (CA) TO HIGH RISE APARTMENT (ZHR12) CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL & INSTITUTIONAL USE (SI)**
(File Ref. No. 12-8060-20-8903) (REDMS No. 3555723 v.3)

Wayne Craig, Director of Development, accompanied by Suzanne Carter-Huffman, Senior Planner – Urban Design, stated that the proposed project would (i) relocate and expand a current City-owned playing field; (ii) provide funding towards the future construction of the Capstan Canada Line station; (iii) provide funding towards the City's Affordable Housing Reserve in lieu of building affordable housing units; (iv) be designed and built to facilitate future connection to the District Energy Utility; and (v) provide substantial road and infrastructure improvements.

With the aid of an artist rendering, Mr. Craig commented on the proposed park relocation and expansion.

In reply to queries from Committee, Mr. Craig and Ms. Carter-Huffman provided the following information:

- the proposed new park is larger than the current City-owned playing field on Sexsmith Road and would act as a 'gateway' to Aberdeen Village's busy commercial precinct;
- the proposed parking podium wall will be examined at the Development Permit stage in an effort to screen its façade; and
- staff will encourage increasing the number of proposed Art Loft Units at the Development Permit stage.

It was moved and seconded

- (1) *That Richmond Zoning 8500 Amendment Bylaw No. 8903, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR12) Capstan Village (City Centre)" and for the rezoning of 8311, 8331, 8351, 8371 Cambie Road and 3651 Sexsmith Road from "Single Detached (RS1/F)" and "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR12) Capstan Village (City Centre)" and "School & Institutional Use (SI)", be introduced and given first reading; and*
- (2) *That the affordable housing contribution for the rezoning of 8311, 8331, 8351, 8371 Cambie Road and 3651 Sexsmith Road (RZ 11-591985) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

CARRIED

3.

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4. APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD., FOR REZONING AT 4660, 4680, 4700, 4720, 4740 GARDEN CITY ROAD AND 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 ALEXANDRA ROAD FROM "SINGLE DETACHED (RS1/F)" TO "NEIGHBOURHOOD COMMERCIAL (ZC32) – WEST CAMBIE AREA" AND "SCHOOL & INSTITUTIONAL (SI)"

(File Ref: 12-8060-20-8864/8865/8973) (REDMS No. 3448492 v.19)

With the aid of various artist renderings, Mr. Craig provided background information regarding the proposed development, and the following information was noted:

- in order to facilitate the proposed development, an Official Community Plan (OCP) amendment is needed to realign the future May Drive; this amendment would change the road pattern and in doing so, it would reduce the 'Park' designation over portions of the subject properties;
- the applicant is seeking to reduce the minimum density permitted in the Mixed Use Area A in the West Cambie Area Plan from 1.25 FAR to 0.60 FAR;
- the applicant has agreed to further enhance and activate the pedestrian realm during the Development Permit process; as such, the proposed development responds well to the objectives of the Mixed-Use Area A;
- the realignment of Alexandra Road has been identified as a critical component of the proposed development;
- since the proposed project would be the single largest redevelopment in the immediate vicinity of the road realignment, staff have requested that the developer acquire, design and construct the Alexandra Road / Leslie Road Connector; and
- the developer has been unsuccessful at acquiring any of the properties required to facilitate the Alexandra Road / Leslie Road Connector; as such, the developer is seeking a proportional cost share model to fund the Alexandra Road / Leslie Road Connector.

Victor Wei, Director, Transportation, commented on the rationale for the proposed proportional cost share model to fund the Alexandra Road / Leslie Road Connector. He stated that over several years of negotiations with the developer, the proposed model is the second best alternative to the developer acquiring, designing and constructing the Alexandra Road / Leslie Road Connector in its entirety.

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Mr. Wei stated that based on traffic projections for the area, the current proposed interim road improvements can accommodate the projected traffic growth for up to ten years given that the developer would be providing various road and intersection upgrades. It is proposed that the developer contribute 59% or \$5,564,286.00 (including \$3,745,058.00 as a cash contribution for land and \$1,819,228.00 as a letter of credit for construction of the road) prior to final adoption of the rezoning. The remaining 41% of the total cost for the Alexandra Road / Leslie Road Connector would be outstanding and would be funded by other owners / developers within the defined catchment area. Staff project that in ten years, the City will have collected the remaining 41% of the funding model to acquire the properties needed to facilitate the construction of the Alexandra Road / Leslie Road Connector.

In reply to a query from the Chair, Mr. Wei advised that historically, the City has been successful in requiring that a developer implement a major road realignment.

In reply to queries from Committee, Mr. Craig advised that the scale of the proposed development is consistent with the Area Plan Objectives and that a proposed new Neighbourhood Commercial zoning district has been developed for the proposed development.

In reply to concerns made by Committee, Mr. Wei commented on associated risks to the City in relation to the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector, and the following was noted:

- any funds recovered from the sale of the residual lands from the five outstanding properties needed to complete the Alexandra Road / Leslie Road Connector would be reimbursed to the developer, but only after full completion of the road realignment, including all costs associated with the lands assembly and disposal process;
- there is no certainty that the five outstanding properties needed to complete the Alexandra Road / Leslie Road Connector will be available for sale;
- land values may increase at a higher rate than anticipated resulting in a funding shortfall for the acquisition of the five remaining properties; and
- there is no guarantee that the adjacent properties included in the calculation for the proposed proportional cost share model will redevelop and contribute to the Alexandra Road / Leslie Road Connector, therefore, resulting in a funding shortfall.

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Mr. Wei advised that if the Alexandra Road / Leslie Road Connector realignment was not implemented within ten years, the road network level of service and traffic would gradually deteriorate to result in extreme congestion and potential traffic safety issues.

Mr. Wei advised that staff support reducing the required number of on-site parking stalls as the proposed development is within walking distance to the Canada Line. Also, he stated that in light of the Transportation Demand Management (TDM) measures (i.e., bicycle storage, end-of-trip cycling facilities, bus stop upgrades, and electrical vehicle plug-ins), staff did not feel that the area needed an oversupply of parking stalls.

The Chair expressed concern related to the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector, querying whether the City has ever considered such an approach in the past.

In response to a question from the Chair, Mr. Craig commented on the range of amenities being provided as part of the proposed development.

Discussion took place regarding the need for the Alexandra Road / Leslie Road Connector realignment, and Mr. Wei advised that if no other development took place in the area, the anticipated ten year time line would merely be extended; the Alexandra Road / Leslie Road Connector realignment is necessary. Also, Mr. Wei commented on properties within the proposed catchment area, noting that properties with in-stream applications are exempt from contributing any funds towards the completion of the Alexandra Road / Leslie Road Connector; however, should any new and separate development applications for different designs be submitted, these properties would become liable to contribute to completion of the Alexandra Road / Leslie Road Connector.

Joe Erceg, General Manager, Planning and Development, commented on negotiations between the City and the applicant as it relates to the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector, noting that it is the second best alternative. Mr. Erceg stated that the applicant has indicated that the proposed proportional cost share model is their best offer. He echoed comments made by staff in regards to risks to the City in relation to the proposed proportional cost share model.

Discussion ensued and Committee expressed concern in relation to how the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector would penalize adjacent properties and whether similar funding models would be considered for future developments throughout the City.

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In reply to queries from Committee, Mr. Wei stated that due to transportation safety measures, the Alexandra Road / Leslie Road Connector must be realigned and curved to meet the existing Leslie Road west of Garden City Road as a conventional four-legged signalized intersection.

Discussion ensued regarding the proposed realignment of the future May Drive, and Mr. Craig advised that the proposed realignment is needed in order to meet parking demands. He commented on the proposed terms of the realignment, and stated that it would reduce the 'Park' designation over portions of the subject properties. Also, Mr. Craig spoke of the proposed roof top deck, noting that it would be further designed through the Development Permit process.

Discussion further ensued and Committee queried whether the proposed realignment of the future May Drive was a benefit to the City. It was noted that as per the proposed terms of the development, the City would lose approximately two acres of Environmental Sensitive Area (ESA) park land in exchange for a 0.83 acres roof top green deck of a concrete parking structure and a 0.16 acre park dedication. Members of Committee expressed their concern regarding the proposed reduction in park / ESA land and were not agreeable with the proposed terms of compensation for said land.

Mike Gilman, Senior Land Development Manager, SmartCentres, provided an overview of the proposed development, noting the following information:

- the proposed project site is 16.8 acres bound by Alexandra Road on the north, a proposed May Drive extension on the east, Alderbridge Way on the south, and Garden City Road on the west;
- approximately 45 to 50 new stores would be created as part of the proposed development;
- the proposed development would consolidate twenty lots, creating two development parcels (east and west), approximately seven acres each, separated by a new north-south road – High Street;
- a portion of the site identified as Area J in the east development parcel of the proposed project is anticipated to be transferred to the City for park purposes; the proposed elevated landscaped deck over a portion of the surface parking area would also provide publicly accessible green space;
- the west development parcel includes seven buildings: Building A, along Garden City Road is a two-storey building and would contain an anchor tenant; Building B, along Alexandra Road is a four-storey retail / parkade structure; and the remaining five buildings are all one-storey high;

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- a pedestrian corridor runs throughout the entire west development parcel, with walkway features such as decorative paving, lighting, way-finding signage, and several pedestrian plazas that would connect one plaza to another;
- the east development parcel includes a proposed three-storey Walmart store along Alderbridge Way;
- the main entry lobby for the proposed Walmart store would be located along Alderbridge Way;
- the proposed Walmart store is approximately 161,000 square feet; and
- the size of the proposed Walmart store is comparable to the existing Walmart store in New Westminster.

Mr. Gilman highlighted that the proposed development would (i) participate in the Alexandra District Energy Utility; (ii) be constructed to LEED Silver equivalency; (iii) reduce stormwater discharge through rooftop detention, permeable pavers, and bioswales; (iv) utilize water efficient plumbing fixtures; and (v) reduce energy consumption with high-efficiency mechanical equipment.

Also, he commented on the proposed reduction to minimum density, noting that the proposed development would be very compact, and spoke of various TDM measures. Mr. Gilman stated that interim transportation improvements are proposed at the Garden City Road / Alderbridge Way intersection, including the provision of dual left-turn lanes on the westbound, northbound and southbound approaches.

Mr. Gilman concluded his presentation by stating that the proposed project would generate approximately \$7.25 million in Development Cost Charges and other voluntary contributions. Also, he commented that the proposed project would play a significant role in economic development and act as an anchor for the West Cambie Area.

In reply to a query from Committee regarding SmartCentres' position on the Alexandra Road / Leslie Road Connector and the proposed proportional cost share model, Mr. Gilman stated that SmartCentres is prepared to provide road improvements elsewhere as presented before Committee; however SmartCentres cannot complete the Alexandra Road / Leslie Road Connector due to challenges related to the acquisition of the five remaining properties in the Alexandra Road / Leslie Road Connector's path.

Councillor Steves left the meeting (5:19 p.m.).

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Discussion ensued regarding the City's risk for the proposed proportional cost share model. In response to comments made by Committee, Mr. Gilman commented on the formula utilized to calculate the figures of the proposed proportional cost share model and stated that risk to the City is minimal. Mr. Gilman was of the opinion that since the proposed development would only generate 59% of the projected traffic growth in the area, that SmartCentres should only be responsible for 59% of the total cost of the Alexandra Road / Leslie Road Connector.

Councillor Steves re-entered the meeting (5:25 p.m.).

Jim Wright, 8300 Osgoode Drive, expressed concern related to the ecological impact the proposed development would have to wildlife in the area. Also, Mr. Wright was of the opinion that the proposed development would negatively impact views. Mr. Wright commented on the West Cambie Natural Park as it relates to the north-south trail, noting that the trail should be at minimum twenty metres wide in an effort to not disrupt the existing ecological footprint and preserve views.

Greg Nicholson, 9091 Alexandra Road, identified himself as one of the five property owners whose lot is in the path of the Alexandra Road / Leslie Road Connector. Mr. Nicholson commented on past dealings with parties interested in acquiring his property, noting that he was first approached thirteen years ago. He stated that he was prepared to sell his property for a reasonable price; however, he has yet to see a proper legal offer. In reply to a query from Committee, Mr. Nicholson advised that he was last presented an offer two years ago; however, the offer did not stipulate a completion date.

Steve Jedreicich, representing Townline, owner of 9191 Alexandra Road, expressed concern regarding the proposed proportional cost share model to fund the Alexandra Road / Leslie Road Connector. He stated that as a long-standing developer in Richmond, Townline has never seen a proportional cost share model be considered for works required as part of a development application. He stated that 9191 Alexandra Road has road dedications on three of its four sides, and the proposed proportional cost share model would add to the site's challenges. Mr. Jedreicich advised that based on the proposed proportional cost share model, Townline's estimated cost for eight percent of the construction of the Alexandra Road / Leslie Road Connector, is approximately \$750,000.

In reply to a query from Committee, Mr. Craig advised that programming details for the proposed green deck would be considered as part of the Development Permit process.

Laurie Bachynski, Manager, Business Enterprise, reviewed the figures related to the proposed proportional cost share model.

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Discussion took place regarding risks to the City in relation to the proposed proportional cost share model.

The Chair requested that a copy of the applicant's traffic study be forwarded to Council for information.

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

It was moved and seconded

That the staff report titled Application by First Richmond North Shopping Centres Ltd., for Rezoning at 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)" dated November 29, 2012 from the Director Development be referred back to staff to:

- (1) review arrangement for payment of cost for immediate construction of the road and any possible distribution of cost between developments;*
- (2) look at the potential arrangement to purchase residences on the road pathway and other further alternatives if any; and*
- (3) review alternatives to the proposed May Drive alignment and the proposed structure with the green space.*

CARRIED

5. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:29 p.m.).

CARRIED

Planning Committee
Tuesday, December 18, 2012

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 18, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk

To: Mayor Brodie and Councillors
 From: Rick Dubras and Lisa Whittaker, Co-Chairs, RCSAC
 CC: Cathy Carlile, Lesley Sherlock and John Foster
 Date: December 13, 2012
 Re: Richmond Children First CITY CENTRE Early Child Development (ECD) REPORT

Issue	Potential impact	Agency or individuals affected	Suggested action
It is anticipated that the number of children and youth in City Centre will grow by roughly 70% (from 7,500 to 13,000) over the next 15 years. The Early Development Instrument (EDI), a research tool used to assess the state of children's development when they begin kindergarten, shows that City Centre continues to have the highest proportion of vulnerable children (43%) compared to all Richmond neighbourhoods.	<p>This report provides an overview of the future of City Centre and information on the complexity of City Centre children and families.</p> <p>The research presented outlines a complexity that cannot be addressed by any one organization or group. A mix of strategies is needed to strengthen supports and services for City Centre families and to build a sense of belonging and community connectedness.</p>	<p>Continued densification in City Centre will have a negative impact on families unless programs and policies adapt and keep pace with growth.</p> <p>A number of Richmond organizations, including the Richmond School District, Richmond Public Library and Richmond NGOs have expressed concern. They are interested in working together to find solutions.</p>	<p>The RCSAC would like to reinforce the importance of the ECD Report (previously distributed for information to Richmond City Council by the RCF). The RCSAC supports RCF's request to the City of Richmond to participate in the following actions which would help ensure the success of implementing recommendations from the report:</p> <p>A City Centre place-based approach would build on the existing assets in Richmond and has the potential of addressing the complexities outlined in this report.</p> <p>Richmond Children First is looking at hosting a community forum on place-based approaches in Spring 2013 and will be inviting the City to attend.</p> <p>United Way of Lower Mainland is considering inviting 3-4 Lower Mainland neighbourhoods to apply for 5-year funding to develop a place-based approach in neighbourhoods seeing significant growth and high child vulnerability. Successful applicants would receive \$250,000 /year which would need to be matched.</p>



City of Richmond

Report to Council

To: Planning Committee **Date:** December 13, 2012
From: Cathryn Volkering Carlile
General Manager, Community Services **File:**
Re: Housing Agreement Bylaw No. 8984 and 8985 to Permit City to Enter Into a
Housing Agreements to secure affordable rental housing units at 8800, 8820,
8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280,
3320 and 3340 Sexsmith Road- 0754999 B.C. Ltd. (Concord Pacific).

Staff Recommendation

1. That Bylaw No. 8984 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8984 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8984, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 06-349722.
2. That Bylaw No. 8985 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8985 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8985, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Housing Units in the form of artist residential tenancy studio (ARTS) units required by the Rezoning Application 06-349722.

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

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The purpose of this report is to recommend Council adoption of Housing Agreement Bylaw No. 8984 and Housing Agreement Bylaw No. 8985 (Attached) to secure 51,708.21 s.f. or 5 percent of the project's total gross floor area constructed as affordable housing units in four phases and 17,524.22 s.f. or 20 ARTS units.

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 housing for low to moderate income households as a key housing priority for the City.

0754999 BC Ltd. has applied to the City of Richmond for rezoning at 8800, 8820, 8840, 8880, 8900, 8920, 8940, and 8960 Patterson Road and 3240, 3260, 3280, 3320, and 3340 Sexsmith Road from Single Detached (RS1/F) to a new site specific zone, High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) Capstan Village (City Centre), to permit the construction of a high-rise, high-density, multi-family development in the City Centre's Capstan Village area. The proposed development will contain approximately 1,245 dwelling units that include approximately: 1,164 market residential units, 61+ affordable (low-end market rental) housing units, and 20 affordable (low-end market rental) housing units in the form of artist residential tenancy studio (ARTS) units.

Analysis

The 61+ affordable housing units in the subject development are anticipated to be delivered as follows:

Parcel	Based on % of Max Floor Area on Subject Parcel	Based on % of Max Floor Area on Parcel A	
A	Nil	Nil	5%
B	5%	1.5% (30% of Parcel A req.)	5%
C	5%	1.4% (28% of Parcel A req.)	5%
D	5%	1.65% (33% of Parcel A req.)	5%
E	5%	0.45% (9% of Parcel A req.)	5%

The applicant has agreed to register notice of the Housing Agreement on title to secure the 61+ affordable rental units. The Housing Agreement restricts 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 household incomes and rental rates in accordance with the City's requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement [Attached, Bylaw No. 8984, Schedule A]

The 20 ARTS units are anticipated to be delivered as follows:

Phase	Parcel	Number of Units	Minimum Unit Area	Maximum Rent	Total Household Income
Phase I	Parcel A	20	74m2 (797 ft2)	\$837	\$33,500 or less

The applicant has agreed to register notice of the Housing Agreement on title to secure the 20 artist residential tenancy studio (ARTS) units. The Housing Agreement restricts annual household incomes for eligible occupants and specifies that the units must be rented at Bachelor unit rates as stipulated for low end market rental units in the City's Affordable Housing Strategy. The agreement also includes provisions for the selection criteria for eligible artists to reside in the units, and annual adjustment of the maximum annual household incomes and rental rates in accordance with the City's requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement [Attached, Bylaw No. 8985, Schedule A.]

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. 8984 and Bylaw No. 8985 is required to permit the City to enter into Housing Agreements which together with the housing covenants will act to secure the 61+ affordable housing units and 20 affordable housing (ARTS) units that are proposed in association with Rezoning Application No. 06-349722.



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

DKB:dkb



**Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and
8960 Patterson Road and 3240, 3260, 3280, 3320
and 3340 Sexsmith Road) Bylaw No. 8984**

The Council of the City of Richmond enacts as follows:

- I. 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 as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 010-900-942	Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 001-976-290	Easterly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-124-138	Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 003-640-540	West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-092-261	East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 000-586-188	Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-502-779	Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 010-900-926	West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-206-533	Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021
PID: 003-843-718	North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404

PID: 001-203-886 South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577)
Section 28 Block 5 North Range 6 West New Westminster
District Plan 3404

PID: 005-145-627 Lot 49 Section 28 Block 5 North Range 6 West New
Westminster District Plan 33481

PID: 003-604-357 Lot 50 Sections 27 and 28 Block 5 North Range 6 West New
Westminster District Plan 33481

2. This Bylaw is cited as **"Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road) Bylaw No. 8984"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (0754999 B.C. Ltd.) Bylaw No. 8984

HOUSING AGREEMENT BETWEEN 0754999 B.C. Ltd. - CONCORD PACIFIC
DEVELOPMENTS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – HOUSING UNITS
(Section 905 Local Government Act)

THIS AGREEMENT is dated for reference _____, 2012.

BETWEEN:

0754999 B.C. Ltd. (Inc. No. 0939550), a corporation pursuant to the
Business Corporations Act and having an address at 900-1095 West
Pender Street, Vancouver, British Columbia, V6E 2M6

(the "Owner")

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")

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 Owner is the owner of the Lands (as hereinafter defined);
- C. 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; and
- D. In the event that the Lands are Subdivided (as hereinafter defined), the Owner and the City wish for the affordable housing to be provided on a parcel-by-parcel basis in accordance with this Agreement, the Housing Covenant (as hereinafter defined) and any development or building permit (as the case may be) authorizing development or construction (as the case may be) on the Lands, or any portion(s) thereof.

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Document #___ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

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

- (a) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all instruments comprising this agreement;
- (b) **"ARTS Units"** means those Dwelling Units owned by the Owner and designated as artist residential tenancy studios in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning considerations applicable to the development on the Lands;
- (c) **"Business Day"** means a day which is not a Saturday, Sunday or statutory holiday (as defined in the *Employment Standards Act* (British Columbia)) in British Columbia;
- (d) **"City"** or **"City of Richmond"** means the City of Richmond and is called the "City" when referring to the corporate entity and "City of Richmond" when referring to the geographic location;
- (e) **"City Personnel"** means the City's officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates;
- (f) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (g) **"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;
- (h) **"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;
- (i) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;

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Document #___ - Housing Agreement (Housing Units)
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(j) **"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, a Housing Unit;

(k) **"Eligible Tenant"** means a Family having a cumulative annual income of:

- (i) In respect to a bachelor unit, \$33,500 or less;
- (ii) In respect to a one bedroom unit, \$37,000 or less;
- (iii) In respect to a two bedroom unit, \$45,500 or less; or
- (iv) In respect to a three or more bedroom unit, \$55,000 or less

provided that, commencing July 1, 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. 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 an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

(l) **"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

(m) **"Guidelines"** means the City's guidelines for Low End Market Rental housing in effect from time to time;

(n) **"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 ____ day of _____, 2013, under number _____;

(o) **"Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of

recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

- (p) **"Housing Unit"** means a Dwelling Unit or Dwelling Units designated for the purposes of the Housing Agreement 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 Unit charged by this Agreement, but excludes an ARTS Unit;
- (q) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (r) **"Land Title Act"** means the *Land Title Act*, RSBC 1996, c. 250, and amendments thereto and re-enactments thereof;
- (s) **"Lands"** means, collectively, those lands and premises described in Schedule "A" hereto;
- (t) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (u) **"LTO"** means the Lower Mainland Land Title Office or its successor;
- (v) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (w) **"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 a Housing Unit from time to time;
- (x) **"Permitted Rent"** means no greater than:
 - (i) \$837.00 a month for a bachelor unit;
 - (ii) \$925.00 a month for a one bedroom unit;
 - (iii) \$1,137.00 a month for a two bedroom unit; and
 - (iv) \$1,375.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 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;

- (y) **"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;
- (z) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (aa) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (bb) **"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*;
- (cc) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Housing Unit;
- (dd) **"Tenant"** means an occupant of a Housing Unit by way of a Tenancy Agreement; and
- (ee) **"Zoning Bylaw"** means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations, and vice versa;
- (b) the division of this Agreement into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or

context is inconsistent therewith, references herein to Articles are to Articles of 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) all provisions are to be interpreted as always speaking;
- (h) 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;
- (i) 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;
- (j) the word "including", when following any general statement, term or matter, will not be construed to limit such general statement, term or matter to the specific items or matters set forth immediately following such word or to similar items or matters, but will be construed to refer to all other items or matters that could reasonably fall within the scope of such general statement, term or matter, whether or not non-limiting language (such as "without limitation", "but not limited to" or words of similar import) is used with reference thereto; and
- (k) any interest in land created hereby, as being found in certain Articles, sections, paragraphs or parts of this Agreement, will be construed, interpreted and given force in the context of those portions of this Agreement:
 - (i) which define the terms used herein;
 - (ii) which deal with the interpretation of this Agreement; and
 - (iii) which are otherwise of general application.

1.3 The following Schedule is attached hereto and forms part of this Agreement:

Schedule A – Lands

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Document #___ - Housing Agreement (Housing Units)
 Section 905 *Local Government Act*
 Concord Gateway
 Application No. RZ06-349722
 Rezoning Condition No. 10.2

ARTICLE 2 USE AND OCCUPANCY OF HOUSING UNITS

- 2.1 The Owner agrees that each Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. A 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. For the purposes of this Article, "permanent residence" means that the Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each 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 of each 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 a 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 MANAGEMENT, DISPOSITION AND ACQUISITION OF HOUSING UNITS

- 3.1 The Owner will operate and manage each Housing Unit in accordance with the Housing Strategy and Guidelines, unless otherwise agreed to by the Owner, the Director of Development and the Manager, Community Social Development.
- 3.2 The Owner may sub-contract the operation and management of the Housing Units to a qualified and reputable provider of affordable housing, provided that any such sub-contract and affordable housing provider is pre-approved by the Manager, Community Social Development or other authorized City Personnel, in their sole discretion.
- 3.3 The Owner will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the Housing Units in good order and condition, excepting reasonable wear and tear.
- 3.4 The Owner will not permit a Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.5 If this Housing Agreement encumbers more than one Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Housing Units in a single or related series of transactions with the result that when the

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Document #__ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
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Rezoning Condition No. 10.2

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purchaser or transferee of the Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Housing Units.

3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Housing Unit will not exceed the Permitted Rent applicable to that class of Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor common property, limited common property, or other common areas, facilities or amenities, including parking facilities, and all common amenities and facilities located on the Lands or any subdivided portion thereof, all in accordance with the Zoning Bylaw, the City's Official Community Plan and City Centre Area Plan policy, as may be amended or replaced from time to time and the Bylaws and rules and regulations of the applicable strata corporation, provided that such Bylaws and rules and regulations of the applicable strata corporation do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities;
- (d) 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 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;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) a 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(k) of this Agreement;

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Document #___ - Housing Agreement (Housing Units)
 Section 905 *Local Government Act*
 Concord Gateway
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- (iii) the Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Housing Unit given the number and size of bedrooms in the Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the 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 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(k) 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 3.6(g)(ii) of this Agreement, termination shall be effective (1) on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant and (2) the day before the day in the month, or in the other period on which the tenancy is based, that rent is payable under the Tenancy Agreement, or as otherwise stipulated in the *Residential Tenancy Act*. The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any payments that the Owner may be required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

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

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

ARTICLE 4 DEMOLITION OF HOUSING UNIT

4.1 The Owner will not demolish a 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

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Document #___ - Housing Agreement (Housing Units)
Section 905 Local Government Act
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practical to repair or replace any structural component of the Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

- (b) the 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 Housing Unit has been issued by the City and the 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 a 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 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 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 a Housing Unit (and not all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands or subdivided portions of the Lands which are not 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, whether or not such common property, limited common property or other common areas, facilities or amenities are located on the applicable parcel or elsewhere on the Lands.
- 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 a 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 on the Lands or any subdivided portion thereof which are not Housing Units, whether or not such common property, limited common property or other common areas, facilities or amenities are located on the applicable parcel or elsewhere on the Lands.

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Document #___ - Housing Agreement (Housing Units)
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Concord Gateway
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Rezoning Condition No. 10.2

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**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 a 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 ten (10) 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 the 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, and such invoice will be given and deemed received in accordance with section 7.10 [Notice] of this Agreement.
- 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 a Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; 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 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 Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity.

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Rezoning Condition No. 10.2

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 Housing Units and will permit representatives of the City to inspect the 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 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 Housing Units, such person or company to be selected by the Owner based on criteria suggested by the City.

7.4 Indemnity

The Owner hereby releases and indemnifies and saves harmless the City and the City Personnel from all loss, damage, costs (including without limitation, legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties, which the City or the City Personnel may suffer, incur or be put to arising out of or in connection, directly or indirectly or that would not or could not have occurred "but for":

- (a) this Agreement;
- (b) any breach by the Owner of any covenant or agreement contained in this Agreement;
- (c) any personal injury, death or damage occurring in or on the Lands, including the Housing Units;
- (d) the exercise of discretion by any City Personnel for any matter relating to this Agreement;
- (e) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (f) the exercise by the City of any of its rights under this Agreement or an enactment.

7.5 Survival

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

7.6 Priority

The Owner agrees, if required by the City Solicitor, to cause the registrable interests in land granted pursuant to this Agreement to be registered as first registered charges against the Lands, at the Owner's expense, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered in favour of the City; or
- (c) which the City has determined may rank in priority to the registrable interests in land granted pursuant to this Agreement,

and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.7 No Fettering and No Derogation

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands and the Owner as if this Agreement had not been executed and delivered by the Owner and the City.

7.8 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 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.

7.9 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.

7.10 Notice

Any notice or communication required or permitted to be given pursuant to this Agreement will be in writing and delivered by hand or sent by prepaid mail or facsimile to the party to which it is to be given as follows:

- (a) to the City:

City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1

Attention: City Clerk
Fax: 604 276-5139

with a copy to the Director of Development, the Manager, Community and Social Development and the City Solicitor

- (b) to the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand, two Business Days following mailing if sent by prepaid mail, and on the following Business Day after transmission if sent by facsimile.

7.11 Enurement

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

7.12 Severability

If any Article, section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the remainder of this Agreement will continue in full force and effect and, in such case, the parties hereto will agree upon an amendment to be made to the Article, section,

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Document #___ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

subsection, sentence, clause or phrase previously found to be invalid and will do or cause to be done all acts reasonably necessary in order to amend this Agreement so as to reflect its original spirit and intent.

7.13 No Waiver and Remedies

The Owner and the City acknowledge and agree that no failure on the part of either party hereto to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by either party of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies provided in this Agreement will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for either party in this Agreement will be deemed to be in addition to and not, except as expressly stated in this Agreement, restrictive of the remedies of either party hereto at law or in equity.

7.14 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 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.

7.15 Further Acts

The parties to this Agreement will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

7.16 Equitable Relief

The Owner covenants and agrees that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement. The Owner acknowledges and agrees that no failure or delay on the part of the City to exercise any right under this Agreement will operate as a waiver by the City of such right.

7.17 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.

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Document #__ - Housing Agreement (Housing Units)
Section 905 Local Government Act
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Rezoning Condition No. 10.2

7.18 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7.19 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.

7.20 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.

7.21 No Liability

The parties agree that neither the Owner, nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Owner or its successor in title, as the case may be, ceases to be the registered or beneficial owner of the Lands; provided, however, the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered or beneficial owner of the Lands for all breaches of and non-observance and non-performance of covenants in this Agreement if the breach, non-observance or non-performance occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered or beneficial owner the Lands.

7.22 City Approval and Exercise of Discretion

Any City approval or consent to be given pursuant to or in connection with this Agreement is not effective or valid unless provided by the City in writing. Any City approval or consent to be granted by the City in this Agreement may, unless stated expressly otherwise, be granted or withheld in the absolute discretion of the City.

7.23 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, or any subdivided portion thereof, and for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

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Document #___ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. R206-349722
Rezoning Condition No. 10.2

7.24 Runs with the Lands

The interest in lands including all covenants, rights of way and easements as the case may be, contained in this Agreement will, unless discharged in accordance with this Agreement, run with and bind the Lands in perpetuity.

7.25 Time of Essence

Time, where mentioned herein, will be of the essence of this Agreement.

7.26 Assignment of Rights

The City, upon prior written notice to the Owner, may assign or license all or any part of this Agreement or any or all of the City's rights under this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing or administering the Housing Strategy or other related public facilities, services or utilities. The Owner may not assign all or any part of this Agreement without the City's prior written consent.

7.27 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, 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 and may be compiled for registration, if registration is required, as a single document.

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

0754999 B.C. Ltd.

by its authorized signatory(ies):

Per: 
Name: MATT MEENAN

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

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Document #__ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A HOUSING
)	AGREEMENT WITH THE CITY OF
PROVINCE OF BRITISH COLUMBIA)	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 "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 Housing Unit.
3. For the period from _____ to _____ the 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 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 Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____
_____, in the Province of British
Columbia, this _____ day of
_____, 20____.

A Commissioner for Taking Affidavits In the
Province of British Columbia

)
)
)
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DECLARANT

SCHEDULE "A"

LANDS

1. PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;
2. PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
3. PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
4. PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;
5. PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;
6. PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
7. PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
8. PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
9. PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;
10. PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
11. PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
12. PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and
13. PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

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Document #___ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. RZ06-349722

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and 0754999 B.C. Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;

PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and

PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

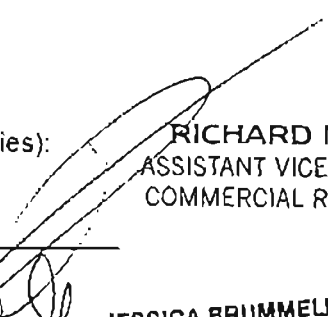
(collectively, the "Lands")

HSBC Bank Canada (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland Land Title Office under numbers CA777641 and CA777642, respectively (together, the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges 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 this Housing Agreement by the Owner and hereby covenants that this 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 registered 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.

HSBC Bank Canada

by its authorized signatory(ies):

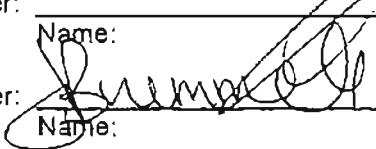

RICHARD NAILEN
ASSISTANT VICE PRESIDENT
COMMERCIAL REAL ESTATE

Per: _____

Name: _____

Per: _____

Name: _____


JESSICA BRUMMELL
Account Manager
Commercial Real Estate



**Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and
8960 Patterson Road and 3240, 3260, 3280, 3320 and
3340 Sexsmith Road) ARTS Units Bylaw No. 8985**

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 as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 010-900-942	Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 001-976-290	Easterly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-124-138	Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 003-640-540	West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-092-261	East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 000-586-188	Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-502-779	Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 010-900-926	West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-206-533	Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021
PID: 003-843-718	North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404

PID: 001-203-886 South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577)
Section 28 Block 5 North Range 6 West New Westminster
District Plan 3404

PID: 005-145-627 Lot 49 Section 28 Block 5 North Range 6 West New
Westminster District Plan 33481

PID: 003-604-357 Lot 50 Sections 27 and 28 Block 5 North Range 6 West New
Westminster District Plan 33481

2. This Bylaw is cited as **"Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road) ARTS Units Bylaw No. 8985"**.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (0754999 B.C. Ltd.) Bylaw No. 8985

HOUSING AGREEMENT BETWEEN 0754999 B.C. Ltd.- CONCORD PACIFIC
DEVELOPMENTS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – ARTS UNITS
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference _____, 2012.

BETWEEN:

0754999 B.C. Ltd. (Inc. No. 0939550), a corporation pursuant to the
Business Corporations Act and having an address at 900-1095 West
Pender Street, Vancouver, British Columbia, V6E 2M6

(the "Owner")

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")

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 Owner is the owner of the Lands (as hereinafter defined);
- C. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide for affordable artist housing to encourage artists in the community to greater self-sufficiency and increased contributions to local cultural and economic activities, on the terms and conditions set out in this Agreement; and
- D. The Owner and the City wish to locate the affordable artist housing on that portion of the Lands comprising Area A (as hereinafter defined).

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby covenant and agree as follows:

**ARTICLE 1
DEFINITIONS AND INTERPRETATION**

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

- (a) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all Instruments comprising this agreement;
- (b) **"Area A"** means that portion of the Lands identified as Area A on the sketch plan attached hereto as Schedule "A";
- (c) **"ARTS Unit"** means a Dwelling Unit or Dwelling Units owned by the Owner and designated as an artist residential tenancy studio in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning considerations applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (d) **"Business Day"** means a day which is not a Saturday, Sunday or statutory holiday (as defined in the *Employment Standards Act* (British Columbia)) in British Columbia;
- (e) **"City"** or **"City of Richmond"** means the City of Richmond and is called the "City" when referring to the corporate entity and "City of Richmond" when referring to the geographic location;
- (f) **"City Personnel"** means the City's officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates;
- (g) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **"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;
- (i) **"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;

- (j) **"Director of Arts, Culture and Heritage"** means the individual appointed to be the Director of Arts, Culture and Heritage from time to time within the Community Services Department of the City and his or her designate;
- (k) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (l) **"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 ARTS Unit;
- (m) **"Eligible Tenant"** means a Professional Artist and his or her Family, having a cumulative annual income of \$33,500 or less during each year of a Tenancy Agreement, provided that, commencing July 1, 2013, the annual income set-out in this definition 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 absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;
- (n) **"Family"** means:
 - (i) one or more persons related to a Professional Artist by blood, marriage or adoption; or
 - (ii) a group of not more than 6 persons who are not related to a Professional Artist by blood, marriage or adoption;
- (o) **"Guidelines"** means the City's guidelines for Low End Market Rental housing in effect from time to time;
- (p) **"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 ____ day of _____, 2013, under number _____;
- (q) **"Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (r) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

- (s) "**Land Title Act**" means the *Land Title Act*, RSBC 1996, c. 250, and amendments thereto and re-enactments thereof;
- (t) "**Lands**" means, collectively, those lands and premises described in Schedule "B" hereto;
- (u) "**Local Government Act**" means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (v) "**LTO**" means the Lower Mainland Land Title Office or its successor;
- (w) "**Manager, Community Social Development**" means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (x) "**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 ARTS Unit from time to time;
- (y) "**Permitted Rent**" means no greater than \$837.00 a month for an ARTS Unit, regardless of whether such ARTS Unit is a bachelor unit, a one bedroom unit, a one bedroom plus den, or a two bedroom unit, provided that, commencing July 1, 2013, the rent set out in this definition 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;
- (z) "**Professional Artist**" means an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her discretion:
 - (i) has specialized training in, and makes their primary living from, one or more of the fields of integrated arts, contemporary circus arts, dance, film, video, new media and audio arts, music, theatre, architecture, crafts, photography and the visual arts, and creative writers (not necessarily in academic institutions);
 - (ii) is recognized as such by his or her peers (artists working in the same artistic tradition);
 - (iii) is committed to devoting more time to artistic activity, if financially feasible; and,

- (iv) has a history of public presentation; and
- (v) has a practice that falls within Category A Professional Artist, as specified in the Housing Covenant,

or such other definition of Professional Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage, and includes a Professional Visual Artist;

(aa) **"Professional Visual Artist"** means an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her discretion:

- (i) has specialized training in, and makes their primary living from the visual arts (not necessarily in academic institutions);
- (ii) is recognized as such by his or her peers (artists working in the same artistic tradition);
- (iii) is committed to devoting more time to artistic activity, if financially feasible;
- (iv) has a history of public presentation, with at least 3 public presentations of work in a professional context over a 3-year period;
- (v) has produced an independent body of work;
- (vi) has maintained an independent professional practice for at least 3 years; and
- (vii) has a practice that falls within Category A Professional Artist, as specified in the Housing Covenant,

or such other definition of Professional Visual Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage;

(bb) **"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;

(cc) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(dd) **"Strata Corporation"** has the meaning given in the *Strata Property Act*;

(ee) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(ff) **"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*;

- (gg) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an ARTS Unit;
- (hh) **"Tenant"** means an occupant of an ARTS Unit by way of a Tenancy Agreement; and
- (ii) **"Zoning Bylaw"** means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations, and vice versa;
- (b) the division of this Agreement into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to Articles are to Articles of 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) all provisions are to be interpreted as always speaking;
- (h) 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;
- (i) 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;

- (j) the word "including", when following any general statement, term or matter, will not be construed to limit such general statement, term or matter to the specific items or matters set forth immediately following such word or to similar items or matters, but will be construed to refer to all other items or matters that could reasonably fall within the scope of such general statement, term or matter, whether or not non-limiting language (such as "without limitation", "but not limited to" or words of similar import) is used with reference thereto;
- (k) Schedules "A" and "B" attached hereto form part of this Agreement; and
- (l) any interest in land created hereby, as being found in certain Articles, sections, paragraphs or parts of this Agreement, will be construed, interpreted and given force in the context of those portions of this Agreement:
 - (i) which define the terms used herein;
 - (ii) which deal with the interpretation of this Agreement; and
 - (iii) which are otherwise of general application

ARTICLE 2 USE AND OCCUPANCY OF ARTS UNITS

- 2.1 The Owner agrees that each ARTS Unit may only be used as a permanent residence occupied by one Eligible Tenant. An ARTS 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. For the purposes of this Article, "permanent residence" means that the ARTS Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each ARTS 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, including without limitation information satisfactory to the Director of Arts, Culture and Heritage verifying the Tenant's income level and confirming that the Tenant meets the criteria for an Eligible Tenant, as set out in section 1.1(m) of this Agreement, and for a Professional Artist or Professional Visual Artist, as set out in sections 1.1(z) and 1.1(aa), respectively, of this Agreement. The City may request such statutory declaration in respect of each ARTS 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 ARTS 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.

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Document #4 - Housing Agreement (Arts Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 9

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**ARTICLE 3
MANAGEMENT, DISPOSITION AND ACQUISITION OF ARTS UNITS**

- 3.1 The Owner will operate and manage each ARTS Unit in accordance with the Housing Strategy and Guidelines, unless otherwise agreed to by the Owner, the Director of Development and the Manager, Community Social Development.
- 3.2 The Owner may sub-contract the operation and management of the ARTS Units to a qualified and reputable provider of affordable housing, provided that any such sub-contract and affordable housing provider is pre-approved by the Manager, Community Social Development and the Director of Arts, Culture and Heritage or other authorized City Personnel, in their sole discretion.
- 3.3 The Owner will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the ARTS Units in good order and condition, excepting reasonable wear and tear.
- 3.4 The Owner will not permit an ARTS Unit to be subleased, or a Tenancy Agreement to be assigned.
- 3.5 If this Housing Agreement encumbers more than one ARTS Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) ARTS Units in a single or related series of transactions with the result that when the purchaser or transferee of the ARTS Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) ARTS Units.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any ARTS Unit except to an Eligible Tenant in accordance with the following additional conditions:
 - (a) the ARTS Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the ARTS Unit will not exceed the Permitted Rent;
 - (c) the Owner will allow the Tenant and any permitted occupant to have full access to and use and enjoy all on-site common indoor and outdoor common property, limited common property, or other common areas, facilities or amenities, including all common amenities and facilities shared by the Lands, all in accordance with the Bylaws and rules and regulations of the applicable strata corporation, provided that such Bylaws and rules and regulations do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities;
 - (d) 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 ARTS 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;

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the ARTS Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an ARTS Unit is occupied by a person or persons other than an Eligible Tenant, except as otherwise authorized by this Agreement;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(m) of this Agreement;
 - (iii) the ARTS Unit is occupied by more than the number of people the City's building inspector determines can reside in the ARTS Unit given the number and size of bedrooms in the ARTS Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the ARTS Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the ARTS 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 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(m) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective (1) not earlier than one month after the date the notice is received, and (2) the day before the day in the month, or in the other period on which the tenancy is based, that rent is payable under the Tenancy Agreement, or as otherwise stipulated in the *Residential Tenancy Act*. In respect to section 3.6(g)(ii) of this Agreement, termination shall be effective (1) on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant and (2) the day before the day in the month, or in the other period on which the tenancy is based, that rent is payable under the Tenancy Agreement, or as otherwise stipulated in the *Residential Tenancy Act*. The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any payments that the Owner may be required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

- (h) the Tenancy Agreement will identify all occupants of the ARTS Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the ARTS Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
 - (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the ARTS Unit to vacate the ARTS Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF ARTS UNIT

- 4.1 The Owner will not demolish an ARTS 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 ARTS Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the ARTS 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 ARTS Unit has been issued by the City and the ARTS 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 ARTS 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 ARTS 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 ARTS Units as rental accommodation.

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Document #4 - Housing Agreement (Arts Units)
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- 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 ARTS Unit (and not the other owners, tenants, or any other permitted occupants of all other strata lots on the Lands that are not ARTS 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, whether or not such common property, limited common property or other common areas, facilities or amenities are located in Area A or elsewhere on the Lands.
- 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 ARTS 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 on the Lands which are not ARTS Units, whether or not such common property, limited common property or other common areas, facilities or amenities are located in Area A or elsewhere on the Lands.

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 ARTS 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 ten (10) 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 the 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, and such invoice will be given and deemed received in accordance with section 7.10 *[Notice]* of this Agreement.
- 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*;

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Document #4 - Housing Agreement (Arts Units)
Section 905 *Local Government Act*
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- (b) where an ARTS Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the ARTS Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; 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 ARTS 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 in perpetuity and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the ARTS Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity.

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 ARTS Units and will permit representatives of the City to inspect the ARTS 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 ARTS 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 ARTS Units, such person or company to be selected by the Owner based on criteria suggested by the City.

7.4 Indemnity

The Owner hereby releases and indemnifies and saves harmless the City and the City Personnel from all loss, damage, costs (including without limitation, legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties, which the City or the City Personnel may suffer, incur or be put to arising out of or in connection, directly or indirectly or that would not or could not have occurred "but for":

- (a) this Agreement;

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- (b) any breach by the Owner of any covenant or agreement contained in this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any ARTS Unit or the enforcement of any Tenancy Agreement;
- (d) any personal injury, death or damage occurring in or on the Lands, including an ARTS Unit;
- (e) the exercise of discretion by any City Personnel for any matter relating to this Agreement;
- (f) the City withholding any permission or permit to occupy any building on the Lands or any ARTS Unit; or
- (g) the exercise by the City of any of its rights under this Agreement or an enactment.

7.5 Survival

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

7.6 Priority

The Owner agrees, if required by the City Solicitor, to cause the registrable interests in land granted pursuant to this Agreement to be registered as first registered charges against the Lands, at the Owner's expense, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered in favour of the City; or
- (c) which the City has determined may rank in priority to the registrable interests in land granted pursuant to this Agreement,

and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.7 No Fettering and No Derogation

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the

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Local Government Act, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands and the Owner as if this Agreement had not been executed and delivered by the Owner and the City.

7.8 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 ARTS 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.

7.9 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.

7.10 Notice

Any notice or communication required or permitted to be given pursuant to this Agreement will be in writing and delivered by hand or sent by prepaid mail or facsimile to the party to which it is to be given as follows:

- (a) to the City:

City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1

Attention: City Clerk
Fax: 604 276-5139

with a copy to the Director of Development, the Manager, Community Social Development and the City Solicitor

- (b) to the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand, two Business Days following mailing if sent by prepaid mail, and on the following Business Day after transmission if sent by facsimile.

7.11 Enurement

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

7.12 Severability

If any Article, section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the remainder of this Agreement will continue in full force and effect and, in such case, the parties hereto will agree upon an amendment to be made to the Article, section, subsection, sentence, clause or phrase previously found to be invalid and will do or cause to be done all acts reasonably necessary in order to amend this Agreement so as to reflect its original spirit and intent.

7.13 No Waiver and Remedies

The Owner and the City acknowledge and agree that no failure on the part of either party hereto to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by either party of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies provided in this Agreement will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for either party in this Agreement will be deemed to be in addition to and not, except as expressly stated in this Agreement, restrictive of the remedies of either party hereto at law or in equity.

7.14 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 ARTS 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.

7.15 Further Acts

The parties to this Agreement will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

7.16 Equitable Relief

The Owner covenants and agrees that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement. The Owner acknowledges and agrees that no failure or delay on the part of the City to exercise any right under this Agreement will operate as a waiver by the City of such right.

7.17 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.

7.18 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7.19 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.

7.20 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.

7.21 No Liability

The parties agree that neither the Owner, nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Owner or its successor in title, as the case may be, ceases to be the registered or beneficial owner of the Lands; provided, however, the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered or beneficial owner of the Lands for all breaches of and non-observance and non-performance of covenants in this Agreement if the breach, non-observance or non-performance occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered or beneficial owner of the Lands.

7.22 City Approval and Exercise of Discretion

Any City approval or consent to be given pursuant to or in connection with this Agreement is not effective or valid unless provided by the City in writing. Any City

approval or consent to be granted by the City in this Agreement may, unless stated expressly otherwise, be granted or withheld in the absolute discretion of the City.

7.23 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, or Area A as applicable, and for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.24 Runs with the Lands

The interest in lands including all covenants, rights of way and easements as the case may be, contained in this Agreement will, unless discharged in accordance with this Agreement, run with and bind the Lands in perpetuity.

7.25 Time of Essence

Time, where mentioned herein, will be of the essence of this Agreement.

7.26 Assignment of Rights

The City, upon prior written notice to the Owner, may assign or license all or any part of this Agreement or any or all of the City's rights under this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing or administering the Housing Strategy or other related public facilities, services or utilities. The Owner may not assign all or any part of this Agreement without the City's prior written consent.

7.27 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, 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 and may be compiled for registration, if registration is required, as a single document.

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

0754999 B.C. Ltd.
by its authorized signatory(ies):

Per: 
Name: MATT MEELIN

Per: _____
Name: _____

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

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

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A HOUSING
)	AGREEMENT WITH THE CITY OF
PROVINCE OF BRITISH COLUMBIA)	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 "ARTS 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 ARTS Unit
3. For the period from _____ to _____ the ARTS 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 ARTS 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. For the period from _____ to _____ the ARTS Unit was occupied by a Professional Artist (as defined in the Housing Agreement) whose name and current address appear below:

[Names, addresses and phone numbers of Professional Artist]

6. The Professional Artist has completed specialized training in _____
and makes their primary living from _____.

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7. The Professional Artist is recognized as a professional artist by the following persons, who are also artists working in the same artistic tradition as the Professional Artist:

[Names, addresses and phone numbers of peer references]
8. The Professional Artist estimates devoting approximately _____ hours to artistic activity in the following year;
9. The Professional Artist has publically presented their work as follows:

[insert date and description of public presentations over the past 5 years and those anticipated in the following year]
10. The Professional Artist has produced the following independent body of work: – ***Applies only to Professional Visual Artists (as defined in the Housing Agreement)***

[insert description of independent body of work]
11. The Professional Artist has maintained an independent professional practice from _____ to _____; – ***Applies only to Professional Visual Artists***
12. 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 ARTS Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.
13. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

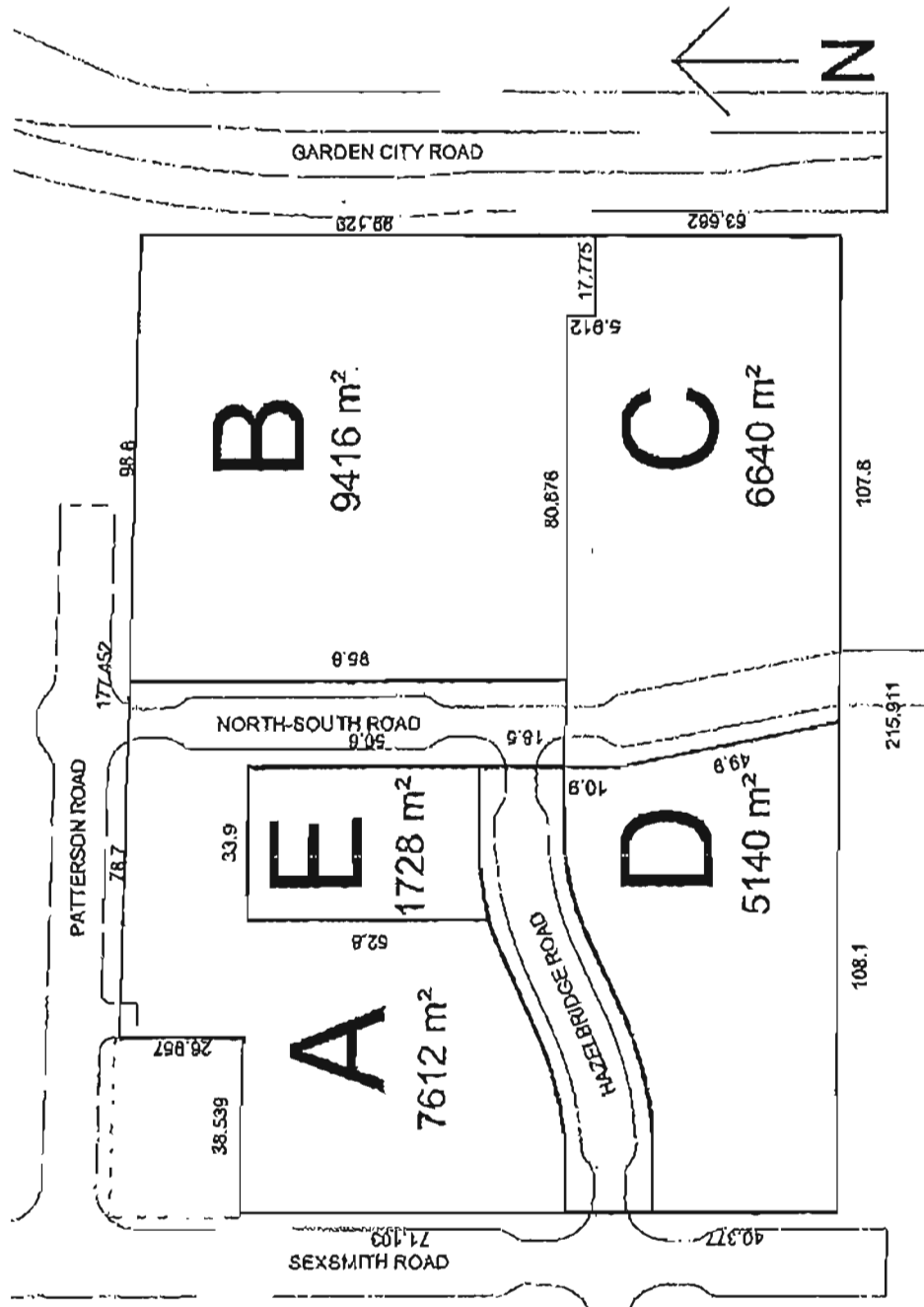
DECLARED BEFORE ME at the City of _____,
_____, In the Province of British Columbia, this _____ day of _____, 20____.

A Commissioner for Taking Affidavits in the Province of British Columbia

)
)
)
)
)
)
)
)

–
DECLARANT

SCHEDULE "A"
Sketch Plan of Area A



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SCHEDULE "B"

LANDS

1. PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;
2. PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
3. PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
4. PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;
5. PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;
6. PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
7. PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
8. PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
9. PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;
10. PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
11. PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
12. PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and
13. PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and 0754999 B.C. Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;

PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and

PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

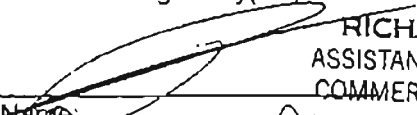
(collectively, the "Lands")

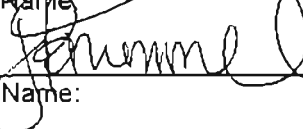
HSBC Bank Canada (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland Land Title Office under numbers CA777641 and CA777642, respectively (together, the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges 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 this Housing Agreement by the Owner and hereby covenants that this 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 registered 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.

HSBC Bank Canada

by its authorized signatory(ies):

Per:  **RICHARD NAILEN**
ASSISTANT VICE PRESIDENT
COMMERCIAL REAL ESTATE
Name: _____

Per:  **JESSICA BRUMMELL**
Account Manager
Commercial Real Estate
Name: _____



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 5, 2012
From: Joe Erceg, General Manager **File:** 08-4200-01/2012-Vol 01
Planning & Development
Re: RICHMOND HERITAGE COMMISSION 2012 ANNUAL REPORT AND 2013
WORK PLAN

Staff Recommendation

That the Richmond Heritage Commission 2013 Work Plan be endorsed, as outlined in the staff report dated December 5, 2012 from the General Manager, Planning and Development.

Joe Erceg, General Manager
Planning & Development

Attach. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:
REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The Richmond Heritage Commission (RHC) is required to present to Council:

- an Annual Report (see **Attachment 1**) to City Council, and
- a Work Program for the coming year (see **Attachment 2**).

Findings of Fact

Commission Purpose

The Richmond Heritage Commission (RHC) is appointed for the following purposes:

- to advise Council on strategies and programs for heritage conservation and promotion;
- to undertake and provide support for various planning matters with heritage implications;
- to assist with the maintenance of heritage registers and inventories; and
- to support heritage education and public awareness (e.g., Heritage Week, Newsletters, and Heritage Recognition Programs).

The Commission consists of:

- nine (9) voting members appointed for (2) year terms; and
- one (1) non-voting Council liaison.

Analysis

1. 2012 Annual Report

- The 2012 Annual Report highlights key RHC activities undertaken in 2012. A high level of volunteerism, professionalism and commitment to heritage conservation and promotion in Richmond has been demonstrated (see **Attachment 1**).

2. 2013 Work Program

- The proposed 2013 RHC Work Program details ongoing and current initiatives for 2013 (see **Attachment 2**).
- The 2013 Work Program is aligned with Council's goals as set forth in the Museum & Heritage Strategy (May 2007), notably:
 - To value and encourage community involvement;
 - To showcase community values, traditions, and significant historical information; and
 - To allow the community to retain and convey a sense of its unique history through heritage conservation.
- Key activities in the 2013 Work Program include:
 - Ongoing Activities include:
 - Providing advice to implement the Steveston Village Conservation Program;
 - Providing advice on the heritage conservation aspects of continuing projects such as Terra Nova, the Japanese Nurses' Residence (Doctor's/Hospital Offices), the Branscombe House, and the Steveston Tram Building;
 - Producing the Newsletter in conjunction with the Richmond Museum and Heritage Services; and
 - Making Heritage Awards (in conjunction with the Richmond / Delta Heritage Fair).

- Main Current Initiatives include:
 - The annual Heritage Fair, providing heritage outreach to youth through workshops, tours and hands-on activities during the fair;
 - Explore partnering opportunities with the Friends of the Richmond Archives Society, such as joint meetings, coordination of projects and objectives;
 - Explore partnering opportunities with the Richmond Museum Society to advance shared interests and objectives (articulated in the Museum & Heritage Strategy).
 - Continuing sponsorship and volunteer opportunities with the 2013 Doors Open Program; and
 - Provide heritage reviews of proposals such as ASPAC's River Green development, and developments in the Steveston Village Heritage Conservation Area.


Financial Impact

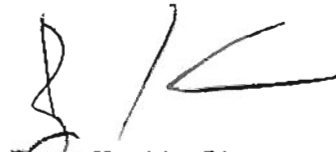
None.

Conclusion

Staff recommend that the 2013 Work Plan be endorsed.



 Terry Crowe, Manager
Policy Planning



Barry Konkin, Planner
Policy Planning

BK:cas

**2012 ANNUAL REPORT
RICHMOND HERITAGE COMMISSION**

Heritage Commission 2012 Accomplishments

Projects	Results Expected	Accomplishments and Comments
Richmond / Delta Heritage Fair	Community awareness / education	<ul style="list-style-type: none"> Fair held in May, 2012.
Doors Open	Community awareness	<ul style="list-style-type: none"> Event held May 2012
Heritage Awards	Recognition of local heritage efforts and preservation work.	<ul style="list-style-type: none"> Three awards presented: To Graham Turnbull for promoting local heritage / awareness of Richmond's heritage. To Jack and Joseph Lubzinski for promoting heritage and their donation of significant cultural / archival documents and materials. To Claudia Chan for her book: <i>A Thematic Guide to the Early Records of Chinese Canadians in Richmond</i>.
Support heritage education and public awareness	Heritage Week, Newsletters, and Heritage Recognition Programs	<ul style="list-style-type: none"> Ongoing publication of the <i>Mouth of the Fraser</i> newsletter Heritage Week is combined with Delta / Richmond Heritage Fair

HERITAGE COMMISSION

2013 WORK PROGRAM

Heritage Commission Role in the Work Program

- A high level of volunteerism, professionalism and commitment to heritage conservation and promotion in Richmond will be provided.
- Review relevant policy and relevant heritage-related development applications.
- Assist in the implementation of the Steveston Village Conservation Strategy.
- Begin exploring terms of reference for a future consultant-aided city-wide heritage conservation strategy, e.g. 2015.
- Provide comments to relevant City Divisions on heritage conservation

Heritage Commission Proposed 2013 Work Program

The following items are proposed to comprise the Heritage Commission work program for 2013

Projects	Results Expected	Objectives and Deliverables
Richmond / Delta Heritage Fair	On-going out-reach and community awareness of heritage. Funding provided for heritage awards.	<ul style="list-style-type: none"> • Provide a \$2,000 contribution to the Heritage Fair and associated workshops • Members to take part in the Fair if they wish
Doors Open 2013	On-going out-reach and community awareness of heritage. Funding provided for the event.	<ul style="list-style-type: none"> • \$1,000 contribution to be provided for the event. • Event to be held May 4 and 5, 2013.
Assist in Implementing the Steveston Heritage Conservation Area	Ensure that guidelines and objectives of the Conservation Area are met for new developments in Steveston.	<ul style="list-style-type: none"> • Commentary to be provided on refinements to the Steveston Heritage Conservation Area • On-going review and comment on development applications.
Support heritage education and public awareness	Heritage Week, Newsletters, and Heritage Recognition Programs	<ul style="list-style-type: none"> • On-going contribution to the Mouth of the Fraser Newsletter
City-wide Heritage Strategy	Begin exploring terms of reference for a consultant-aided city-wide heritage conservation strategy. .	<ul style="list-style-type: none"> • Commission to provide input and comment on the terms of reference.



City of Richmond

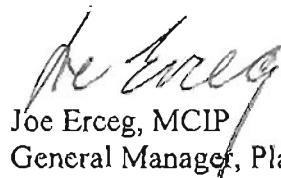
Report to Committee

To: Planning Committee **Date:** October 30, 2012
From: Joe Erceg, MCIP **File:**
General Manager, Planning and Development
Re: RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2012 ANNUAL
REPORT AND 2013 WORK PLAN

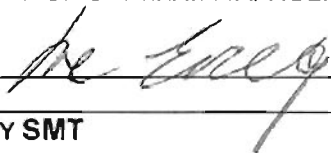


Staff Recommendation

That the Richmond Advisory Committee on the Environment's:

1. 2012 Annual Report be received for information; and
2. The 2013 Work Plan be endorsed.



Joe Erceg, MCIP
General Manager, Planning & Development

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

1. The Richmond Advisory Committee on the Environment (ACE) is required to:
 - present an *Annual Report* (see **Attachment 1**) to City Council, and
 - prepare a *Work Program and Budget* for the coming year (see **Attachment 2**).

Findings of Fact

Committee Mandate

The Richmond Advisory Committee on the Environment (ACE) is appointed for the following purposes:

- to provide advice to City Council on environmental issues of concern to the community;
- to generate independent and credible information on key environmental issues;
- to anticipate and advise Council and staff of potential problems and opportunities for environmental sustainability;
- to review and monitor the existing situation and trends to identify environmental concerns;
- to work with City staff to encourage and co-ordinate public participation in the identification and development of solutions to environmental issues;
- to help enhance public awareness of environmental issues;
- to provide environmental information to the Agricultural Advisory Committee (AAC); and
- to assist representing the City on the Vancouver International Airport Authority Environmental Advisory Committee (YVR EAC).

The Committee consists of:

- Thirteen (13) voting members appointed for (2) year terms;
- One (1) voting member who also sits on the YVR EAC, appointed for a two (2) year term;
- One (1) non-voting member who is an alternate member to the YVR EAC, appointed for a two (2) year term; and
- One (1) non-voting Council liaison (Councillor Chak Au).

Analysis

1. 2012 Annual Report

- The *2012 Annual Report* highlights key ACE activities undertaken in 2012 (see **Attachment 1**).

2. 2013 Work Program

- The proposed *2013 ACE Work Program* details ongoing and current initiatives for 2013 (see **Attachment 2**). A high level of volunteerism, professionalism and commitment to environmental stewardship and promotion in Richmond is clearly demonstrated.
- The *2013 Work Program* is aligned with the Official Community Plan (OCP):
 - Natural and Human Environment – including environmentally sensitive areas of the City;

- Key activities in the *2013 Work Program* are based on the following activities:

Ongoing Activities:

- Providing comments to City staff on certain proposed policies;
- Providing comments to City staff on proposed development related activities that are located near lands that are considered environmentally sensitive; and
- Being kept up to date on environmental initiatives undertaken by the Vancouver Airport Authority.

Current Initiatives:

- Considering investigating the environmental benefits of a dark sky policy in rural areas;
- Considering publishing and distributing a bi-annual newsletter from ACE to inform the public on the City's environmental initiatives;
- Communicating with the public on general environmental activities at local events such as Earth Day and the Salmon Festival; and
- Communicating with the Corporate Community to support sustainable practice in their workplace (e.g. agricultural related development proposals).

Financial Impact

None.

Conclusion

Staff recommend that:

- (a) The 2012 Annual Report be received; and
- (b) The 2013 Work Plan be endorsed.



bc Terry Crowe
Manager, Policy Planning
(4139)



David Johnson
Planner 2
(4193)



2012 ANNUAL REPORT

Page 1/2

Purpose

The Purpose of this report is to provide an update on the activities undertaken by the Richmond Advisory Committee on the Environment (ACE) during 2012.

The Year in Review... A Message from the Co-Chairs (Bruno Vernier and Saleh Haidar)

2012 has been an interesting year for ACE, with being able to provide their knowledge and experience to comment on various items and issues that are occurring within the City.

In January the Committee provided comments on the environmental impacts along the No. 7 Road canal from the proposed Omicron development to construct buildings for light industrial use on a 169 acre site. A very informative presentation in March, and follow-up tour in May of the City's riparian management practice provided good insight to how the City approaches this practice, and the Committee provided suggestions to staff on how they feel it would benefit.

The highlight of the year came at the June meeting when the highly anticipated presentation from City staff on the Environmentally Sensitive Area Strategy was well received and appreciated.

The recent meeting in October was very informative when the Committee was able to receive a presentation and comment on the City's ongoing efforts to improve the diking system in Steveston.

In the Committee's attempts for public outreach, the Committee did produce a brochure which outlines who ACE is and what the Committee does. It is the hope that it will generate increased public interest with the City's environmental initiatives and facilitate new ideas for the betterment of the community.

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

www.richmond.ca

2012 Work Program:

- **Planning & Policy:** Through presentations from City staff, ACE provided comments and advice on key City initiatives such as the Environmentally Sensitive Area Strategy,
- The Committee also provided comments on City initiatives such as Genetically Modified Foods, the Steveston Dike Management Plan and current recycling and composting programs.
- City Staff intends to provide the Committee with updates when information is available.
- **Development Reviews:** ACE provides comments on Development related projects that impact either the foreshore areas of the City or lands that are environmentally sensitive.

The Committee provided comments on the Omicron development proposal and its impact on the No. 7 Road canal.

- **Education:** With the vast amount of information that is related with the topic of Environmental practice, ACE members receive information packages on City policies and implementation practice in order to provide constructive feedback on policy initiatives and development related reviews. Such packages over the past year have included:
 - The Environmental Sensitive Areas Strategy;
 - The Riparian Management Policy;
 - Conceptual information on the diking system in Steveston;
 - The increasing awareness towards recycling and composting of household waste and the City's desire to increase the collection of such waste for the introduction of household pickup for composting; and
 - Awareness of local initiatives toward environmental protection from Metro Vancouver's Environment and Parks Committee, and information sharing through national news articles.
- **Community Outreach:** ACE members have discussed the opportunity to be more involved in the community as indicated in their Terms of Reference. The recent completion of a brochure that will be distributed at local community centres and possibly at such events as the City's Earth Day and the Salmon Festival. A bi-annual information newsletter to provide general information on the City's environmental protection and sustainability practice was also being considered, as well as looking at communicating with the corporate community on sustainable practice. The consideration of these projects is included with the Committee's 2013 work plan.

2013 WORK PROGRAM & BUDGET

Projects	2013 Calendar											
	J	F	M	A	M	J	J	A	S	O	N	D
Meetings	X	X	X	X	X	X	X		X	X	X	X
Annual Report										X	X	
<i>Programs and Promotion</i>												
Earth Day					X							
Salmon Festival							X					
Consideration of Newsletter Production		X										
Communicate with Richmond Corporate Community on best sustainability practice	Ongoing											
Planning and Policy	- Review and Comment as Required											
Development Reviews	- Review and Comment as Required											
Prepared by the Richmond Advisory Committee on the Environment Note: May change subject to Work Plan Priorities												

2012 ACE Membership:

Co- Chair

B. Vernier and S. Haldar (YVR Environment Committee)

T. Berger

P. Grindlay

G. Kibble

A. Leung

T. Murphy

A. Park

F. San

P. Schaap (YVR Env. alternate)

G. Sihota

S. Sugita

R. Tse

B. Vernier

C. Wang

T. Zhong

Councillor C. An, Council Liaison



City of Richmond

Report to Committee

To: Planning Committee

Date: November 28, 2012

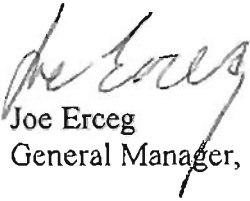
From: Joe Erceg
General Manager, Planning and Development

File: 01-0100-20-AADV1-
01/2012-Vol 01

Re: Agricultural Advisory Committee 2012 Annual Report and 2013 Work
Program

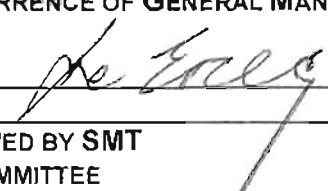


Staff Recommendation

That the 2013 Agricultural Advisory Committee work program be approved.



Joe Erceg
General Manager, Planning and Development

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon completion and Council approval of the Richmond Agricultural Viability Strategy (RAVS). A primary role of the AAC is to provide advice from an agricultural perspective to Council, City staff and other stakeholders on a wide-range of issues and projects that impact agricultural activities in Richmond and to help implement the recommendations contained in the RAVS.

In accordance with the terms of reference for the AAC, this report summarizes the activities of the Committee in 2012 and recommends a 2013 work plan for consideration and approval by Council.

AAC members had the opportunity to provide feedback into the annual report and develop the proposed work plan at a Committee meeting held on November 22, 2012.

Summary of 2012 Annual Report

The detailed 2012 annual report is contained in **Attachment 1**. The following is a brief overview of highlights of the AAC's activities and initiatives for 2012:

- Reviewed a total of 6 development proposals in and adjacent to agricultural areas for the establishment of appropriate buffers, soil fill activities, subdivision and non-farm uses. AAC review of proposals is based upon the overall impact to agricultural viability.
- Organized and hosted a Farm Tour on September 20, 2012. This agricultural awareness event involved invited agricultural stakeholders from across the region, local politicians and City staff. Tour stops included Richmond Terra Nova Rural Park, Rabbit River Farms (organic egg producer) and the new Ocean Spray cranberry processing facility. 37 people attended and participated in the event.
- Received regular updates and provided comments on various City policies and initiatives (e.g., 2041 Official Community Plan; Environmentally Sensitive Area Management Strategy).
- Received regular updates and presentations from Transportation and Engineering staff on works and projects within the Agricultural Land Reserve (e.g., East Richmond agricultural drainage and irrigation works completed for 2012; Upcoming Westminster Highway and Nelson Road widening works).
- Reviewed and updated the 2003 Richmond Agricultural Viability Strategy to assist in preparing the 2041 Official Community Plan.

Summary of Proposed 2013 Work Program

The detailed 2013 work program is contained in **Attachment 2**. The following is a summary of highlights for the proposed 2013 work program:

- Implement and support the implementation of the 2012 RAVS and 2041 Official Community Plan agricultural policies.

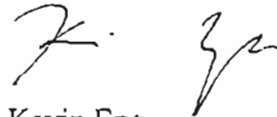
- Review development proposals forwarded to the AAC by staff and Council for review and comment from an agricultural perspective so that the Committee's comments can be considered in Council's review and consideration of specific proposals.
- Continue to receive regular updates on projects and works in or adjacent to agricultural areas so that the Committee is aware of and can comment early in the design process so that appropriate responses and changes can be made.
- Look at different options to help promote agricultural awareness and education amongst City staff, agricultural stakeholders, decision-makers (Municipal, Provincial and Federal) and the general public.
- Continue to monitor and implement the RAVS and recommend improvements as necessary.

Conclusion

The 2012 annual report for the AAC is submitted for information purposes and a work program for 2013 is recommended for Council approval.



Terry Crowe
Manager, Policy Planning



Kevin Eng
Planner I

**2012 ANNUAL REPORT
AGRICULTURAL ADVISORY COMMITTEE**

Agricultural Advisory Committee 2012 Accomplishments

Projects	Results Expected	Accomplishments and Comments
Development Proposals	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of 6 development proposals forwarded by staff. Projects covered issues related to development of agricultural landscape buffers to screen projects in and adjacent to the ALR; non-farm use proposals to enable new assembly facilities to replace old facilities; and various subdivision and soil fill (forwarded from Community Bylaws) proposals.
Richmond Policy Initiatives	Agricultural perspective and advise to Council	<ul style="list-style-type: none"> Received regular updates and commented on the 2041 Official Community Plan update. This included reviewing and updating the 2003 RAVS. Reviewed and commented on the updated 2012 Environmentally Sensitive Area Management Strategy to be incorporated into the 2041 Official Community Plan. Discussed issues related to genetically engineered food and products as it relates to agricultural viability in Richmond with Environmental Sustainability staff to assist with a related Council referral on this matter. Received information from Environmental Sustainability staff on Provincial Riparian Area Regulations and related City Riparian Management Areas. Provided comments to City staff on accessory residential building heights in the Agriculture (AG1) zoning district.
External Agency Policy Initiatives Requests for Feedback	Provide agricultural comments and perspectives to the agency (through council) when requested.	<ul style="list-style-type: none"> Received information on initiatives, funding programs and farming advisory information sheets (e.g., farm practices sheets; manure spreading advisories) from Ministry of Agriculture staff.
Drainage/Irrigation Program for Agricultural Areas	Provide comments from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from Engineering staff on 2012 works associated with the East Richmond Agricultural Water Supply Study. Works completed in 2012 are as follows: <ul style="list-style-type: none"> Implementation of a new culvert crossing across Sidaway Road at the Francis Road allowance. Completion of the design for a lift-station along No. 8 Road with construction and installation to commence in 2013.
Major Transportation Projects	Provide comments and feedback from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from the City project team on upcoming road widening planned for Westminster Highway (from Nelson Road to McMillan Way) and Nelson Road (from Westminster Highway to Blundell Road). Review and comments from AAC members focussed on ensuring that works associated with the road widening took into account existing agricultural irrigation and drainage infrastructure that are located in close proximity to road widening works.

Projects	Results Expected	Accomplishments and Comments
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> Organized and hosted a Farm Tour on September 20, 2012 that involved elected officials, local and regional agricultural stakeholders, City staff and community groups. The Farm Tour focussed on 3 itinerary stops that highlighted agricultural viability on multiple scales, which was the theme of this year's event. There was a total of 37 attendees at the event. Received information on local food awareness events. Received information on a Richmond Food Security Society project to conduct a food land inventory for Richmond to identify potential food production sites within the City.
General Agricultural Related Issues	Identify specific projects and initiatives that impact agriculture	<ul style="list-style-type: none"> Received updates from the Metro Vancouver AAC pertaining to projects that have received grant funding from Metro Vancouver and other agricultural initiatives and projects being undertaken by the region. Reviewed and provided comments on a new research project proposal by Kwantlen Institute of Sustainable Horticulture.

List of Development Proposals Reviewed in 2011

Application No.	Address of property	Proposed use
AG 11-566932	11014 Westminster Highway	Non-farm use proposal to develop a new congregation hall to replace the old facility on the same property that has existing Assembly (ASY) zoning.
RZ 11-582929	7471 and 7451 No. 4 Road	Low-density residential proposal adjacent to the ALR. Review of ALR landscape buffer provisions to be incorporated into the development.
DP 11-566011	Ecowaste industrial lands (East Richmond)	General updates and refinements made to the proposed ALR landscape buffer to be incorporated into the proposed industrial development.
N/A	12871 Steveston Highway	Non-farm use proposal to place fill on the subject site to facilitate farming (blueberry production) on the subject site.
AG 12-613731	9811/9771 No. 6 Road	Non-farm use application to realign existing lots. Proposed subdivision does not result in any creation of new lots in the ALR.
AG 12-613731	19000 River Road	Non-farm use application to subdivide a small parcel (located on the foreshore of the north arm of the Fraser River) from the larger upland parcel.

2013 WORK PROGRAM AGRICULTURAL ADVISORY COMMITTEE

AAC Role in the Work Program

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS).
- Provide comments and feedback, from an agricultural perspective, to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive for information, reports and materials forwarded from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGO's). Provide comments and feedback (through Council) when requested.
- Participate in public meetings and consult on work program projects.
- Continue to improve local agricultural awareness and education initiatives and take the lead role in organizing agricultural showcase events.
- Receive regular updates on projects and works related to agriculture.
- Ensure that all City Divisions liaise with the AAC as early as possible on works deemed to have an impact on farming so that the Committee can be consulted. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable comments and feedback to be given where appropriate.

AAC Proposed 2013 Work Program

Projects	Results Expected	Objectives and Deliverables
Major Development Projects	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> • Review proposals forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to address Committee comments when needed.
Transportation Works and Projects	Agricultural perspective and input	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • Work to engage the AAC early and with regularly scheduled updates to ensure that potential agricultural impacts are known and addressed. • Receive information from Transportation and Community Bylaws staff based on monitoring of truck traffic activity along Westminster Highway (between No. 6 Road and Nelson Road) since the completion of the Nelson Road Interchange project. • Receive regular updates on the Westminster Highway and Nelson Road planned widening relating to detailed design and construction activity. • Review and comment on non-farm use soil fill applications forwarded to the AAC by Community Bylaws staff.

Projects	Results Expected	Objectives and Deliverables
Transportation Works and Projects (continued)	Agricultural perspective and input	<ul style="list-style-type: none"> George Massey Tunnel replacement project – continue to receive updates on the project, upcoming consultation and requested stakeholder feedback from the Ministry of Transportation project team.
Richmond Agricultural Viability Strategy Policy Updates and Initiatives	Agricultural perspective and input	<ul style="list-style-type: none"> Monitor and update the recommendations of the RAVS based on the progress and work completed in the proposed 2013 work program. Provide feedback on agricultural related policy initiatives.
Drainage and Irrigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works. Additional modelling is planned for East Richmond agricultural areas to update the overall East Richmond Agricultural Water Supply Study based on works completed since 2006. Findings will be communicated to the AAC, which will help guide future drainage and irrigation works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> AAC to examine options to look at promoting local agricultural and food awareness. Implementation of agricultural signage (no trespassing; no crop theft) in the Gilmore agricultural area in partnership with the Parks Department.
Agricultural Data System	<ul style="list-style-type: none"> Update agriculture related statistics based on current data figures. Identify latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy. 	<ul style="list-style-type: none"> City staff to obtain updated statistics and data on agriculture and report findings and trends to the AAC as needed. Receive for information the Agricultural Land Use Inventory Map and accompanying report from the Ministry of Agriculture. Update the City's website as appropriate.
AAC Action Items Table	<ul style="list-style-type: none"> Tool used by the Committee to monitor specific initiatives and projects of importance to the AAC. 	<ul style="list-style-type: none"> Continue to utilize the AAC Action Items Table to report progress on initiatives and projects.



City of Richmond

Report to Council

To:	Richmond City Council	Date:	December 14, 2012
From:	Cathryn Volkering Carlile General Manager, Community Services	File:	99-Community Services/2012-Vol 01
Re:	Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program		

Staff Recommendation

That, as per the General Manager of Community Services report dated December 14, 2012, "Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program", the Richmond Seniors Advisory Committee's 2013 Work Program be approved.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:
REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The Richmond Seniors' Advisory Committee (RSAC) was formed in 1991 to advise Council regarding seniors' concerns and the future needs of this growing population. The Committee meets on a monthly basis to consider issues referred by City Council, City staff and members of the community. It studies a range of matters deemed of concern to seniors and submits information, options and recommendations to City Council.

This report presents the RSAC 2012 Annual Report and proposed 2013 Work Program, which supports the following 2011 – 2014 Council Term Goals regarding Community Social Services.

- 2.1 Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
- 2.4 Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.
- 2.6 Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

Analysis

1. 2012 Annual Report

The RSAC 2012 Annual Report (**Attachment 1**) highlights the committee's advice to Council and undertakings to strengthen community services for seniors during the past year.

The RSAC contributed to the development of the Official Community Plan and the draft Social Development Strategy. The RSAC continued to advocate, through Transportation staff, for washroom access at Canada Line stations.

The RSAC also reviewed and monitored the BC Ombudsperson's report, "The Best of Care", including 176 recommendations pertaining to home and community care, home support, assisted living and residential care, as well as the Provincial response, "Improving Care for BC Seniors: An Action Plan". In support of the RSAC, Council submitted a resolution, endorsed at the 2012 UBCM Convention, requesting that the proposed Office of the Seniors Advocate have sufficient authority and independence to effectively implement the BC Ombudsperson's recommendations.

The RSAC continued to monitor a number of topics of concern to seniors: the development of affordable housing for seniors; seniors' health issues and programs; seniors' safety through falls prevention and the Vial of Life program; outreach to isolated seniors; intercultural and multicultural issues; and transportation matters of concern to seniors.

2. 2013 Work Program

In 2013, the RSAC will provide Council with advice regarding the 2011 – 2014 Council Term Goals with respect to the Community Social Services goals identified above. In particular, the RSAC will contribute to provide consultations regarding the draft Social Development Strategy and the Affordable Housing Strategy Update. The RSAC will continue to support Council discussions with senior governments, particularly by monitoring Provincial actions regarding the BC Ombudperson's recommendations and follow-up. In addition, the RSAC will provide the seniors' perspective to other City consultations (e.g., the Railway Corridor, Garden City Lands). The RSAC will also explore BC Age-Friendly Community Recognition for Richmond.

The RSAC will continue to monitor numerous topics of concern to seniors, as identified in the attached table (**Attachment 1**). Members will continue to liaise with a wide range of community and senior-specific organizations. City staff will support the RSAC 2012 Work Program as City policies, work programs, staff time and resources permit.

Financial Impact

There is no financial impact.

Conclusion

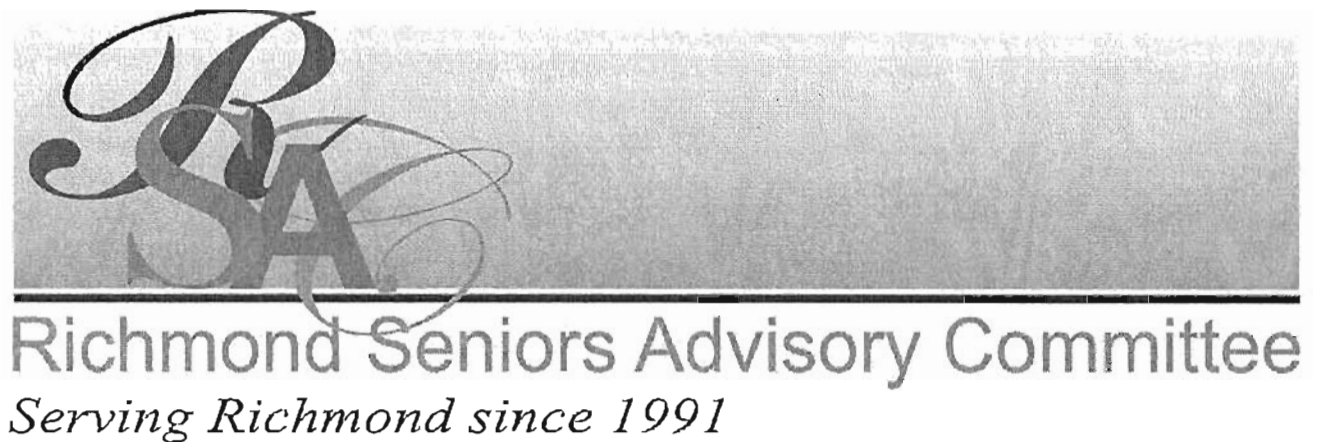
The RSAC continues to advise Council regarding matters of concern to Richmond seniors and contributes to a wide range of City, community and seniors initiatives that aim to improve the quality of life for Richmond seniors. In 2013, the RSAC will focus on supporting Council Term Goals with respect to Community Social Services. Staff recommend approval of the proposed 2013 RSAC Work Program.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls

Attachment 1	Richmond Seniors Advisory Committee 2012 Annual Report/2013 Work Program	Redms 3717443
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**Richmond Seniors Advisory Committee
2012 Annual Report/2013 Work Program**

2012 Membership:

Seemah Aaron
Olive Bassett
Neil Bernbaum
Aaron Chow
Aileen Cormack
Mohinder Grewal
Hans Havas (Vice-Chair)
Kathleen Holmes (Chair)
Shams Jilani
Corisande Percival-Smith
Jackie Schell
Carol Smith
Doug Symons
Daryl Whiting
Becky Wong

City of Richmond Liaisons:

Cllr. Ken Johnston, Council Liaison
Eva Busich-Veloso, Senior Services Coordinator
Lesley Sherlock, Social Planner, Staff Liaison

Purpose:

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to City Council regarding senior's issues as they arise or are referred by City Council. The RSAC members identify concerns of seniors and work with various community organizations and agencies, as well as City staff, to obtain an understanding of the issues. Information, options and recommendations are prepared and submitted to City Council for consideration.

While the Richmond Seniors Advisory Committee has not received many referrals from City Council this past year, the members have continued to identify issues of concern and provide support and advice.

Membership:

We had a total of 15 members this year and were pleased to welcome one new member. Many of our members belong to various groups and organizations, attend numerous forums and workshops and are able to bring additional information to our monthly meetings. Members bring information on a range of topics relevant to seniors, as illustrated in the attached reports and Work Program.

Meetings:

The Richmond Seniors Advisory Committee meets 10 months a year on the second Wednesday of the month. Meetings are not held during the months of July or August. Monthly guest speakers are invited to make presentations relevant to seniors issues and advise the RSAC members on resources available for seniors in the Richmond community. The RSAC members focused on several issues this past year; Seniors Advocate, Ombudsperson and washroom access at Translink.

Eva Busich-Veloso, Coordinator of Seniors Services, City of Richmond attends our monthly meetings and brings with her a wealth of knowledge about seniors in our community. Carol Dickson, Manager, Seniors Community Support Services attends meetings on behalf of Volunteer Richmond and keeps the committee members current on seniors issues, information seminars and volunteering. Louise Young, Coordinator, Richmond Seniors Network has started attending meetings this year and brings our members up to date with issues the Seniors Network is dealing with. Thank you for sharing your resources and information to keep members current on issues of concern to seniors.

The Richmond Seniors Advisory Committee would like to thank the Mayor and Council for their continuing support of our committee and Councillor Ken Johnston, Council Liaison, for attending monthly meetings and also providing support to our committee.

To the Richmond Seniors Advisory Committee members I would like to acknowledge each of you for your contributions this past year and say thank you for your hard work and dedication. To Lesley Sherlock, Staff Liaison and City Social Planner a heart felt thank you for your hard work and dedication to making sure this committee fulfills its duties and meets its goals. Thank you to Sani Mursalim, our volunteer web master for revitalizing our web site to help create an awareness of our committee's role at City Hall.

Guest Speakers:

Kiwanis Development- Chris Ho, Vice President of Development, Polygon Homes
Brian Dageneault, Kiwanis Planning Consultant
Dena Kae Beno, Affordable Housing Coordinator, City of Richmond
David Brownlee, Planner, City of Richmond
Ladysmith Seniors Advisory Council – Linda Brown, Pat Schulson
We Care Health Services – Bob Attfield, Western Canada Director
Volunteer Richmond – Lois Hourston
Richmond Chinese Community Society – Henry Beh
Jack Micner – Lawyer
Minoru Seniors Society – Maggie Levine, President
Translink – Peter Hill, Manager, Access Transit

Service Canada – Ifigenia Fasogiannias , Citizen Services Specialist
City of Richmond – Cathy Volkering Carlile, General Manager, Community Services Department

Correspondence / Meetings:

Mayor's Letter of Appreciation to RSAC
City Letter to Municipalities re: Translink Washroom Access
City Letter re: June 2011 Advisory Committee Consultation
MLA letter to RSAC
Delta Seniors Community Planning Team E-mail re: RSAC presentation
RSAC Letter to Rob Howard, MLA re: DriveABLE Program
RSAC Letter to Council re: B.C. Ombudsperson's Report
E-mail request from Angels There for You
E-mail request from De Whalen re: Rental Connect
Motor Vehicle Branch reply re: DriveABLE Program
Letter to City re: Translink Washroom Access
City Letter to Translink re: Taxi Saver Program
City Letter to UBCM re: Provincial Office of the Seniors Advocate
City Letter to Premier Clark re: Office of the Seniors Advocate
Premier's reply to Mayor Brodie re: Office of the Seniors Advocate
RSN Letter to Minister de Jong re: Seniors Advocate
Opposition Critic for Seniors and Long Term Care reply to Mayor Brodie re: Office of the Seniors Advocate
RSN Letter to Translink re: Access to Washrooms, Canada Line
RSAC Letter of Thanks to Mayor and Councilor
BRTC Letter to Richmond Seniors Network re: Access to Washroom at Canada Line Station
City Letter to Translink re: Pilot Initiative to Provide Special Public Access to Staff Washrooms in Richmond-Brighouse Canada Line Station

Member Participation In Forums and Conferences:

COSCO Conference, "The Joys and Tears of Living Longer"
DriveABLE Meeting with Stephen Martin, Superintendent of Motor Vehicles
Translink Meeting with Peter Hill, Access Transit Manager and Richmond Seniors Network
Meeting with Kim Carter, B.C. Ombudsperson
Seniors Week
Richmond Senior Housing Dialogue

Workplan for 2013 (table attached):

- Continue to gather information on issues affecting seniors in order to provide knowledgeable and relevant advice to City Council as requested and as appropriate.
- Encourage the monitoring and reporting on a range of topics to continue.
- Continue to support events such as Seniors Week and Wellness Fairs.
- Maintain our liaison and representation with the Richmond Community Services Advisory Committee, the Fall Prevention Committee, the R.C.M.P. Multi-Cultural Advisory Committee, the Richmond Integrated Addiction System, the Richmond Intercultural Advisory Committee, the Richmond Seniors Network and organizations and agencies deemed appropriate.

Proposed Budget for 2013:

The RSAC proposes the following budget for 2013.

Meeting Expenses	\$1,000
Expected Events	<u>\$1,000</u>
Seniors Week	
Wellness Fair	
Workshops and forums	
Total:	\$2,000

Submitted by:

Kathleen Holmes, Chair
Richmond Seniors Advisory Committee
December 2012

ANNUAL REPORTS: SPECIFIC TOPICS

HOUSING

All in all, this has been a year of action. The City of Richmond working with all levels of government, non-profit organizations and the private sector will achieve their ambitious goal in housing Richmond's low-income residents.

There have been a number of residential projects this year that have included affordable housing units. The following highlights demonstrate the partnerships between the City and the developer.

We can now look forward to the commencement of construction in the Fall of 2013 on the KFC site (8111 Granville Avenue). This project is on leased land from the City of Richmond. The housing development will be an interesting concept with five non-profit organizations under one roof and each non-profit owning their own space in a strata type building.

The Rental Connect project has been developed to bring landlords and tenants together. This service is free to both parties and will include rental listings and advertising. I understand they will also work with the City to promote and educate the community about the possibility of having secondary suites as an affordable housing option.

At the January meeting, RSAC had representatives from Polygon Developments speak on their proposal for the Kiwanis's lands on Minoru Boulevard. There will be 296 units operated by a non-profit organization for independent living seniors and the City's Universal Design Guidelines will be followed. I understand that the tenants that were living in the original units have all been relocated. Polygon has to be commended on paying for moving costs and finding temporary accommodation. These original tenants can, if they wish, return to the new facilities at a reduced rent.

In February, Minister Responsible for Housing, The Honourable Rich Coleman invited Richmond residents to hear him outline the Provincial Government's 5-Part Housing Strategy:

- Homeless to have access to stable housing;
- Most vulnerable receive priority;
- Aboriginal housing needs addressed;
- Low-income households have improved access; and
- Home ownership is supported.

Richmond has always set the bar high to what can be achieved to house our less fortunate residents, and we can clearly appreciate what can be done when all parties work in unison.

Respectfully submitted
Aileen Cormack

TRANSLINK - PUBLIC WASHROOMS

This has been a "hot topic" with the RSAC for the past two years. We have been in contact with various Lower Mainland Municipalities affected by TransLink's refusal to open existing washrooms on their various Skytrain stations and they have been supportive in our pursuit.

In October 2011, I carried out a survey on Canada Line stations and was advised by the attendants that washrooms were only available for staff. After discussing this topic further with City staff, a letter was prepared and forwarded to TransLink for further clarifications as to why the existing washrooms could not be accessed by the public. Response received from TransLink reiterating their previous stance on this subject being lack of safety and security.

In May 2012, I attended TransLink's Annual General Meeting and spoke to Ian Jarvis, CEO and Peter Hill, Manager, Access Transit with respect to our ongoing non-washroom accessibility.

In September 2012, I prepared a letter for Richmond Seniors Network suggesting that TransLink initiate a Pilot Project lasting 6 – 12 months at the Brighthouse Station for their washrooms to be open to the public. At the October 17, 2012 Richmond Public Works and Transportation Committee, it was carried by the Committee that a letter be forwarded to TransLink endorsing the Pilot Project. At the October 22, 2012 City Council Meeting, it was agreed unanimously that staff prepare a letter on behalf of the City to TransLink advising of its support for the implementation of the pilot initiative and that TransLink be requested to reconsider its current policy on access to washrooms for this pilot project.

With the ongoing assistance of the Mayor and Council and City staff, I will be able to report next year that we have achieved our goal.

Respectfully submitted

Aileen Cormack

SAFETY SUB-COMMITTEE:

2012 was a year of change with every staff member of the 'Falls Prevention Network' leaving or on leave because of advancement to a different position, illness or retirement, all these staff members, some long standing, are missed by the community members. In the meantime, the Network is moving along well with the new staff members.

Because of the above changes some of our work attempting to attract new members came to a stop until new staff could be oriented to the purpose of the Network, but other endeavors continued. The network is comprised of Richmond Falls Prevention Staff and representatives from various community organizations interested in the prevention and treatment of falls.

FPN is also part of Richmond Safe Communities Alliance and the staff looks at risk assessment in the home setting, personal risk factors and advises and refers to appropriate follow-up. Members take back to their respective organizations valuable information gained at the Networking meetings.

FPN will be setting up a Face Book account in the New Year. It will be used as a communication tool to post information about the Network and publish upcoming events.

Outdoor walking is one of the recommended activities to keep seniors healthy; however it is a potential source of falls. Reporting to the City works yard of sidewalk hazards is one of FPN's concerns. These needs reporting as many older areas are in need of attention and the City does not have the resources to regularly inspect sidewalks. The method of identifying sidewalk hazards will again come up for attention before the end of the year.

Falls Prevention Week is held every year to alert the Public about slips, trips and falls.

Information received at the Network:

The highest percentages of accidents in Richmond are related to falls, according to a survey prepared by the Public Health Surveillance Unit. Seniors who have had one fall are at twice the risk of future falls, 90% of hip fractures are due to falls and 40% of long term care admissions are fall related. (VCH)

Respectfully submitted,

Olive Bassett, Chair, Safety Subcommittee of Richmond Seniors Advisory Committee

ISOLATED SENIORS SUB-COMMITTEE REPORT

One of our biggest problems is identifying those seniors who are isolated who wish not to be. Many people when they reach certain ages are quite happy to be out of the hustle and bustle they experienced every day while being active and employed in the community or at work. However there are those who are alone and isolated through no fault of their own and it is these people our committee wishes to identify. This is no easy matter. The Senior's Activity Centre and the community centres in various areas of the city have wonderful programs for seniors who are able to access them.

Transportation is probably the single most important issue facing both isolated and well seniors. It has been shown to be the key factor in the social isolation of seniors.

At one point the Integrated Health Program that was started in the Blundell area seemed to the committee to be the answer as it identified isolated seniors because of their accessing the Emergency Dept. at the hospital but were not being associated in any way with any kind of services the City provided. This was a pilot program at VCH that the committee felt could identify those isolated seniors who had no contact, social or otherwise, but it was not continued.

The program now that seems to be focused on the frail elderly and isolated who require attention is 'Home is Best'. This program now is focusing on seniors, needing hospital treatment but not acute care, being treated at home with the proper medical attention but not taking up acute care beds.

The above committee has returned to having monthly meetings at City hall on the last Monday of each month.

Respectfully submitted,

Olive Bassett, Chair, Isolated Seniors Subcommittee

RSAC 2013 Work Program

This Work Program supports the following Council Term Goals (2011 - 2014). The RSAC will give priority to providing Council with advice regarding the following Council Community Social Services Goals in 2013. Topics monitored by the RSAC are outlined in the table below.

- 2.1 – Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
- 2.4 – Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.
- 2.6 – Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

Richmond Seniors Advisory Committee 2013 Work Program						
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Housing						
Collaborate with the Affordable Housing Coordinator and Community Services to identify, plan and support to completion housing projects that meet the spectrum of affordable housing needs	<ul style="list-style-type: none"> - Continue monitoring new developments that include affordable housing with a specific percentage of units to be allocated to seniors 	Regular communication with City staff and Council regarding affordable housing initiatives in Richmond	<ul style="list-style-type: none"> - RSAC informed of affordable and supportive housing developments - RSAC consulted regarding seniors affordable and supportive housing developments - Council advised as necessary 	Aileen, Neil, Doug, Becky, Seemah	<ul style="list-style-type: none"> - Developers - NGOs - Faith Community - Poverty Response - Affordable Housing Strategy - Seniors Planning Table - Homelessness Coalition - Rental Connect 	Ongoing
Advise the City re: the Affordable Housing Strategy Update and use of the Affordable Housing Statutory Reserve Fund	<ul style="list-style-type: none"> - Participate in the monthly meetings organized by the Faith Communities, Affordable Housing Task Force, others - Continue monitoring Kiwanis' development of 296 units of seniors affordable housing and discussions with Polygon - Organizing discussions with Dr. Chen and Associates on an Abbeyfield type residence 					
Advise the City re: the Affordable Housing Strategy Update and use of the Affordable Housing Statutory Reserve Fund	<ul style="list-style-type: none"> - Ongoing dialogue with the City about the Strategy and use of the affordable housing fund 					

Richmond Seniors Advisory Committee 2013 Work Program (cont.)

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Health						
Monitor quality of health care services	<ul style="list-style-type: none"> - Monitor community concerns: long term care, adult day care - Continue to monitor cleanliness issues at Richmond Hospital - Discuss the issue of changing demographics in community services - Follow up with the Healthy Living Secretariat and appropriate departments re: Aging Well in BC recommendations 	<ul style="list-style-type: none"> - Better quality long term care - Increased adult day care available - Improved cleanliness at Richmond Hospital - Community health services more responsive to changing demographics - Implementation of Aging Well in BC recommendations 	<ul style="list-style-type: none"> - RSAC informed of and consulted about a range of seniors health care concerns - RSAC monitors the impact of and response to changing demographics - RSAC monitors Provincial progress re: Aging Well in BC recommendations - Council advised as necessary 	Corisande, Aileen	<ul style="list-style-type: none"> - Vancouver Coastal Health - Richmond Health Services - Community services - Healthy Living Secretariat - Government Departments - Seniors Planning Table 	Ongoing
Raise awareness of seniors' health issues	<ul style="list-style-type: none"> - Bring forward speakers to RSAC on relevant health issues - Work with the Community Health Advisory Committee to consider joint public forums 	<ul style="list-style-type: none"> - RSAC well informed about a range of health issues - Forums reach a wide audience on seniors' health concerns 	<ul style="list-style-type: none"> - Speakers on health issues inform the RSAC - RSAC participates effectively in well-attended public events 		<ul style="list-style-type: none"> - Community Health Advisory Committee - Seniors Planning Table 	As arise
Advocate for increased and improved seniors' addiction services	<ul style="list-style-type: none"> - Work with the Medical Health Officer on seniors' addiction issues - Liaise with the Community Health Advisory Committee (CHAC) on seniors' addiction issues 	<ul style="list-style-type: none"> - Seniors addiction issues better understood and addressed - RSAC well informed about seniors' addiction issues 	<ul style="list-style-type: none"> - Medical Health Officer speaks to the RSAC - CHAC and RSAC mutually informed - Council advised as necessary 		<ul style="list-style-type: none"> - VCH/RHS - Richmond Hospital - NGOs - Seniors Planning Table 	Ongoing
Intercultural/Multicultural Liaison						
Richmond Intercultural Advisory Committee (RIAC) Liaison	<ul style="list-style-type: none"> - Continue participating and bring Senior's perspective to the deliberations - Participate in subcommittees - Participate in the Newcomers Guide sub-committee to arrange financing, translation, printing, reprinting and distribution of the Guide in English and two other languages 	<ul style="list-style-type: none"> - Other members of RIAC recognize how inter-cultural issues may, in particular, impact seniors 	<ul style="list-style-type: none"> - Recommendations and advice provided by RIAC have been viewed through a Senior's lens. - RSAC is, in general, kept informed of the major initiatives undertaken by RIAC - Newcomers to Richmond are provided with the Newcomers' Guide to assist with Settlement 	Aileen	RIAC	Ongoing

Proposed Richmond Seniors Advisory Committee 2013 Work Program (cont.)

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Intercultural/Multicultural Liaison (cont.)						
RCMP Multicultural Committee Liaison	- Attend meetings, monitor activities, report back	- RSAC informed re: RCMP Multicultural activities - RCMP outreach includes seniors' perspective	- RSAC informed about Committee activities - Seniors' perspective contributed to the RCMP	Olive	- RCMP	Ongoing
New immigrant seniors	- Explore how to involve, overcome barriers	- Increased participation of new immigrants in seniors issues	- New immigrant seniors participating in RSAC	TBD	- RMCS - SUCCESS - Richmond Chinese Community - Seniors Planning Table	
Transportation						
Seek information and make recommendations regarding transportation issues affecting seniors	- Subcommittee meetings with representatives of various transportation related agencies, e.g., Translink, HandyDART - Invite speakers to RSAC meetings, e.g., re: Canada Line, No. 3 Road improvements	- Transportation reflects seniors' needs	- RSAC informed re: transportation issues - RSAC advises re: transportation concerns - Council advised as necessary	Hans, Daryl, Seemah, Aileen, Doug	- Richmond Centre for Disability - Minoru Place Activity Centre - Translink - HandyDART - Seniors Planning Table	Ongoing
Safety						
Improve safety of Richmond's seniors	- Continue to monitor - Liaise with appropriate organizations - RCMP available in 2013 to speak on senior's safety - Participate in RCMP Crime Prevention Strategy	- Increased seniors' safety and sense of security - Falls and outdoor hazards reduced	- RSAC provides seniors perspective on safety issues and advocates for a safe community - Council advised as necessary	Olive, Kathleen, Seemah, Carol	- Safe Community Alliance - Falls Prevention Network - Seniors Planning Table	Ongoing

Proposed Richmond Seniors Advisory Committee 2013 Work Program

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Richmond Community Services Advisory Committee Liaison						
<ul style="list-style-type: none"> - Act as conduit of information between the RSAC and the RCSAC - Offer issues/ concerns/responses to RCSAC initiatives, through a seniors' lens - Promote the inclusion of seniors in community activities. 	<ul style="list-style-type: none"> - Attend monthly meetings, taking information/ announcements/ concerns both ways - Support specific projects of members of the RCSAC that are in line with the mandate and priorities of the RSAC and seniors - Attend various public meetings/ fundraisers/AGMs, etc., as a representative of the Seniors Advisory Committee to give heightened profile to the Committee in Richmond and seniors in general 	<ul style="list-style-type: none"> - Greater understanding among and between the RSAC and members of other Social Service Agencies, Programs and Committees - Ageist beliefs and behaviours identified and broken down - Participation in the greater community by more seniors 	<ul style="list-style-type: none"> - Increase in co-sponsored events and partnering on projects - Decrease in ageist language and assumptions. - Increase in participation in and attendance by our members and other seniors at events and programs offered in the community. 	Corisande	- RCSAC	Ongoing
Publicity						
Increase the profile of seniors issues in Richmond	<ul style="list-style-type: none"> - Continue to publicize seniors' issues (e.g., RSAC member writes monthly column) 	<ul style="list-style-type: none"> - Greater public awareness of seniors issues 	<ul style="list-style-type: none"> - RSAC informs the public - Council advised as necessary 	Becky, Aileen	- Richmond Review	Ongoing
Age-Friendly Community Recognition						
<ul style="list-style-type: none"> - Seek BC Age-Friendly Community Recognition 	<ul style="list-style-type: none"> - Explore criteria - Identify actions & resources needed to qualify - Seek Council approval 	<ul style="list-style-type: none"> - Application submitted 	<ul style="list-style-type: none"> - Receive BC Age-Friendly Recognition Status 	TBD	- Province	2013
Council of Senior Citizens' Organizations of BC (COSCO)						
COSCO Liaison	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - RSAC informed about COSCO initiatives - COSCO enriched with Richmond seniors' perspective 	<ul style="list-style-type: none"> - RSAC members knowledgeable about Seniors issues and COSCO activities - RSAC is known to COSCO 	Mohinder	- COSCO	Ongoing

Proposed Richmond Seniors Advisory Committee 2013 Work Program

Proposed Richmond Seniors Advisory Committee 2013 Work Program						
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Isolated Seniors						
<ul style="list-style-type: none">- Identify isolated seniors In Richmond- Reduce the isolation of seniors by coordinating services	<ul style="list-style-type: none">- Monthly meetings will be held- Hopefully assist Minoru Place Activity Centre and Seniors Wellness Coordinator with expansion of Wellness Outreach Programs to offsite locations, immigrant groups and other cultural and non-English speaking groups	<ul style="list-style-type: none">- Seniors will be more connected with the services available in the community- Follow-up is now done by Hospital staff to elderly seniors after release from hospital; many of the former isolated are now connected to the community- Seniors will be more informed and aware of services available to them- Seniors with barriers to participation will be able to fully engage in recreation and leisure opportunities	<ul style="list-style-type: none">- More and more isolated seniors are being contacted and made aware of the services available- Many more seniors connected with the community and programs available to them such as the Minoru Activity Centre programs	Olive, Seemah, Aileen, Nell, Carol	<ul style="list-style-type: none">- Minoru Activity Centre- Richmond Health Services- Vancouver Coastal Health- Richmond City Council- Richmond Addiction Services- Falls Prevention Network	Ongoing
United Way Seniors Planning Tables						
Richmond Seniors Planning Table	<ul style="list-style-type: none">- Attend meetings, monitor activities, report back	<ul style="list-style-type: none">- Gaps in seniors services identified- Priority issues of isolated seniors, transportation and cultural diversity addressed	<ul style="list-style-type: none">- Richmond seniors better served through new and/or improved services and opportunities	Aileen, Mohinder	<ul style="list-style-type: none">- Richmond Seniors Planning Table	Ongoing
Regional Seniors Planning Table	<ul style="list-style-type: none">- Attend meetings, monitor activities, report back	<ul style="list-style-type: none">- Regional seniors concerns addressed	<ul style="list-style-type: none">- Regional services improved	Mohinder	<ul style="list-style-type: none">- Regional Seniors Planning Table	Ongoing



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Date: November 28, 2012
File: 08-4055-20-SPST1/Vol
01
Re: Draft 2013-2022 Social Development Strategy

Staff Recommendation

That the draft Social Development Strategy, as outlined in the report titled "Draft 2013-2022 Social Development Strategy", dated November 28, 2012 from the General Manager - Community Services, be distributed for public comment.

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

Att. 3

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>		
Recreation Services	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Sustainability	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

At its meeting of November 9, 2009, Council endorsed the principles and objectives (**Attachment 1**) for preparation of a 10 year Social Development Strategy¹ for the City of Richmond. The City of Richmond Social Development Strategy was intended to guide the City's decisions and resource allocations on social development matters over the forthcoming 10 years - in essence functioning like a social planning equivalent of the Official Community Plan (OCP).

Council directed that a Council/staff liaison committee be established to provide oversight for the Strategy preparation. Councillors Linda Barnes and Greg Halsey-Brandt were the initial Council appointees, with Councillor Bill McNulty replacing Councillor Halsey-Brandt after the 2011 election. An interdepartmental staff team was assembled to assist with the strategy preparation.

The Strategy's purpose is to:

- Identify social development priorities for the City for the next ten years;
- Clarify the roles of the City, in conjunction with other stakeholders, in addressing particular social development topics; and,
- Provide a foundation for a more integrated, coordinated, and sustainable approach for social development in Richmond for the future.

In addition to providing direction for the City on social development concerns, the Strategy is intended to be a resource to external community groups, institutions and organizations.

An information update on the initial round of consultation for the Strategy was presented to the February 8, 2011 Planning Committee meeting. Since that time, a subsequent round of consultations occurred, further analysis was undertaken, and a draft City of Richmond Social Development Strategy has been prepared. A summary of the consultation process is provided in **Attachment 2**, and the draft Strategy is presented in **Attachment 3**.

The purpose of this report is to provide an overview of the draft City of Richmond Social Development Strategy and to gain Council's endorsement to seek public comment on the draft Strategy. After assessing the public comment, staff will revise the draft and present a final version of the Strategy to Council for adoption mid 2013.

This report responds to Council Term Goal 2.1:

Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.

¹ The Strategy was initially referred to as a Social Planning Strategy, but was subsequently re-titled Social Development Strategy. The term Social Development was chosen, as it more accurately captures the breadth of activities encompassed in the Strategy than the previous term (i.e., planning is but one of many City social development roles encompassed in the Strategy). Unless an action referenced in this report or in the Strategy specifically relate to planning, the term social development is used.

Findings of Fact

The Strategy preparation process has been divided into four phases of activity, as follows:

Phase 1: Initial community consultation. **Completed**

A variety of traditional and innovative community engagement methods were used, including:

- Conducting meetings with 12 City advisory committees and stakeholder groups.
- Receiving 8 written briefs from community organizations.
- Receiving 278 responses to paper and on line public surveys (paper surveys were translated into Chinese).
- Hosting a public forum with 24 attendees.
- Initiating a Let's Talk Richmond online engagement forum which had 1003 viewers, 2964 visits, and 139 documents downloaded.
- Hosting a series of Study Circles with sessions specifically targeted to Cantonese and Mandarin speaking residents, recent immigrants, and a broader general interest group.

Phase 2: Analysis and preparation of draft City of Richmond Community Social Development Strategy. **Completed**

In the spring of 2011, work proceeded on analysis of the public consultation information and other data and preparation of the draft Strategy commenced, including:

- Preparing a background Foundation Report, with information on demographic trends, existing programs and strategies, and other pertinent background for the Strategy preparation.
- Planning and facilitating workshops with key stakeholders to identify Richmond's social development strengths, weaknesses, opportunities, and threats (SWOT analysis); develop a preliminary 10 year Social Development Vision Statement for the City; identify Strategy options and priorities for consideration in the Strategy; and, specify appropriate City roles in addressing the priority options.
- Conducting a high level assessment of the City's socially-oriented advisory committees, consulting with committee representatives to determine what is currently working well with the City's advisory committee system, and what, if any, adjustments could or should be made to improve the efficiency and effectiveness of the system – particularly in light of the 10 year horizon of the Social Development Strategy.

Phase 3: Elicitation of comments on Draft Strategy. January - February 2013

Phase 4: Revision and Council adoption of Strategy. March - July 2013

Analysis

What We Heard

Through consultations for the Social Development Strategy, two things became clear: 1) Richmond residents care deeply about the social future of the community; 2) No consensus exists on which issues are of highest priority.

Many issues were identified – things that people wanted to see maintained or enhanced (assets) and concerns that they wanted to see addressed. The issues and comments centered around three broad themes, which formed the basis of the Strategy goals:

- 1) Equity and Inclusion – e.g., issues regarding affordable housing and homelessness, marginalized populations, child care, and services for people with disabilities and older adults.
- 2) Facilitating Citizen Engagement – e.g., building citizenship, creating opportunities for all residents to have a say in decisions affecting them and their community.
- 3) Building on Social Assets and Community Capacity – e.g., issues regarding neighbourhood planning, community wellness, and public safety.

A more thorough list of identified issues is included in the February 2011 Social Planning Strategy update report to Planning Committee.

(http://www.richmond.ca/shared/assets/Social_PLN_02081129705.pdf)

The Community Social Development Framework

The Social Development Strategy introduces and builds on a Framework. The Framework consists of the Vision, three goals, and nine strategic directions, as depicted in the table below:

Vision	
Richmond is an inclusive, engaged, and caring community that considers the needs of its present and future generations, values and builds on its diversity, nurtures its social capital, and treats its citizens with fairness and respect.	
Goals: ²	Strategic Directions:
I. Enhancing Social Equity and Inclusion	1. Expand Housing Choices 2. Enhance Community Accessibility 3. Address the Needs of an Aging Population 4. Help Richmond's Children, Youth and Families to Thrive
II. Engaging our Citizens	5. Build on Richmond's Cultural Diversity 6. Support Community Engagement and Volunteerism
III. Building on Social Assets and Community Capacity	7. Strengthen Richmond's Social Infrastructure 8. Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities 9. Facilitate strong and safe neighbourhoods

² These goals parallel the issue areas identified for the Social Inclusion and Accessibility chapter of the 2041 Official Community Plan. The decision was deliberate, recognizing the important, mutually supportive relationship between the Social Development Strategy and OCP.

For each Strategic Direction in the Strategy, recommended actions and associated timelines are specified, along with information on City roles and proposed partners.

Timelines – The actions are categorized according to four time frames for initiation: short term (0 – 3 years), medium term (4 – 6 years), and long term (7 – 10 years) or ongoing.

Roles – The range of potential City roles are identified for each action, including undertaking planning, research and policy development; delivering programs and services, engaging and empowering communities; collaborating and establishing partnerships; establishing infrastructure; providing land, space or funding; advocating; and securing external contributions.

Proposed partners – A key assumption of the Social Development Strategy is that the City cannot address all social issues on its own. Therefore, for each action, a range of proposed partners are identified, including senior governments, government agencies, non-profit agencies and community groups, Vancouver Coastal Health, School District #38, post-secondary institutions, faith and ethno-cultural groups, developers, businesses, community members, advisory committees and other community partners.

Priorities

All actions specified in the Strategy are considered important, hence their inclusion in the document. While determination of priorities is highly subjective, five issue areas are considered to be of prime concern for the future. They are:

<i>Cultural Diversity</i>	The diversity of Richmond's population permeates all issues in this Strategy. While many of the issues faced by Richmond are similar to those of other communities (e.g., child care, poverty, affordable housing), the issues take on a unique "made in Richmond" perspective because of our diversity.
<i>Aging of the Population</i>	Another key demographic trend facing Richmond is the aging of the population. The growth of the older adult population will have implications for several areas, including the built environment, housing, community services, the economy, and the health care system.
<i>Social Capital and Infrastructure</i>	Community agencies are facing significant challenges (e.g., providing quality services with limited funding, securing appropriate and affordable office space, competing for contracts and short term project grants). If the City is to be successful in addressing its social development goals, it is essential that vibrant community agencies and a healthy overall social infrastructure be in place.
<i>Children Families and Youth</i>	The well-being of Richmond's children, youth and families is essential to a socially sustainable community. The availability of child care and affordable housing, as well as a stable, supported non-profit sector and a vibrant network of parks, recreation and cultural opportunities will provide a foundation for healthy development and supportive connections.
<i>Affordable Housing and Affordable Living</i>	The availability of suitable, affordable housing in Richmond is a key concern. In planning for the future, a key challenge for the City will be to facilitate an appropriate range of housing options to accommodate all segments of Richmond's population, and to foster innovative partnerships to address emerging housing and broader affordable living concerns.

Implementation and Next Steps

The Strategy presented in **Attachment 3** is a draft and outlines key social development priorities and actions to be addressed by the City over the next ten years. As members of Council, key

stakeholders and community members have not yet reviewed the draft, it is acknowledged that adjustments will likely need to be made.

Given the foregoing, the proposed process for advancing the Strategy is as follows:

- Distribute the draft Strategy for public comment January - February 2013
- Assess comments and revise Strategy March - May 2013
- Present revised Strategy to Council for adoption July 2013

Public comment will be sought by posting the draft Strategy and comment sheets on the City's website and Let's Talk Richmond pages, targeted notification to key stakeholders, and hosting of at least one open house. The opportunities for comment will be well advertised.

Upon adoption of the Strategy, staff will prepare the first of what will be annual work programs for implementation. The work programs will provide more detailed information on the priority actions to be pursued, including elaboration on resource requirements, partners, targeted outcomes, and timelines.

Financial Impact

None

Conclusion

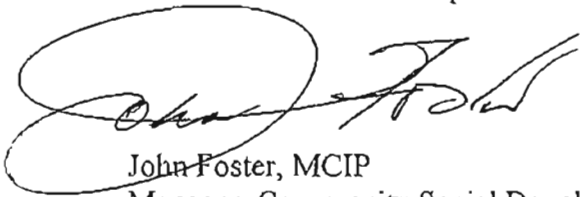
The Social Development Strategy is intended to provide the City with a solid, effective planning tool for addressing Richmond's social development priorities over the next ten years.

The Strategy was developed through a participatory process that engaged community members and other key stakeholders. It articulates a vision goals, strategic directions, and recommended actions for the City and its partners, thus providing a framework for future social development efforts in Richmond to 2022.

In preparing the Strategy, it was clear that:

- The City has a strong, proud, and effective legacy regarding social development
- The City is currently devoting considerable resources to social development concerns
- The City faces numerous challenges – but it also has a host of opportunities for planning to meet future needs
- To effectively address future social development issues, the City must be increasingly strategic and follow a multi-partnership approach

To advance the Strategy, it is recommended that the Strategy document be circulated for review and public comment. Upon conclusion of the final consultation process, a revised City of Richmond Social Development Strategy will be forwarded to Council for adoption.



John Foster, MCIP
Manager, Community Social Development
(604-247-4941)

Attachment 1	Adopted Principles – City of Richmond Social Development Strategy (Nov 9, 2009)	REDMS #3714423
Attachment 2	Social Development Strategy Key Stakeholder Consultation	REDMS #3714626
Attachment 3	Draft Social Development Strategy	REDMS # 3698364
Reference	Social Planning Strategy Update (February 2011)	REDMS #3060657

ATTACHMENT 1

Adopted Principles – City of Richmond Social Development Strategy (Nov 9, 2009)

Principle	Comment
<i>Support the City's corporate vision</i>	Taken collectively, the Strategy's policies will contribute to Richmond's corporate vision: for the City of Richmond to be the most appealing, livable, and well-managed community in Canada.
<i>Enhance Social Sustainability</i>	The Strategy will reflect sustainability principles, and address current and future social needs while also being financially viable and environmentally friendly. It will also clarify the social component of the City's broader Sustainability Framework.
<i>Engage the Community</i>	Both in developing and implementing the Strategy, diverse and targeted approaches have and will continue to be used to actively engage and solicit views from a broad cross section of the community.
<i>Coordinate interests, policies, programs, services and funding priorities</i>	The Strategy will aim to complement other key City and non-City interests, policies, programs, services and funding priorities (e.g. OCP, sustainability initiatives, School District, Vancouver Coastal Health, BC Housing) – in short, it will seek synergies and build on existing efforts and initiatives.
<i>Be strategic, visionary and realistic</i>	While being progressive and setting a strategic and visionary social development direction for Richmond, the Strategy will also be pragmatic – identifying appropriate, realistic, and cost-effective roles for the City (and its partners) for addressing social issues.
<i>Focus on assets and recognize social capital</i>	Rather than merely identifying the challenges or problems confronting Richmond, the Strategy will build on the City's and community's social capital, strengths, and initiatives (e.g., residents' knowledge and capabilities and connections within and among social networks).
<i>Be flexible and resilient</i>	While providing a progressive and sustainable social direction for Richmond, the Strategy will also recognize that unforeseen circumstances may arise, hence requiring flexibility and adaptability as implementation proceeds.
<i>Provide benefits to Richmond residents and external stakeholders</i>	In addition to assisting the City with its social development efforts, the Strategy will also provide a useful resource and planning tool for Richmond residents and external stakeholders.

Social Development Strategy: Key Stakeholder Consultation

Phase 1:

Stakeholder Meetings	
Stakeholder Group	Date
Council/School Board Liaison Committee	November 18, 2009
Child Care Development Advisory Committee	January 13, 2010
Richmond Seniors Advisory Committee	January 14, 2010
Richmond Community Services Advisory Committee	January 15, 2010
Richmond Centre for Disabilities	January 19, 2010
Richmond Intercultural Advisory Committee	January 20, 2010
Richmond Community Committee	January 27, 2010
Richmond Local Governance Liaison Committee	February 5, 2010
Health Liaison Committee	February 11, 2010
Richmond Children First	March 2, 2010
Canadian Federation of University Women – Richmond	April 20, 2010
Vancouver Coastal Health (VCH) Mental Health and Addiction Coordinating Committee	November 8, 2010

Summary notes were kept from the meetings and groups were asked to submit briefs with further comment. Written submissions were received from the following eight organizations:

- City Centre Community Association
- Richmond Community Services Advisory Committee
- Richmond Seniors Advisory Committee
- Child Care Development Advisory Committee
- Richmond Intercultural Advisory Committee
- Richmond Health Advisory Committee
- Richmond Poverty Response Committee
- Richmond Children First

Public Survey

As a means of gaining broader community input, staff developed a public survey for the Strategy. The survey was available in both a printed and online version. The printed version was also translated into Chinese to provide alternatives for Mandarin and Cantonese speaking residents to contribute their views.

Public Forum (May 26, 2010, Richmond Cultural Centre)—This forum was facilitated by Lani Schultz, Director, Corporate Programs Management Group. Twenty-four people attended, including members of the public and representatives of community organizations. Despite the relatively low turnout, the session generated interest in the project and elicited useful insight on key social planning priorities facing the City.

Building Our Social Future

A Social Development Strategy for Richmond | 2013-2022



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Executive Summary

The Social Development Strategy envisions the City of Richmond of 2022 as an inclusive, engaged, and caring community—one that considers the needs of the present and future generations, values and builds on its diversity, nurtures its social capital, and treats its citizens with fairness and respect. The Strategy recognizes that, for this vision to become a reality, the City must not only be ready to address existing community social issues but also develop the capacity to be responsive to the emerging needs of its diverse population.

Richmond's City Vision:

“To be the most appealing, livable, and well-managed community in Canada.”

The Social Development Strategy is intended to be:

- **City-wide:** The City is working together with community partners
- **Time-sensitive:** From 2013 to 2022
- **Action-oriented:** Identifies concrete short, mid and long term actions

Richmond has a strong tradition of addressing social issues in its planning and service delivery. The Strategy builds on many issue-specific City social policies and strategies, incorporates City sustainability principles and is consistent with the 2041 Official Community Plan's (OCP's) Social Inclusion and Accessibility objectives. The Strategy aims to improve the well-being of all those who live and work in Richmond and is intended to guide the City's decisions and resource allocations on social matters over the next ten (10) years—in essence, functioning like the social development equivalent of the OCP.

Preparation of the Strategy relied on extensive consultation with Richmond residents, community partners and other key stakeholders. The consultations took place from 2009 to 2011, utilizing a variety of community engagement approaches. The approaches included meetings with and eliciting written submissions from City Advisory Committees and community organizations, distribution of printed and online surveys, hosting of a public meeting, the Let's Talk Richmond online discussion forum, and holding study circles with immigrants and other residents. In addition to the public consultation, information from other sources (e.g. demographic data, best practices analysis) also informed preparation of the strategy.

A recurring theme emerging through the consultations related to the diversity of the local population. Richmond has one of the highest concentrations of visible minorities and immigrants who do not speak English in their homes in Canada. While creating a vibrant Richmond, the population diversity presents challenges—most notably in addressing the emerging needs of newer community members while also being responsive to longer term community members needs.

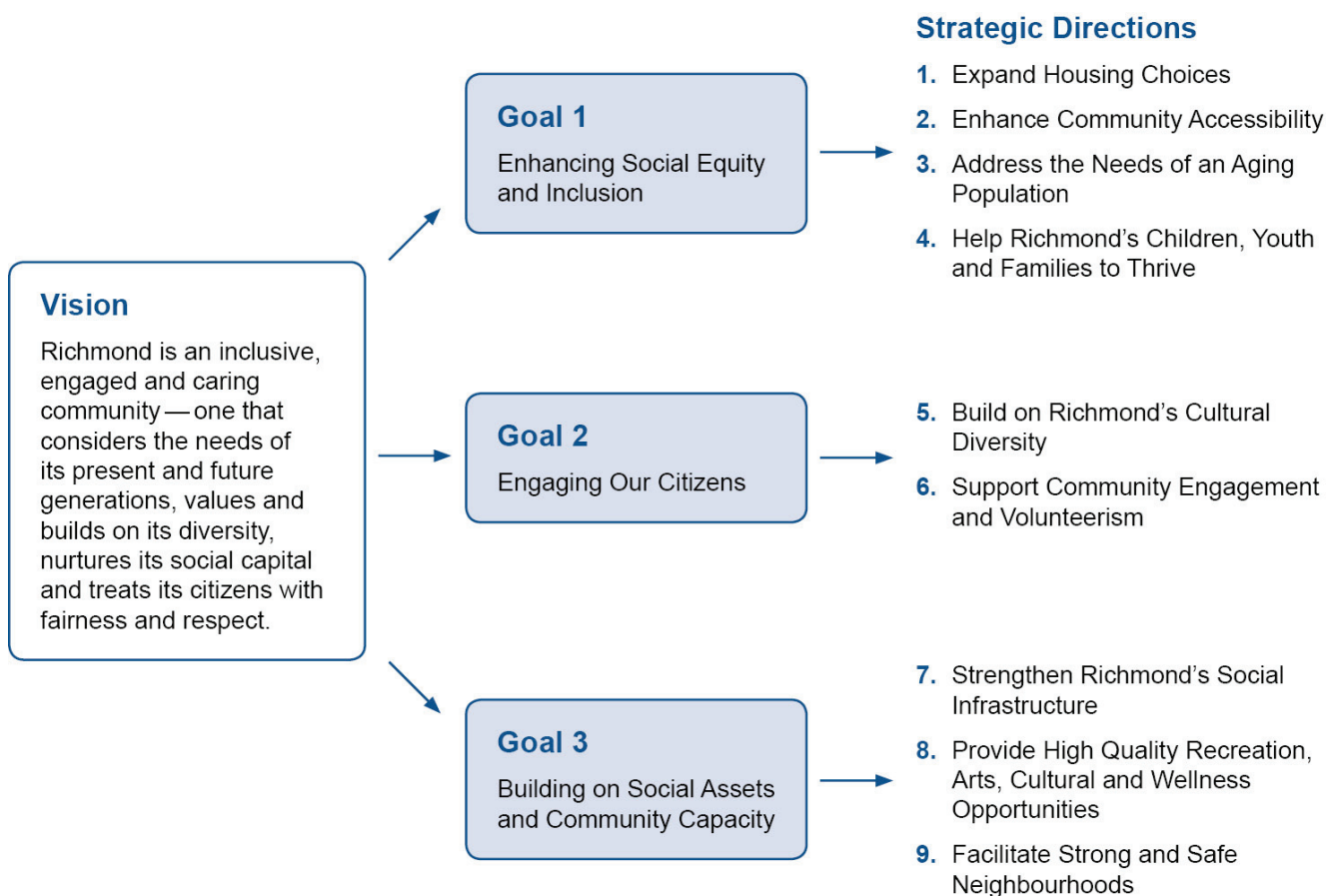
Other issues included:

- addressing the needs of an aging population
- supporting Richmond children, youth and families
- facilitating establishment of a more equitable, inclusive community (i.e. acknowledging that gaps exist between high and low income earners in Richmond, and some residents face financial, physical, cultural and other challenges in participating in community life)
- ensuring that an adequate “social development infrastructure” (i.e. facilities, programs, services and networks) are in place to meet Richmond's future needs
- developing appropriate, effective responses to affordable housing needs

The Strategy consists of a vision, three major goals, nine strategic directions and specific recommended actions. These actions are divided into short, medium and long term timelines. City roles are identified for each specific action, and proposed partners to participate in the work are also listed. The Strategy also lays out the proposed next steps for its implementation.

An overview of the Social Development Strategy Framework is presented below.

Social Development Strategy Framework



In pursuing preparation of the Strategy, the City has shown leadership in identifying and seeking responses to emerging social issues in the community. It must be stressed, however, that the City cannot do it alone. In implementing the Strategy, and advancing Richmond's social development goals a collaborative approach is required. The City will need to be strategic, build sustainable partnerships, clearly identify Richmond's role, and work in concert with Senior Governments and others to ensure its social development vision is realized.

Introduction

Purpose

The purpose of this document is captured in its title: Building Our Social Future. The Strategy is intended to guide the City's decisions and resource allocations on social development matters over the next 10 years—in essence, functioning like a social development equivalent of the Official Community Plan (OCP). It is also intended to be a resource for external stakeholders which will:

1. Identify social development priorities for City attention between now and 2022.
2. Clarify the roles of the City (and other stakeholders) with respect to addressing particular social development topics.
3. Provide a foundation for a more integrated, coordinated, and sustainable approach for social development in Richmond for the future.

This is a draft document, intended to be used as a basis for securing comments from the general public and community stakeholders. Based on the comments received, staff will make necessary revisions to the document and present a more detailed final version to Council for adoption in July 2013.

City Council Priority

Over the past decade, successive City Councils have expressed a desire that a comprehensive social development strategy be prepared for Richmond. Preparation of a Strategy was an explicit Term Goal for the 2008–2011 City Council, and reiterated by the current Council as follows:

Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.

Further, the City's Vision is to be the most appealing, livable and well-managed community in Canada. A Council adopted Social Development Strategy will be a valuable resource in helping the City to realize this vision.

Sustainability Perspective

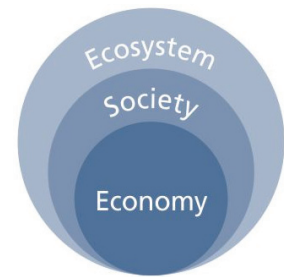
The City's Corporate Sustainability Policy, adopted in April 2010, "provides the commitment, shared vision, guiding principles and corporate strategic practices for how the City of Richmond embraces and advances sustainability." The Policy recognizes sustainability is dependent on the collective achievement of three interdependent conditions:

- social sustainability
- environmental sustainability
- economic sustainability

The City's Corporate Sustainability Policy Vision:

"A sustainable Richmond community is a healthy, safe and enriched island community with thriving natural systems and a responsible and prosperous economy, sustained for current and future generations."

The Policy defines social sustainability as the condition whereby “**basic needs are met, wealth and resources are distributed justly, equitable opportunities exist for social enrichment at the individual and community level and resiliency exists to address challenges.**” Inherent in this Policy is the message that true sustainability can only be achieved by successfully managing all three pillars—economy, society and ecosystem—together. A strong economy is dependent on a skilled and educated workforce whereby trust, cooperation and social support foster economic growth. The absence of social sustainability is characterized by a cycle of poverty, violence and inequality which makes it impossible to maintain economic or environmental health.



Interconnected Components of Sustainability
Source: City of Richmond's Corporate Triple Bottom Line Guide

Sustainability principles have been reflected in preparation of the Social Development Strategy, as exemplified by:

- consideration of social, economic, and environmental factors in the Strategy recommendations
- extensive and varied community consultation efforts
- establishment of a broad based inter-Departmental, multi-disciplinary Strategy advisory group
- focusing on the implications of today's decisions on future generations

The intent is that, once adopted, the Strategy will help to clarify and advance the social component of the City's overall sustainability agenda.

Guiding Principles

The following principles guided the preparation of the Strategy:

1. **Support the City's Corporate Vision**—Taken collectively, the Strategy's policies will contribute to Richmond's corporate vision: for the City of Richmond to be the most appealing, livable, and well-managed community in Canada.
2. **Enhance Social Sustainability**—The Strategy will reflect sustainability principles, and address current and future social needs while also being financially viable and environmentally friendly. It will also clarify the social component of the City's broader Sustainability Framework.
3. **Engage the Community**—Both in developing and implementing the Strategy, diverse and targeted approaches have and will continue to be used to actively engage and solicit views from a broad cross section of the community.
4. **Complement, interests, policies, programs, services and funding priorities**—In addition to setting the social development direction for Richmond, the Strategy will aim to complement other key City and non-City interests, policies, programs, services and funding priorities (e.g. OCP, sustainability initiatives, School District, Vancouver Coastal Health, BC Housing)—in short, it will seek synergies and build on existing efforts and initiatives.

5. **Be strategic, visionary and realistic**—While being progressive and setting a strategic and visionary social development direction for Richmond, the Strategy will also be pragmatic—identifying appropriate, realistic, and cost-effective roles for the City (and its partners) for addressing social issues.
6. **Focus on assets and recognize social capital**—Rather than merely identifying the challenges or problems confronting Richmond, the Strategy will build on the City’s and community’s social capital, strengths, and initiatives (e.g. residents’ knowledge and capabilities and connections within and among social networks).
7. **Be flexible and resilient**—While providing a progressive and sustainable social direction for Richmond, the Strategy will also recognize that unforeseen circumstances may arise, hence requiring flexibility and adaptability as implementation proceeds.
8. **Provide benefits to Richmond residents and external stakeholders**—In addition to assisting the City with its social development efforts, the Strategy will also provide a useful resource and planning tool for Richmond residents and external stakeholders.

Key Assumptions

1. **Building on a foundation and forging new territory**—The City already has many policies, strategies, and initiatives that pertain to social development (Appendix 1). The Social Development Strategy strives to strike a balance between acknowledging and building on existing social development policies, strategies, and initiatives, and identifying new priority initiatives that are not currently being pursued.
2. **Seeking partnerships and identifying roles**—The City cannot implement this Strategy alone. In addressing future social development concerns, the City needs to be strategic, set priorities, and work in collaboration with senior governments and other partners.
3. **Ensuring adequate resources are allocated**—City staff are already working at full capacity on social development matters. The assumption is that, if new initiatives are undertaken, existing initiatives must be scaled back or pursued more efficiently, or additional resources must be secured.

Local Context

Richmond Residents Profile

In preparing the Strategy, it was important to look at characteristics and trends of the local population. A summary of pertinent information is presented below.

Population	<ul style="list-style-type: none"> An estimated 201,471 people live in Richmond in 2012.*
Age	<ul style="list-style-type: none"> Roughly 28% of Richmond's population was aged 55+ years in 2011.** Richmond's population aged 65–74 is expected to double in the next 10 years. ** Median age is expected to steadily increase, nearing 50 years by 2036. ***
Ethnicity	<ul style="list-style-type: none"> 65.1% of Richmond's population identifies itself as visible minorities. **** 1% of Richmond's population identifies itself as Aboriginal. ****
Immigrants	<ul style="list-style-type: none"> Over half of the population (57%) in Richmond are immigrants. **** China (People's Republic of), Philippines, and Hong Kong are the three leading countries of birth for recent immigrants to Richmond. ****
Education	<ul style="list-style-type: none"> 84% of the working age population have an educational certificate of some kind, including a high school diploma. **** 26% have a University Degree. ****
Income	<ul style="list-style-type: none"> The average family income in 2005 was \$74,790. **** Recent studies show that over 30% of Richmond children under the age of 17 live in low income families, this rate being much higher than the provincial average. *****
Housing	<ul style="list-style-type: none"> Richmond has a higher than provincial average owner occupancy rate (77%). **** Richmond's housing stock is generally newer than the provincial average and a majority of it was built in the last forty years. **** From 2005 to 2008, the average price for detached homes in Richmond rose by 56.2%. ****
Labour Force	<ul style="list-style-type: none"> 56% of the workforce living in Richmond either worked from home or at a workplace in Richmond. **** In 2006, the two largest occupational categories were sales and service occupations (28%), and business, finance and administrative occupations (20%). ****
Community Health	<ul style="list-style-type: none"> Life expectancy in Richmond is the highest in British Columbia at 84.6 years. ***** In the 2011 Homelessness Count, 49 homeless people were identified in Richmond (15 sheltered and 34 unsheltered individuals). Those delivering services in the community believe that the actual number is much higher. *****

Source: *BC Stats estimate 2012; ** Census Canada, 2011; *** BC Stats 2011, **** Census Canada 2006, Community Profiles, ***** Richmond Health Profile, February 2011, ***** The Greater Vancouver Regional Steering Committee on Homelessness, 2011.

Addressing Social Issues

Social planning strives to strengthen communities by promoting positive social change, social justice and support for the overall population. While being similar in approach to other forms of planning, social planning places particular emphasis on improving the human condition and quality of life of people in the community. For purposes of this document, the term **social development**¹ is used, as it more accurately reflects the breadth of the actions proposed, going beyond planning to encompass the delivery of programs and services and various other social roles performed by the City.

Richmond has a strong tradition of social development—a tradition of listening, engaging, and collaboratively responding to residents’ social concerns. Examples of the City’s commitment to social development include:

- direct service delivery
- adoption of policies
- development of plans and strategies to address targeted population groups or identified community concerns
- advocacy to other levels of government
- establishment of facilities
- support of community agencies and partners
- securing child care facilities, affordable housing, and other community amenities from private development through the rezoning process

Examples of Selected Existing Social Development Policies:

- City Buildings—Accessibility
- City Child Care
- Disabled Persons—Accessibility
- Multiculturalism
- Group Home Planning Framework
- Richmond Children’s Charter (developed by Richmond Children First, and endorsed by City Council)
- City Grant Policy

Examples of Selected Existing Social Development Strategies/Plans:

- Affordable Housing Strategy
- Older Adults Service Plan
- Intercultural Strategic Plan
- Parks, Recreation, and Cultural Services Master Plan
- Youth Service Plan: Where Youth Thrive
- Richmond Community Wellness Strategy
- 2009–2016 Richmond Child Care Needs Assessment and Strategy

A list of key policies and strategies related to social development are in Appendix 1.

¹ For purposes of consistency and simplicity, all references to the Strategy and its related actions use the term “social development”—even if previous documents or motions used different terminology.

City of Richmond’s Recreational Facilities:

- **100** parks or 1,500 acres of parks/open space
- **8** Community Centres
- Richmond Olympic Oval
- **80** km system of interconnecting dyke trails, cycling routes and walkways
- an Older Adult Centre
- **2** arenas
- **8** rinks
- **2** indoor aquatic centres
- **2** outdoor pools

City of Richmond’s Cultural Amenities:

- **5** Libraries
- Gateway Theatre
- Arts Centre
- Richmond Art Gallery
- Museum
- Public Art

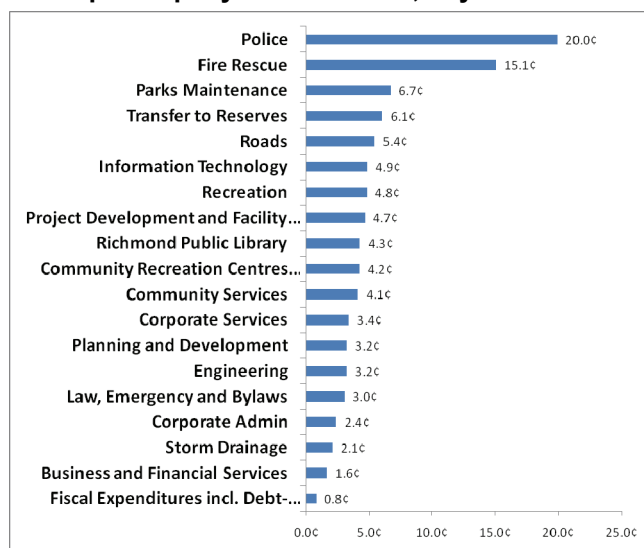
City's Challenges in Addressing Social Issues

The social fabric of Canadian cities is very different today than it was 20 years ago. As more people migrate into urban centres, municipalities face a major challenge in keeping up with increasing demands for services and related physical infrastructure requirements.

The volume, scope, and complexity of social issues are only expected to increase in the future. Factors contributing to this trend in Richmond include population growth, increasing cultural diversity, aging of the population, escalating real estate values, growing income gaps, and continued downloading of responsibilities from senior governments. Downloading is a serious concern for municipalities across Canada. For example, since the early 1990s, the Federal Government has withdrawn from its national leadership role in addressing social issues (e.g. funding for social housing has declined, Employment Insurance eligibility was restricted, and the Canada Assistance Plan was eliminated).² Coupled with Federal disengagement, some provinces further passed responsibilities onto municipalities without providing additional resources. It is beyond the scope of this Strategy to engage in a detailed discussion of downloading. Suffice to say, downloading has been, and will likely continue to be a major challenge for Richmond in moving forward on its social development agenda.

Richmond, like other municipalities in Greater Vancouver, relies primarily on property taxes to fund its budgets. In 2012, 50% of Richmond Municipal property taxes were allocated for direct City purposes, with the remainder allocated to other organizations including Translink, Metro Vancouver and the Ministry of Finance³. The approximate per dollar allocation of funds collected through property taxes for city programs is as follows:

Municipal Property Tax Allocation, City of Richmond Cents per Dollar, 2012



² Federation of Canadian Municipalities, 2010.

³ City of Richmond, 2012.

Richmond Community Services Department

In July 2009, Council authorized a corporate restructuring to better enable the City to address the opportunities and challenges facing Richmond in forthcoming years. The restructuring included the establishment of the Community Services Department, a multi-disciplinary department intended to address social, environmental, economic, and arts and culture concerns. In 2012 a further reorganization occurred resulting in four distinct divisions:

- Community Social Development
- Arts, Culture and Heritage
- Recreation
- Parks

The Community Social Development Division has staff responsible for social planning, affordable housing, diversity, youth, and older adults. It focuses on working cooperatively with other agencies in the development of networks, programs and processes to promote social interaction and cultural enrichment. It also focuses on responding to the needs of vulnerable populations, respecting social diversity, and ensuring that the City puts priority on nurturing and enhancing the community's social capital.

The Community Social Development Division coordinated preparation of this Strategy and will assume prime responsibility for its implementation. Other City departments and divisions (e.g. Recreation, Arts and Culture, Planning and Law and Community Safety) will also be involved with, or take the lead in implementing some of the actions identified herein.



Richmond City Hall

Richmond's Strengths

The City retained its first Social Planner in 1973, a Diversity Coordinator in 1986, a Cultural Diversity Coordinator in 2005, an Affordable Housing Coordinator in 2007, and a Social Planning Coordinator in 2008, demonstrating the City's commitment to supporting Richmond's social well being.

Creating the Strategy

Process

The process for preparing and subsequently implementing the Social Development Strategy involves four phases, as outlined below:

Phase I: Initial Community Engagement

November 2009–December 2010

- Endorsement of principles, objectives and overall approach to prepare the Social Development Strategy by Council.
- Endorsement of a Council/Staff liaison committee to provide oversight for the Strategy by Council.
- Facilitation of stakeholder consultation program, including:
 - ♦ presentations and discussions with 12 stakeholder groups
 - ♦ distribution of questionnaires
 - ♦ hosting of a community forum
 - ♦ hosting of a social development strategy component on the City's Let's Talk Richmond online discussion forum
 - ♦ collaborating with Richmond Civic Engagement Network in hosting study circles

Phase II: Analysis and Draft Strategy Preparation

January 2011–November 2012

- Investigation and preparation of report on social development strategy “best practices” by UBC Masters student.
- HB Lanarc consultants retained to assist with Strategy preparation to:
 - ♦ prepare Foundation Report
 - ♦ facilitate community stakeholder workshops
 - ♦ facilitate City advisory committee workshop
 - ♦ prepare preliminary draft of Social Development Strategy
- Preparation of draft chapters of the Official Community Plan (OCP) that support the Strategy.
- With assistance of Diversity CLUES Consulting Inc., preparation of final Strategy draft.
- Submission of draft Strategy to Council.



We are here

Phase III: Consultation, Revision and Strategy Adoption

January 2013–July 2013

- Distribution of draft Strategy to elicit public comments.
- Preparation of summary of comments on Strategy and revision of Strategy.
- Submission of draft Strategy to Council for adoption.

Phase IV: Implementation, Monitoring and Reporting on the Strategy

August 2013 and Onwards

- Preparation of Strategy work programs for Council review and adoption.
- Implementation of work programs.
- Monitoring and reporting on Strategy.
- Renewal of Strategy.

What We Heard

Through consultations for the Social Development Strategy, community members shared a breadth of comments, suggestions and concerns (Appendix 2). There was no consensus on which issues were of highest priority; however, it was clear that Richmond residents and stakeholders care deeply about the social future of their community.

Comments received through the consultations centered around three broad themes:

Theme 1: Equity and Inclusion—e.g. improving efforts to reduce financial barriers to participation in City programs, finding ways to address affordable housing and homelessness concerns in Richmond.

Theme 2: Facilitating Citizen Engagement—e.g. increasing social connections and communication amongst residents, fostering the development of public spaces, and ensuring inclusive civic involvement and recognizing the importance and significance of engaging Richmond's culturally diverse community.

Theme 3: Building on Social Assets and Community Capacity—e.g. building capacity within community organizations, seeking options for child care, helping to ensure that appropriate facilities and resources exist to meet Richmond's emerging social development needs, encouraging community wellness and safety.

Engaging the Community

- **12** City Advisory Committees and community agencies were consulted and provided their input.
- **8** written submissions were received from City Advisory Committees.
- **55** residents participated in four study circles.
- **278** survey responses were received (Note: The printed survey was translated into Chinese to provide alternatives for Mandarin and Cantonese residents to contribute their views).
- **1,000+** distinct viewers visited the Let's Talk Richmond online forum.
- **270+** individual responses were received on the online forum Let's Talk Richmond (social issues discussions).
- **139** policies and other City documents were downloaded over the course of discussion.
- **4** targeted study groups were established to engage members of the community who do not usually attend traditional consultation sessions.



The printed survey was translated into Chinese to provide alternatives for Mandarin and Cantonese residents to contribute their views.

Theme 1: Equity and Inclusion

Housing—Community members⁴ consulted for the Strategy expressed concerns about the cost of housing in Richmond. Several suggested that more effort should be made to offer incentives to encourage developers to build affordable units, to identify suitable sites for affordable housing developments on City land, and to conduct research into best practices of other Canadian municipalities. Homelessness was also an expressed concern, with community members wanting to see measures to reduce the prevalence of homelessness in the City.



"The goal should be to enhance the quality of life for ALL residents and to take care of our own in a way that is inclusive and respectful."

Community member, Let's Talk
Richmond Online Forum

Child Care—Although Richmond has a well-organized and extensive network of child care, community members felt that additional spaces and facilities were needed. Specifically it was mentioned that developers and employers should continue to be encouraged to provide child care facilities. Community members also expressed support for the City adopting a "hub model" for services, and continuing to lobby senior levels of government to provide more funding to create high-quality and affordable child care.

Inequality—Richmond is characterized by people with wealth and affluence, as well as those with low incomes for whom it is difficult to meet basic needs. Richmond residents felt that further steps should be taken to remove barriers to participate in City programs (e.g. the subsidy program) and that more should be done to support organizations that address inequality and other social inclusion issues.

Aging Population—Similar to others areas in Canada, Richmond has an aging population. Richmond residents expressed desire for the City to enhance aging in place initiatives to help people live independently in the community for as long as possible. They also urged the City to expand recreation, leisure and wellness opportunities through both facility development and outreach services.

Theme 2: Facilitating Citizen Engagement

Advocacy/Partnership/Facilitation—Community members felt there is potential for the City to play a stronger role in advocating on social development concerns to senior government and facilitating partnerships with service providers and community and faith groups. They believed that such efforts would help ensure that the right kinds of services would be delivered, the effectiveness and efficiency of service provision would be enhanced, and the risks of gaps or duplication in service delivery would be minimized.

Diversity—Richmond is one of the most multicultural cities in Canada. Community members felt that diversity considerations need to be better integrated into all aspects of the City's service delivery, with additional attention being paid to encouraging and facilitating increased participation of

Richmond's Strengths

- Richmond is home to over **200 volunteer community organizations**
- In 2011, **120 Richmond volunteers** distributed grocery vouchers to over **2,000 low-income residents***

* Volunteer Richmond, 2011-2012 Annual Report

⁴ A number of stakeholder groups participated in the consultations: Richmond residents, those who work in Richmond, members of City's advisory committees, community groups and organizations. Thus, they are referenced in this document interchangeably as comments were collected and reported in aggregated format.

both established immigrants and newcomers. They also felt that the City should continue to partner in and enhance initiatives that celebrate diversity, such as intercultural festivals and gathering places (e.g. Doors Open Festival, Gateway Theatre, Richmond Night Market, and interfaith dialogues).

Social Capital—Connectedness and a sense of belonging are important for healthy communities. Community members indicated that many Richmond residents are not adequately engaged in civic society. People who are young, low-income, disabled, First Nations, or not fluent in English all face barriers to participate in City programs. Community members felt that the City should continue to nurture a spirit of civic engagement by providing opportunities for participation, while also improving its communications (e.g. via translation) in efforts to appeal to a wider cross-section of people.



Theme 3: Building on Social Assets and Community Capacity

Planning Good Neighbourhoods—With an inspiring natural setting and array of amenities, Richmond is a highly liveable community. However, community members felt that Richmond could do more to facilitate dynamic, walkable neighbourhoods complete with local job opportunities, shops and services. Active lifestyles, reduced car dependency, and improved social connectedness were cited as desirable features of well-planned neighbourhoods.

Wellness—Richmond has extensive recreation infrastructure that promotes active and healthy living. Community members suggested, however, that the City could do more to promote health and wellness. For example, they noted that local neighbourhood hubs would facilitate walking and bicycling, and encourage people to stay active in their day-to-day lives. In addition, they suggested that there should be better access to facilities and programs for people with low-incomes, residents, children and youth, and others with special needs.



Safety—Richmond residents enjoy a relatively high level of personal safety, with low levels of crime. Nonetheless, community members felt that the sense of safety could be enhanced through programs that strengthen community, encourage participation of all residents, and build trust among diverse population groups. They also felt that there should be an increased focus on promoting community members' roles regarding social responsibility, ethics, and civic pride.

Economy—With the airport, industrial sector, and City Centre area, Richmond has a diversified economy which also supports many small local businesses. However, it was noted that increased efforts should be made to attract more corporate offices to Richmond. In addition, community members suggested that Richmond should strengthen its global connections by encouraging more international trade and businesses. Community members also raised concerns over the economic challenges facing many immigrants, and felt newcomers should be able to have their qualifications recognized and find jobs commensurate with their skills and education.

Roles of Government and Key Partners

Neither the City nor any other single entity has sole responsibility for social development. Various governmental and non-governmental parties have a role; however, areas of jurisdiction amongst different levels of government are not always clear and some overlaps exist. A summary of key social development partners and their respective roles is provided below.

Government

Municipal Governments

Local governments are “creatures of the Province” and receive their mandated authority from Provincial enabling legislation (e.g. Local Government Act, Community Charter). In 1994, the Municipal Act (superseded by the Local Government Act) was amended to recognize a municipal role in social planning. Although municipalities engaged in social planning prior to 1994, the amendments specifically authorized municipalities to include policies in their OCPs relating to social needs, social well-being and social development. Subsequent amendments required municipalities to include policies regarding affordable housing, rental housing and special needs housing.

Examples of key areas of municipal responsibility include infrastructure, recreation, land-use planning, police and fire services.

While having the authority to plan for social issues, municipalities have limited jurisdictional responsibilities and scarce funding for the delivery of social services. Despite their limited mandates and resources, as the level of government closest to the people, municipalities are frequently seen as the community’s “first port of call” on social matters.

Provincial Government

The Provincial Government has jurisdiction over such social areas as health, education and welfare. In addition, it establishes the legislative framework within which municipalities operate, and is typically responsible for municipal borrowing and revenue transfers. It pursues its social development mandate in a number of ways: direct service provision (e.g. through Ministry of Children and Family Development programs), service provision through Health Authorities or crown agencies (e.g. BC Housing), and contractual arrangements or grant funding with non-profit service providers. For example, with respect to child care, the Province is responsible for legislation, policy, regulation and subsidies.

Federal Government

The Federal Government has oversight over such social areas as heritage, immigration, Employment Insurance, pensions, the justice system, and First Nations matters. The Federal Government provides per capita funding to Provincial Governments for child care and other early learning purposes. It also provides funding for projects and social programs which align with Federal priorities, including funding that is accessible to municipalities,

community agencies and other groups. In addition, various Federal agencies work closely with municipalities on areas of mutual concern (e.g. CMHC on housing policies and Transport Canada on transportation infrastructure development).

City Partners

Non-profit Agencies and Community Groups

Non-profit agencies provide valuable social, community, and health services to various sectors in the community. Community groups (e.g. Community Associations, issue-specific committees) coalesce around common concerns or interests and may or may not coordinate service delivery. Because of their solid knowledge and concern for the community, non-profit agencies and community groups are well positioned to identify needs, do joint planning, and advocate on priority social issues in the city. Examples of local non-profit agencies include Touchstone Family Association, CHIMO, Richmond Multicultural Community Services and Turning Point Recovery Society.

Vancouver Coastal Health (VCH)

Vancouver Coastal Health (VCH) is one of five regional health authorities that governs, plans, and coordinates health services in BC. VCH delivers a variety of services (e.g. hospital services, home care, and Community Care Licensing) that directly benefit the health and well being of the Richmond population. The City and VCH consult regularly through the Local Governance Liaison Committee and collaborate on a number of joint initiatives (e.g. Community Wellness Strategy). VCH was also actively involved with preparation of the Social Development Strategy and the OCP.

School District No. 38

School districts are responsible for implementing the Provincial curriculum at a local level. Schools have the potential to be important partners in the delivery of social programs, as they serve families from all socio-economic groups and can offer space and facilities outside of school hours. As with VCH, schools are also increasingly involved in social development initiatives in the community. For example, the Settlement Workers in Schools (SWIS) program helps newcomer families get settled and connected with services and resources in the community.

Post Secondary Institutions

Colleges and universities can offer information, research, advice, venue space, and practicum students to assist with social development initiatives. The institutions can also be instrumental in providing empirical information to raise awareness of social development concerns.

Business Community

The business community has an important role to play in social development. Members of the business community are both employers and Richmond residents and their decisions and actions have a direct impact on employment levels, labour and income, and overall quality of life in the community. Businesses can comment on proposed new initiatives, offer mentoring opportunities, assist with fund raising, and sponsor programs.

Developers

Developers play a role in addressing housing and community amenity needs (e.g. developing more accessible and affordable housing, building or financially contributing towards affordable housing or child care as part of the development approval process). Developers also make financial contributions to non-profit agencies and create the physical environments in which local residents live, work and play.

Local Radio, Newspapers, Blogs, and Ethnic Media

The media can be instrumental in promoting programs and raising awareness of social issues. Emerging forms of social media, in particular, can be expected to play a greater role regarding social development in the future.



Buddhist Temple on No. 5 Road

Unique Richmond

The “Highway to Heaven” section of No. 5 Road in Richmond is a unique example of multiculturalism in action. Many of the world’s major religious beliefs are represented on this five (5) km stretch of road: Christian schools, a Jewish school, a Muslim school, a Sikh temple, and a Buddhist temple. Richmond’s No. 5 Road was one of the 52 finalists in the CBC’s Seven Wonders of Canada contest along with other Canadian iconic places, such as Niagara Falls, and CN Tower. The area has also drawn the interest of academic researchers from Canada and abroad.

Faith and Ethno-Cultural Groups

Faith and ethno-cultural groups play a particularly important social development role in highly diverse communities such as Richmond. They can help to identify service area gaps and work with local governments to develop programs that address the needs of the community. They can also provide insight on the best ways of engaging and integrating different ethno-cultural groups into civic society.

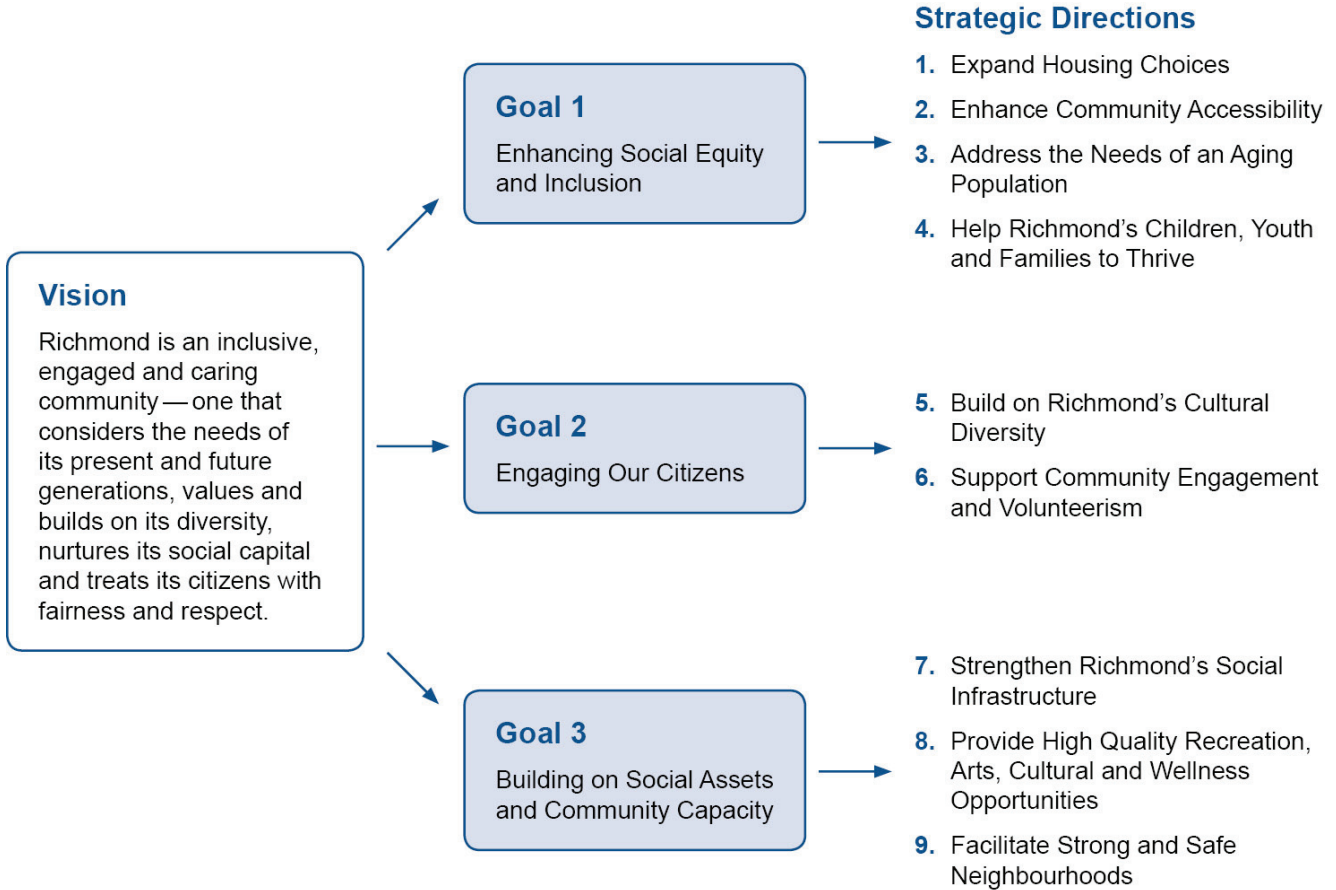
Local Residents

Well-informed, active and engaged community members play an integral role in Richmond’s social development. Either as individuals or as part of a group, they raise public awareness on important social issues, often initiating action for positive change.

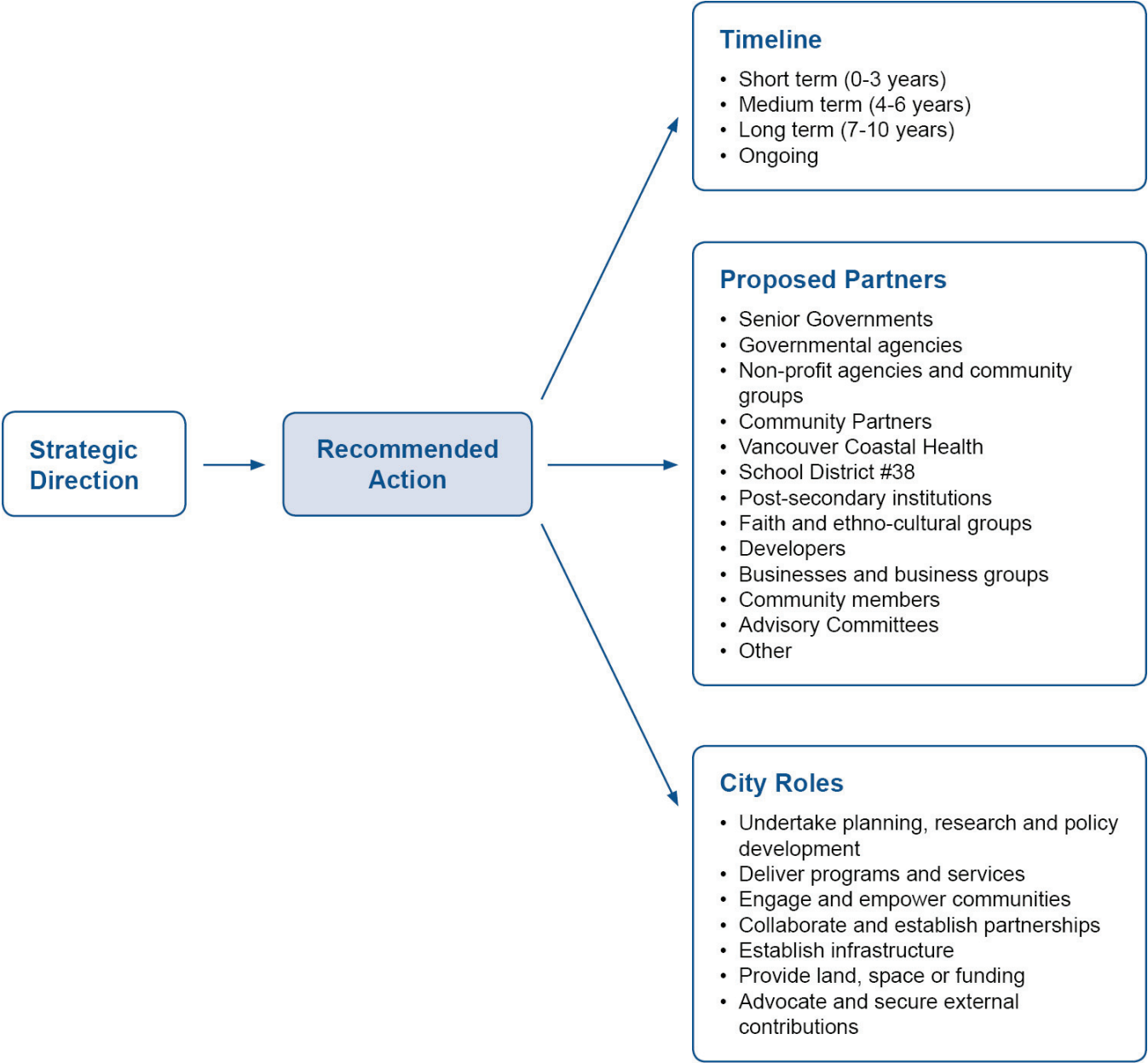
Framework

Overview

The Social Development Strategy consists of a vision, three goals, nine strategic directions, and related recommended actions. The relationships of the three major components of the Framework are shown in the graphic below.



The framework’s vision, goals and strategic directions provide structure to the Strategy and are intended to guide the City as it makes decisions on social development matters over the next 10 years. Further, for each Strategic Direction, recommended actions are suggested, along with associated timelines, proposed partners, and City roles. The relationship is shown graphically below:





Goal 1: Enhance Social Equity and Inclusion

Strategic Direction 1: Expand Housing Choices

Strategic Direction 2: Enhance Community Accessibility

Strategic Direction 3: Address the Needs of an Aging Population

Strategic Direction 4: Help Richmond's Children, Youth and Families Thrive



Description of housing types

Secondary suite

On a single-family residential lot, a secondary suite is an accessory, self-contained dwelling located within the single-family house.

It could be located on the 1st storey, 2nd storey or 1½ storey in the 2½ storey and 9 m (29.5 feet) height typically permitted for a single-family house.

The maximum size of a secondary suite is 95 m² (970 ft²).

Coach house

On a single-family residential lot, a coach house is a self-contained dwelling located above a detached garage in the rear yard.

It would be a maximum height of 2 storeys and 6 m (20 feet) with a pitched roof (a typical single-family house can be 2½ storeys and 9 m (29.5 feet) in height).

The maximum size of a coach house would be 60 m² (645 ft²).

Granny flat

On a single-family residential lot, a granny flat is a detached, self-contained dwelling located on the ground floor in the rear yard.

It would be a maximum height of 1 storey and 5 m (16.4 feet) with a pitched roof (the maximum height of an accessory building like a detached garage is 1 storey and 5 m (16.4 feet)).

The maximum size of a granny flat would be 70 m² (755 ft²).

Duplex

A duplex is two self-contained dwellings located either (1) side by side, or (2) front and back.

It would be a maximum height of 2 storeys and 9 m (29.5 feet) (a typical single-family house can be 2½ storeys and 9 m (29.5 feet) in height).

The maximum size of a duplex would be the same as a single-family house.

Note: Each of these housing types could be located with or without a back lane.



Coach house with back lane



Granny flat with back lane



Front and back duplex with back lane

Towards a sustainable community

Official Community Plan (OCP)–2041 Update: Second round public consultation



Housing Affordability

- Affordable housing is defined by the CMHC as “housing that costs less than 30% of before-tax household income”.
- 44% of Richmond tenants spent over 30% of their income on rent.
- Average rent in Richmond is near the highest level in the Metro Vancouver region.
- The cost for attached and apartment style homes has increased over 70% between 2005 and 2011.

Goal 1: Social Equity and Inclusion

Strategic Direction 1: Expand Housing Choices

Why is this important? Housing is a fundamental human need. Ideally, all residents should be able to secure accommodation that meets their basic needs. Specifically, housing should be within the financial means of Richmond households and contain sufficient space and features for various household formations. Affordable and accessible housing can help ensure that current and future residents can live, work, play and thrive in Richmond.

What can we build on? Richmond has a diversity of quality housing, including single family houses, townhouses, rental and condominium apartments, market and non-market units, and supported options (group homes, assisted living, and care facilities). The City has continued to facilitate a variety of new housing options in Richmond in recent years such as secondary suites, coach houses and adaptable units. The City has also increased initiatives to support vulnerable community members in accessing housing and community supports

Notwithstanding the inherent challenges, the City has opportunities to build on innovative policy mechanisms, multi-sector partnerships and leveraged funding models to support the delivery of diverse housing and community support solutions to meet the specific needs of Richmond’s low to moderate income households.

What are the challenges? Housing affordability is a key challenge in Richmond, with increases in the cost of housing far exceeding increases in income levels in recent years. From 2007 to 2012 Richmond had a higher than average increase in apartment price (21%), the highest in Metro Vancouver. Other challenges include reduction in senior government funding and policy commitments, homelessness, threats to purpose built rental housing stock, and ensuring an appropriate range of housing options to accommodate people at various stages of the lifecycle.

What is the current City policy context? The key City policies pertaining to housing choice are the OCP and the Affordable Housing Strategy.

Recommended Actions:

Action 1—Implement, monitor, and enhance the Richmond Affordable Housing Strategy, placing priority attention on:

- Developing a Housing Action Plan that incorporates ongoing monitoring, revisions and housing targets for people living on limited income (e.g. older adults, people on social assistance, and youth-at-risk). *Short Term (0–3 years)*
- Exploring options for increasing the supply of “workforce housing” (e.g. helping people who work in Richmond to be able to afford to live in the city). *Short Term (0–3 years)*

- 1.3 Enhancing policies and mechanisms for facilitating affordable home ownership in Richmond. [Short Term \(0–3 years\)](#)
- 1.4 Pursuing development of an emergency shelter for women and children. [Short Term \(0–3 years\)](#)
- 1.5 Updating the Homelessness Strategy, in collaboration with other community partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond. [Short Term \(0–3 years\)](#)
- 1.6 Exploring creative financing options, to supplement developer contributions to augment the City's Affordable Housing Reserves. [Long Term \(7–10 years\)](#)
- 1.7 Using the Affordable Housing Reserve Fund for strategic land acquisitions and other initiatives to facilitate provision of subsidized rental housing. [Ongoing](#)
- 1.8 Enhancing collaboration with non-profit societies, the faith community, private businesses and senior governments to pursue innovative funding mechanisms, leveraged investment opportunities and other approaches for developing affordable housing with appropriate community support services. [Ongoing](#)
- 1.9 Continuing participation in local and regional homelessness initiatives. [Ongoing](#)
- 1.10 Continuing to advocate to Senior Government for necessary programs and funding to address priority affordable housing needs. [Ongoing](#)

[Homelessness in Richmond](#)

The 2011 Regional Homeless Count identified 49 homeless people in Richmond. However, it is important to recognize that the Homeless Count is a 24-hour snapshot and not an absolute count. Local RCMP and service providers estimate that there are closer to 100 homeless individuals in Richmond, not including those at-risk of homelessness or precariously housed individuals.

Proposed Partners:

- Provincial Government
- Metro Vancouver
- Richmond Homelessness Coalition
- Non-profit Agencies
- Private Sector
- Developers
- Federal Government
- Faith Communities
- Community Members
- Local Groups

City Roles:

- Undertake planning, research and policy development.
- Provide land, space or funding.
- Collaborate and establish partnerships.
- Engage and empower community.
- Advocate and secure external contributions.





Action 2—Support opportunities for people to remain in their neighbourhoods as they age, or personal circumstances or family status changes, through such means as:

- 2.1 Continuing to accommodate a variety of housing forms through the OCP, Zoning Bylaw and planning policies (e.g. secondary suites, laneway housing, townhouse units within higher density developments; diverse unit sizes). [Ongoing](#)
- 2.2 Reviewing incentives to encourage homeowners to establish secondary suites, laneway housing, and other desired housing forms in Richmond neighbourhoods. [Ongoing](#)
- 2.3 Encouraging development of housing and community spaces that incorporate physical, socio-economic and cultural accessibility features that support livability. [Ongoing](#)
- 2.4 Continuing to pursue opportunities to increase the public's understanding of housing challenges for people with addictions and mental health issues. [Ongoing](#)

Proposed Partners:

- Developers
- Technical Experts
- Community Members
- Federal Government
- Provincial Government
- Richmond Centre for Disability
- Non-profit Agencies
- Advisory Committees

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Strategic Direction 2: Enhance Community Accessibility

Why is this important? Reducing barriers and enhancing accessibility are essential for creating an inclusive society where all residents feel appreciated and included. Accessibility can be framed in physical terms (such as curb cuts and other design modifications to the built environment to improve access for people with physical disabilities) and non-physical terms (attitudinal, financial, or cultural). The removal of barriers for residents to participate in community life is critical to enhancing Richmond's livability.

What can we build on? Richmond has an excellent record with respect to physical accessibility. Examples include provisions in the OCP and Zoning Bylaw to facilitate accessible building designs, employment of dedicated City staff responsible for accessibility issues, and financial and administrative support to the Richmond Centre for Disability. The City also reduces accessibility barriers by subsidizing fees for City recreation programs for low income families, providing grants to community agencies that support people with low incomes, and collaborating with various community partners to address social concerns. In addition, Richmond has a well-organized and diverse non-profit sector that offers programs and services for people with disabilities and their families.

What are the challenges? With respect to physical accessibility, key challenges include accommodating the needs of an aging population, promoting aging in place, and pursuing safe barrier-free environments (e.g. retrofits of existing buildings and facilities—both for the City and others). With respect to reducing other types of accessibility barriers, the City is often hindered by resource and mandate limitations (e.g. it cannot administer income distribution programs). Also, the City cannot unilaterally shift negative public attitudes—attitudes which take time and other influences to change.

What is the current City policy context? Key City policies pertaining to accessibility include the OCP, Affordable Housing Strategy, Group Home Policy and Planning Framework, and the Intercultural Strategic Plan.

Recommended Actions:

Action 3—Continue to play a leadership role with respect to physical accessibility, consulting with Richmond Centre for Disability and other partners in efforts to:

- 3.1 Implement the policies specified in the 2041 OCP pertaining to adaptable and convertible housing requirements, visitability and overall housing accessibility. *Short Term (0–3 years) then Ongoing*
- 3.2 Establish cost-effective accessibility design specifications for affordable housing developments. *Short Term (0–3 years)*
- 3.3 Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments. *Medium Term (4–6 years)*



Richmond's Strengths

The Recreation Access Card is available to residents of Richmond who live with a permanent disability that seriously impairs their daily living. The card entitles recipients to a 50% discount to drop-in activities at City recreation facilities. In 2011, **194** new cards were issued.

The City also reduces other types of accessibility barriers by subsidizing fees for City recreation programs for low income families and providing grants to community agencies that support people with accessibility challenges.



Richmond's Strengths

The Richmond Centre for Disability (RCD) provides specialized services to people with disabilities. In 2011,

- RCD received **305** inquiries per month.
- offered **228** English Literacy classes.
- over **4,000** clients accessed RCD computer services.
- over **130** children participated in RCD activities.



- 3.4 Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities. [Medium Term \(4-6 years\)](#)
- 3.5 Promote best practices in the assessment and upgrading of accessibility features in City and non-City facilities (e.g. expansion of the Rick Hanson Foundation venue accessibility project assessment tool and website). [Medium Term \(4-6 years\)](#)
- 3.6 Develop a comprehensive plan with associated budget requirements, for undertaking necessary upgrades to further increase accessibility of existing City facilities. [Long Term \(7–10 years\)](#)
- 3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible. [Ongoing](#)

Proposed Partners:

- Richmond Centre for Disability
- Community Partners
- Seniors Advisory Committee
- Greater Vancouver Home Builders Association
- Urban Development Institute
- Canada Mortgage and Housing Corporation
- Non-profit Affordable Housing Providers
- BC Housing

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.

Richmond's Strengths

Recreation Fee Subsidy enhances access to recreation and is available for admissions and program registration in Richmond's Community Centres, Cultural Centres, Aquatic Centres and Arenas.

Almost 4,000 recreational fee subsidies were issued, including family passes (2007–2011). The program is run in partnership with Community Partners.

Action 4—Conduct a comprehensive review of the Recreation Fee Subsidy Program to ensure it continues to address priority needs within the City's means, with consideration being given to:

- 4.1 Exploring program expansion to assist more low income residents (e.g. adults and older adults). [Short Term \(0–3 years\)](#)
- 4.2 Using technological improvements to enhance customer service and program administration. [Short Term \(0–3 years\)](#)
- 4.3 Increasing available opportunities for resident participation in community recreation, arts and cultural activities. [Short Term \(0–3 years\)](#)
- 4.4 Developing enhanced communication and marketing approaches to facilitate maximum uptake of the Recreation Fee Subsidy Program by eligible recipients. [Short Term \(0–3 years\)](#)

4.5 Exploring alternative mechanisms for administration of the program (e.g. through a non-profit agency, funded by the City and in accordance with City guidelines). *Short Term (0–3 years)*

Proposed Partners:

- Community Partners
- Non-profit Agencies

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Provide land, space or funding.
- Collaborate and establish partnerships.

Action 5—Acknowledging that income data from Statistics Canada and other sources alone do not present a complete or fully reliable picture of poverty in Richmond, work with community-based organizations, senior governments and other partners to initiate a culturally-sensitive process to:

- 5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond. *Short Term (0–3 years) and then Ongoing*
- 5.2 Assess and determine the supports that are needed to help individual and families move out of poverty, specifying the roles that the City and other partners and jurisdictions play in developing viable solutions (e.g. job readiness, programs, affordable housing initiatives). *Short Term (0–3 years) and then Ongoing*

Proposed Partners:

- Non-profit Agencies
- Federal Government
- Provincial Government
- Community Committees
- School District No. 38
- Vancouver Coastal Health
- Richmond Children First

City Roles:

- Undertake planning, research and policy development.
- Collaborate and establish partnerships.

Low Income Cut-offs (LICO)

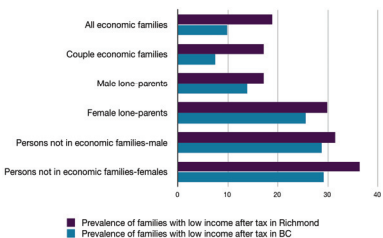
Low income cut-offs (LICO) are “income measures below which a family will likely devote a larger share of its income on the necessities of food, shelter, and clothing than the average family” (Statistics Canada). They are based on economic family size and community size, but do not take into account variations in the Cost of Living in different regions. Prevalence of low income in Richmond is considerably higher than the provincial average, for all types of economic family structures.

LICO for Families in a CMA of more than 500,000 inhabitants

Size of Family	Current dollars for CMA with 500,000 inhabitants and more
1 person	\$18,759
2 persons	\$22,831
3 persons	\$28,430
4 persons	\$35,469
5 persons	\$40,388
6 persons	\$44,791
7 persons	\$49,195

Source: Statistics Canada 2011

Prevalence of Low Income by Economic Family, Richmond and BC, 2005



Source: BC Stats 2010

Richmond's Strengths

- 8 community gardens operated by Richmond Food Security Society (RFSS).
- 4 private community gardens.
- Steveston Farmers & Artisans Market.
- 26 local farms.
- Richmond's online food calendar by Richmond Food Security Society featuring events on growing food, organic gardening, and cooking.
- Community kitchens which offer meals for free or by donation.

Action 6—Support and encourage community-based initiatives that promote independence and reduce the cost of living for low income households (e.g. community gardens, community kitchens, low income resource directory, social enterprises, and community-based life skills workshops). Ongoing

Proposed Partners:

- Non-profit Agencies
- Community Members
- Vancouver Coastal Health

City Roles:

- Collaborate and establish partnerships.
- Undertake planning, research and policy development.
- Deliver programs and services.



Strategic Direction 3: Address the Needs of an Aging Population

Why is this important? Richmond's population is aging and will continue to do so over the coming decades. The "greying of the population" coincides with the trend towards a healthier and increasingly vocal and diverse older population. Tomorrow's older adults will have greater expectations for programs and services generally, initiatives to improve aging in place, affordable housing, accessibility, and healthy communities.

What can we build on? Richmond has a vibrant and engaged older adult population. It also has many plans, policies, partnerships, services and structures in place to support older adults (e.g. the Older Adults Service Plan, Minoru Place Activity Centre, and the Seniors Advisory Committee). These policies and initiatives give Richmond the unique opportunity to support aging in place, ensuring that appropriate housing options, services, and facilities are available throughout various neighbourhoods. Due to its flat topography, Richmond is a relatively accessible community, and efforts are being consistently made to improve overall accessibility.

What are the challenges? An aging population presents many challenges for the future, specifically to the social safety net, health system, service delivery, and overall community planning. However, a vibrant older adult community contributes to the economy, supports extended families, participates in volunteerism, and generally enhances the social health and sustainability of neighbourhoods. The City and other jurisdictions will face challenges in responding to the needs of the expanding and increasingly diverse older population—acknowledging rising expectations in light of fiscal constraints and recognizing that a "one size fits all" approach will not suffice (e.g. older adults differ significantly with respect to their mobility, capacities, interests, preferences and disposable incomes).

What is the current City policy context? Key City policies relevant to Richmond's older adult population are the OCP, Older Adults Service Plan, and Affordable Housing Strategy.

Recommended Actions:

Action 7—Implement, monitor and update the Older Adults Service Plan, placing priority attention on:

- 7.1 Pursuing approaches that involve planning with, not for, the older adult population. *Short Term (0–3 years)*
- 7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults. *Short Term (0–3 years)*
- 7.3 Ensuring older adults and their families and caregivers are aware of available recreation, leisure, wellness and health promotion opportunities in the community. *Short Term (0–3 years)*

Richmond's Older Adults

- 40% of people 55 years and older had less than \$15,000 after tax income in 2005
- 27% of residents 75 years and older were living alone
- Of all individuals aged 55 years old and older, 67% were born outside of Canada
 - ♦ 20% of Richmond older adults were born in China
 - ♦ 10% were born in Hong Kong
 - ♦ 5% were born in Philippines
 - ♦ 5% were born in India
 - ♦ 5% were born in the United Kingdom

(The other 22% of older adults represent groups born outside of Canada, each group not exceeding 4% per country.)



- 7.4 Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible. [Short Term \(0–3 years\)](#)
- 7.5 Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes. [Medium Term \(4–6 years\)](#)
- 7.6 Exploring partnerships with service providers, strata councils, and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults. [Short Term \(0–3 years\)](#)
- 7.7 Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups). [Short Term \(0–3 years\)](#)
- 7.8 Developing a communication strategy to increase the awareness of the young-old (55–65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults. [Short Term \(0–3 years\)](#)

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- Strata Councils

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.
- Collaborate and establish partnerships.



Action 8—Build an expanded Minoru Place Activity Centre, ensuring that the new facility is adequate for meeting the needs of Richmond’s growing and diverse older adult population, while also being flexible to accommodate other groups and respond to changing needs over time. [Short Term \(0–3 years\)](#)

Proposed Partners:

- Non-profit Agencies
- Minoru Seniors Society

City Roles:

- Provide land, space or funding.
- Establish infrastructure.
- Undertake planning, research and policy development.

Action 9—Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community through such actions as:

- 9.1 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs. [Long Term \(7–10 years\)](#)
- 9.2 Collaborating with senior governments, Vancouver Coastal Health, and community partners in planning and delivery of programs (e.g. community wellness clinics) which help older adults continue to live independently in their community for as long as possible. [Ongoing](#)
- 9.3 Collaborating with Vancouver Coastal Health and other partners to ensure that appropriate and sufficient care facilities, adult day centre spaces, and other resources are available to meet the needs of older adults who are no longer able to live independently. [Ongoing](#)
- 9.4 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm developments which encourage physical activity and social connections). [Ongoing](#)

Proposed Partners:

- Provincial Government
- Federal Government
- Vancouver Coastal Health
- Community Partners
- Non-profit Agencies
- BC Housing
- Developers
- Minoru Seniors Society
- Seniors Advisory Committee
- Richmond Centre for Disability
- Richmond Seniors Network
- Richmond Chinese Community Society

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.



Richmond's Strengths

According to the 2006 census, Richmond had almost 32,000 residents under the age of 17. This constitutes 18.2% of the population.



Strategic Direction 4: Help Richmond's Children, Youth and Families Thrive

Why is this important? The decisions that today's youth make about lifestyle choices, and how they choose to participate and contribute to the community, will determine Richmond's future. Timely and targeted investment in our younger population will lead to an economically and socially-prosperous society. Involving children, youth and families in decisions about their community empowers young residents, builds both individual and community capacity, and helps City staff make informed decisions about the services needed. It also helps to insure that Richmond continues to be a liveable community that is a desirable location for families, both currently and in the future.

What can we build on? Richmond has a variety of high quality programs, facilities and initiatives for children, youth and families. Examples include recreation programs, accessible outdoor play and amenity spaces, City owned child care facilities, a Child Care Grant program, a Child Care Development Advisory Committee, a Richmond Community Services Advisory Committee and a wealth of programs and services offered through community facilities and non-profit agencies. Throughout Richmond, there are also many family and child friendly neighbourhood events, community festivals, library programs and facilities. Richmond Children First is a community table committed to the well-being of children and families.

What are the challenges? A key challenge with respect to children, youth and families is the limited funding and resources available at the municipal level. Additionally, policy changes and funding priorities at the senior government level affect municipal ability to address social needs. Further, many non-profit agencies are currently stretched in their service delivery and will face challenges in meeting demands to provide additional support to children, youth, and families in need.

What is the current City policy context? Key City policies relevant to children, youth and families are the OCP, the Youth Service Plan, the Child Care Policy, and periodic Child Care Needs Assessments. In 2012, City Council also endorsed the Richmond Children's Charter, prepared by Richmond Children First. With respect to child care, senior governments have primary funding, policy and regulatory responsibilities.

Action 10—Support the establishment of high quality, safe child care services in Richmond through such means as:

- 10.1 Establishing a Child Care Coordinator staff position to improve the City's ability to plan and develop quality child care facilities in the community. *Short Term (0–3 years)*

- 10.2 Conducting periodic Child Care Needs Assessments to identify existing and future child care requirements, by type of care and geographic area of need (Note: the current Assessment expires in 2016). [Medium Term \(4–7 years\)](#)
- 10.3 Exploring creative financing options to supplement developer contributions to augment the City's Child Care Development Reserves. [Long Term \(7–10 years\)](#)
- 10.4 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers. [Ongoing](#)
- 10.5 Encouraging the establishment of child care facilities near schools, parks and community centres. [Ongoing](#)
- 10.6 Encouraging private developers to contribute to the City's Child Care Development Reserve Fund, as appropriate. [Ongoing](#)
- 10.7 Consulting and collaborating with child care providers and other community partners on child care issues. [Ongoing](#)
- 10.8 Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond. [Ongoing](#)
- 10.9 Advocating for senior governments to contribute funding and improve policies to address local child care needs. [Ongoing](#)



Proposed Partners:

- Child Care Development Advisory Committee
- Child Care Providers
- Parents
- Vancouver Coastal Health
- School District No. 38
- Non-profit Agencies
- Developers
- Community Partners
- Richmond Children First
- Provincial Government
- Federal Government
- Child Care Resource and Referral Centre

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.
- Provide land, space or funding.
- Collaborate and establish partnerships.

Action 11—Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system. [Ongoing](#)

Proposed Partners:

- Child Care Development Advisory Committee
- Vancouver Coastal Health
- Non-profit Agencies
- Developers

City Roles:

- Undertake planning, research and policy development.



Action 12—Seek opportunities to provide support for children and families through:

- 12.1 Considering the needs of children and families in the development of family-oriented community service hubs. [Short Term \(0–3 years\)](#)
- 12.2 Working with Richmond Children First and Advisory Committees to:
 - ♦ Advance the objectives of Richmond's Children's Charter;
 - ♦ Develop and implement strategies to best support children and families. [Short Term \(0–3 years\)](#)
- 12.3 Providing children and families with the opportunity to participate, as appropriate, in plans, policies, and programs affecting them and the community. [Ongoing](#)
- 12.4 Making Richmond an increasingly child and family friendly community through progressive City land use planning and design practices. [Ongoing](#)
- 12.5 Supporting the establishment of family-oriented affordable housing. [Ongoing](#)
- 12.6 Providing community grants to organizations that offer services to support children and families. [Ongoing](#)
- 12.7 Providing affordable and accessible child and family-friendly parks, recreation and cultural opportunities, including library programs & services. [Ongoing](#)
- 12.8 Seeking opportunities to negotiate space for family-oriented community service hubs through the rezoning process. [Ongoing](#)
- 12.9 Supporting programs and initiatives that address domestic violence, poverty, mental health and addictions. [Ongoing](#)

Proposed Partners:

- Provincial Government
- Federal Government
- Community Partners
- Non-profit Agencies
- Developers
- Advisory Committees
- Public Partners
- Richmond Children First
- Community Committees

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Establish infrastructure.
- Provide land, space or funding.

Action 13—Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:

- 13.1 Expanding services for youth in the City Centre. *Short Term (0–3 years)*
- 13.2 Enhancing dedicated, safe, youth-friendly spaces in various facilities throughout Richmond. *Short Term (0–3 years)*
- 13.3 Engaging youth in City and community-based planning processes. *Short Term (0–3 years)*
- 13.4 Promoting and applying the 40 Developmental Assets based approach⁵ to programming for youth. *Ongoing*
- 13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community. *Ongoing*
- 13.6 Supporting efforts of community-based groups to give Richmond school children access to nutritious meals. *Ongoing*



⁵ The Search Institute has identified 40 developmental assets, which provide the philosophical base for the City's youth service delivery. For more information see City of Richmond website: www.richmond.ca/parksrec/youth/development/about.htm

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- RCMP
- School District No. 38
- Public Partners
- Community Groups

City Roles:

- Deliver programs and services.
- Engage and empower community.
- Collaborate and establish partnerships.



Action 14—Work with the RCMP, the School District, youth serving agencies and youth groups on initiatives to:

- 14.1 Increase awareness and education in efforts to reduce the prevalence of bullying. [Short Term \(0–3 years\)](#)
- 14.2 Improve information and referral amongst youth serving agencies in the City. [Short Term \(0–3 years\)](#)
- 14.3 Reduce the lure for young people to join gangs. [Ongoing](#)

Proposed Partners:

- RCMP
- School District No. 38
- Vancouver Coastal Health
- Non-profit Agencies
- Community Partners
- Richmond Community Services Advisory Committee (RCSAC)

City Roles:

- Engage and empower community.
- Deliver programs and services.
- Collaborate and establish partnerships.





Goal 2: Engaging Our Citizens

Strategic Direction 5: Build on Richmond's Cultural Diversity

Strategic Direction 6: Support Community Engagement and Volunteerism

Goal 2: Engaging Our Citizens



Unique Richmond

Over 40 per cent of Richmond's population is of Chinese origin, the highest share of all municipalities in Canada.

The City of Richmond is one of only a few BC municipalities that has dedicated Diversity Services staff who focus on intercultural and other accessibility matters.

Strategic Direction 5: Build on Richmond's Cultural Diversity

Why is this important? Richmond has an increasingly ethnic and culturally diverse population. According to the 2006 census, 57% of all Richmond residents were born outside of Canada. The largest group of immigrants are Mandarin speakers from Mainland China, followed by people from the Philippines. Richmond is also accommodating an increasingly diverse group of refugees. While the City has a fairly well established refugee community from Somalia, many recent refugees have come from Iran, Iraq, and Afghanistan. The population shift has implications for the City as immigrants and refugees have unique needs and expectations in relation to civic and community life. To facilitate a socially healthy and inclusive community, it is important for the City to be able to appropriately respond to all its residents—refugees, other immigrants and Canadian born households alike.

What can we build on? The City has established the Richmond Intercultural Advisory Committee to enhance intercultural harmony and strengthen intercultural co-operation in Richmond. The City also has established strong relationships with immigrant serving agencies, faith communities and the non-profit sector. In addition, it has strong networks and communication links with senior government and other municipalities. Richmond has established an inclusive and intercultural arts and culture program that has been successful in providing opportunities for dialogues amongst cultures. Richmond has also seen an increase in the number of agencies offering immigrant settlement assistance.

What are the challenges? An overarching challenge for the City with respect to diversity relates to fostering an environment in which all residents feel valued, respected and included. Ideally, Richmond's diversity should be seen as an opportunity to be built on, not a problem to be addressed. Some particular challenges include immigrant integration, inter-cultural communication, the lack of involvement by many new immigrants in civic life, and the shortage of recognition and funding support given by senior governments to municipal governments for immigrant settlement.

What is the current City policy context? The key City policies pertaining to cultural diversity are the OCP and the Richmond Intercultural Strategic Plan and Work Program.

Recommended Actions:

Action 15—Implement, monitor and update the Intercultural Strategic Plan and Work Program. *Medium Term (4–6 years)*

Proposed Partners:

- RCMP
- School District No. 38
- Richmond Community Services Advisory Committee
- Vancouver Coastal Health
- Richmond Intercultural Advisory Committee

City Roles:

- Deliver programs and services.
- Undertake planning, research and policy development.

Action 16—Improve the City’s cultural competence through monitoring the intercultural sensitivity and inclusiveness of corporate policies and practices, making adjustments as necessary to:

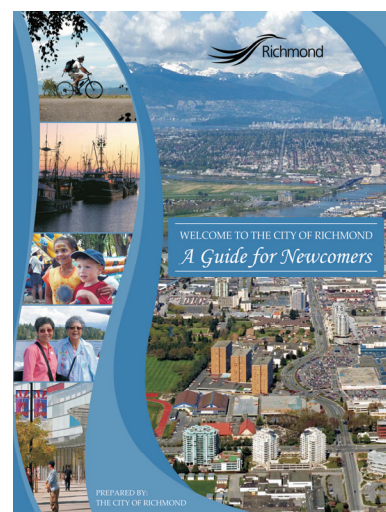
- 16.1 Establish clear guidelines for providing translation and interpretation services to conduct City business. *Short Term (0–3 years)*
- 16.2 Devise and implement a comprehensive cultural diversity training program for City and community partner staff. *Medium Term (4–6 years)*
- 16.3 Undertake a comprehensive review of City policies and practices from a diversity perspective, identifying gaps and proposed improvements. *Long Term (7–10 years)*
- 16.4 Recognize and reduce barriers faced by new immigrants in accessing City services. *Ongoing*

Proposed Partners:

- Richmond Intercultural Advisory Committee
- RCMP
- Community Partners
- Non-profit Agencies
- Richmond Public Library
- Tourism Richmond

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Richmond's Strengths

The City of Richmond, in partnership with the Richmond Intercultural Advisory Committee (RIAC), has produced the **Richmond Newcomer Guide**. The Guide provides information about Richmond's local community, programs available for seniors and children, City services and the services of partners.

Action 17—Improve employment opportunities for immigrants with foreign training and credentials, focusing on:

- 17.1 Exploring opportunities to develop a pilot “apprenticeship” type program targeted at recent immigrants, for the City and stakeholders, including the business and intercultural sectors. [Medium Term \(4–6 years\)](#)

Proposed Partners:

- Richmond Chamber of Commerce
- School District No. 38
- Vancouver Coastal Health
- Non-profit Agencies
- WorkSafe BC
- Richmond Multicultural Concerns Society
- Immigrant Serving Agencies
- Immigrant Employment Council of BC

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 18—Increase awareness of and access to City employment opportunities by immigrant groups through:

- 18.1 Working with community agencies and other partners to publicize City employment opportunities to immigrant groups and improve mutual understanding of barriers and needs. [Medium Term \(4–6 years\)](#)
- 18.2 Continuing to explore and develop outreach mechanisms to encourage individuals from cultural groups that are currently under-represented in the City workforce to apply for available employment opportunities. [Ongoing](#)

Proposed Partners:

- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Richmond Intercultural Advisory Committee

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 19—Create opportunities to showcase Richmond’s cultural diversity and facilitate intercultural dialogue by:

- 19.1 Examining collaborative approaches to ensure that Richmond remains a welcoming and integrated community and ethnic specific “silos” are avoided. [Short Term \(0–3 years\)](#)
- 19.2 Facilitating the development and co-ordination of intercultural events that provide opportunities for active learning about the traditions of different cultures. [Ongoing](#)
- 19.3 Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond. [Ongoing](#)

Proposed Partners:

- Richmond Community Services Advisory Committee
- Richmond Public Library
- School District No. 38
- Cultural Organizations
- Non-profit Agencies
- Richmond Children First
- Vancouver Coastal Health
- Richmond Intercultural Advisory Committee
- Richmond Chamber of Commerce
- RCMP

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.



Action 20—Consult with local First Nations and urban Aboriginal organizations and other partners to:

- 20.1 Gain a better understanding of the needs of Richmond’s urban Aboriginal population, and opportunities for future collaboration. [Short Term \(0–3 years\)](#)
- 20.2 Support the Richmond National Aboriginal Day event and Richmond School District Aboriginal Enhancement Agreement initiatives. [Ongoing](#)

Proposed Partners:

- Richmond Community Services Advisory Committee
- School District No. 38
- Non-profit Agencies

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 21—In conjunction with community agencies and other partners, continue to advocate to senior governments on such matters as:

- 21.1 Funding levels for settlement services and English language training.
Short Term (0–3 years) then Ongoing
- 21.2 Licensing processes and accreditation for foreign-trained professionals.
Short Term (0–3 years) then Ongoing
- 21.3 Necessary adjustments to Federal immigration policies and recruitment campaigns. *Short Term (0–3 years) then Ongoing*

Proposed Partners:

- School District No. 38
- Vancouver Coastal Health
- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Provincial Government
- Federal Government
- Union of BC Municipalities

City Roles:

- Engage and empower community.
- Advocate and secure external contributions.

Action 22—Collaborate with community partners in:

- 22.1 Developing services and strategies that recognize the needs and interests of Richmond's Lesbian, Gay, Transgendered and Bisexual (LGTB) communities. *Short Term (0–3 years)*
- 22.2 Collaborating on developing cross-agency staff awareness training programs on LGTB issues. *Medium Term (4–6 years)*

Proposed Partners:

- Richmond Community Services Advisory Committee
- Vancouver Coastal Health
- School District No. 38
- Non-profit Agencies
- WorkSafe BC

City Roles:

- Engage and empower community.

- Undertake planning, research and policy development.

Action 23—Establish targeted measures to prevent and respond to incidents of racism in Richmond by:

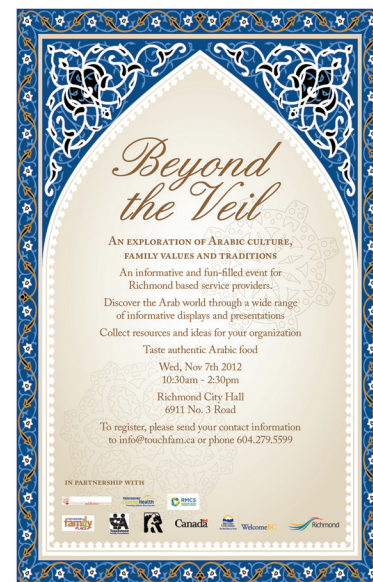
- 23.1 Participating in the establishment of media watch mechanisms with stakeholders to monitor the local media, City and community communication and work to redress misperceptions created by inaccurate or insensitive references. *Short Term (0–3 years)*
- 23.2 Developing an intercultural intervention resource package and subsequent training, within City and stakeholder structures, to respond to intercultural conflicts and incidents. *Medium Term (4–6 years)*
- 23.3 Collaborating with the business sector and other partners to ensure racist graffiti is removed in a timely manner both from City and non-City properties in Richmond. *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- School District No. 38
- Vancouver Coastal Health
- Community Partners
- WorkSafe BC
- Non-profit Agencies
- Richmond Chamber of Commerce
- Faith Communities
- Property Management Companies

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Richmond's Strengths

The Richmond Intercultural Advisory Committee has championed the development of the 2012-2015 Richmond Intercultural Strategic Plan and Work Program. As a result, in the fall of 2012, the Committee initiated the Richmond Cultural Survey which aimed to collect information from a broad sample of citizens on their experience of intercultural relations in Richmond.



Richmond's Strengths

Youth Now, one of four Richmond Volunteer programs, is designed to enhance leadership opportunities for young adults, who are high school graduates and under the age of 26, and trains them to serve as board members for local non-profit organizations.



Strategic Direction 6: Support Community Engagement and Volunteerism

Why is this important? Volunteering is one of the most fundamental acts of citizenship and philanthropy in society and is a primary contributor to building a strong community. Through citizen engagement and work with volunteers, the City is able to provide increased scales and varieties of activities, and maximize social services across the community where financial resources may otherwise be limited. This engagement helps to create a healthy and vibrant Richmond.

What can we build on? Richmond has a long history of community engagement and developing a strong volunteer base. The City, through its Community Services Department, has a Volunteer Management Strategy that has helped to preserve a volunteer spirit within the community. The City has also hosted large scale successful events, such as the 2010 Winter Olympics and Tall Ships Festival. These events played a role in increasing the number of volunteers, identifying training opportunities and key roles that volunteers can fill, and enhancing the City's capacity to deliver effective programs and events. In addition, the City has a strong collaboration with Volunteer Richmond, which has helped to nurture the development and support of the local volunteer base.

What are the challenges? A challenge for supporting community engagement and volunteerism relates to the changing demographics of volunteers. Many of the new volunteers are young, new Canadians, older adults, or persons with disabilities. These volunteers are looking for meaningful ways to be involved, as well as learning opportunities to help develop their skills to enhance employability. An immigrant's previous experience with authorities in their home countries might also present some challenges. Newer immigrants tend to mistrust government and might have had limited exposure and understanding about how to participate in civic life and volunteering.

What is the current City policy context? The key City policies relevant to community engagement and volunteerism are the OCP, Community Services (formerly Parks, Recreation and Cultural Services (PRCS)⁶) Volunteer Management Strategy, the Wellness Strategy and the Public Participation Toolkit.

⁶ Through corporate reorganizations in 2009 and 2012, the former Parks, Recreation and Cultural Services Department has been incorporated into the broader Community Services Department. As such, policies developed by PRCS are now under the responsibility of the Community Services Department.

Recommended Actions:

Action 24—Implement, monitor and update the Richmond Community Services Volunteer Management Strategy. *Short Term (0–3 years)*

Proposed Partners:

- Volunteer Richmond
- Community Partners
- Non-profit Agencies
- Community Sports Groups

City Roles:

- Collaborate and establish partnerships.
- Engage and empower community.

Action 25—Develop a comprehensive communication strategy for encouraging and supporting a cross section of Richmond residents, particularly those who may face barriers to participation (e.g. recent immigrants, people with disabilities, etc.) to participate in City planning and decision making processes, whereby the City:

- 25.1 Strives to ensure that key written information is presented in plain English and in additional languages, as appropriate. *Short Term (0–3 years)*
- 25.2 Works with the media, including ethnic-specific media, to disseminate information and solicit ideas from the public. *Short Term (0–3 years)*
- 25.3 Increases the use of social media and other innovative communication/engagement tools (e.g. study circles, online discussion forums). *Short Term (0–3 years)*
- 25.4 Undertakes best practice research to develop tools to improve City community engagement practices (e.g. updating and enhancing the Public Participation Toolkit). *Long Term (7–10 years)*



Proposed Partners:

- Non-profit Agencies
- Media
- Community Partners

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 26—Review the City’s advisory committee structure to determine:

- 26.1 Whether existing committee structure is the most effective for obtaining community advice on particular matters. *Medium Term (4–6 years)*
- 26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including:
- ♦ clear Terms of Reference for each committee;
 - ♦ clear roles of elected officials and staff;
 - ♦ annual orientation program for new committee members;
 - ♦ consistent reporting procedures and feedback mechanisms;
 - ♦ mechanisms for information exchange amongst committees;
 - ♦ work programs that reflect Council Term Goals. *Medium Term (4–6 years)*

Proposed Partners:

- Advisory Committees
- Non-profit Agencies
- Community Partners
- Issue-specific Stakeholders

City Roles:

- Undertake planning, research and policy development.

Action 27—Support and encourage community-based efforts to attract and develop the leadership potential of people who live or work in Richmond and, as appropriate, coordinate these efforts with the work of municipal advisory committees. *Ongoing***Proposed Partners:**

- Advisory Committees
- Non-profit Agencies

City Roles:

- Deliver programs and services.
- Collaborate and establish partnerships.

Action 28—Expand the City’s New Canadian Tours program by:

- 28.1 Seeking corporate sponsorships and expanding the partner base of the program. [Short Term \(0–3 years\)](#)
- 28.2 Providing participants with additional information on opportunities for participation in municipal decision making processes and active involvement in civic life. [Short Term \(0–3 years\)](#)

Proposed Partners:

- Non-profit Agencies
- Ethno-cultural Groups
- Richmond Civic Engagement Network
- Post-secondary Educational Institutions

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.



Goal 3: Building on Social Assets and Community Capacity

Strategic Direction 7: Strengthen Richmond's Social Infrastructure

Strategic Direction 8: Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities

Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

Goal 3: Building on Social Assets and Community Capacity



Richmond's Caring Place is a purpose-built facility that houses many of Richmond's non-profit service agencies.

Strategic Direction 7: Strengthen Richmond's Social Infrastructure

Why is this important? Richmond's population is growing and demands for social services are rising. The City does not have the mandate or ability to deliver the broad range of social services required. If the City is to realize its vision of being the most appealing, liveable, well managed community in Canada, it is essential that social services, and the facilities used for delivering those services (i.e. social infrastructure) keeps pace with Richmond's growth. Additionally, many non profit organizations have a long tradition of involvement in public policy and are known for representing the voices of the most marginalized community groups. As these non-profit agencies are striving to meet the needs of the growing population they have also been struggling to secure or maintain affordable spaces to provide services.

What can we build on? Richmond has effective partnerships with many non-profit agencies. The Richmond Community Services Advisory Committee, funded by the City of Richmond, is a network of more than 30 local non-profit agencies and community partners which are working collectively on community issues of mutual importance. In addition, Richmond has developed strong relationships with other public partners to deliver services in the community. Further, Richmond has an array of City and non-City facilities used for service provision. For example, Caring Place, a community hub for non-profit agencies, has proved to be an effective solution for agencies to deliver services in a convenient one-stop location.

What are the challenges? The increasing demand for social services is a key challenge for Richmond. The number of non-profit agencies that provide these services needs to expand; however, the cost of land and construction inhibits service expansion. Additionally, while these agencies may receive federal and provincial government support, funding is not guaranteed, which creates instability and uncertainty for service providers. Other challenges include a lack of clarity on City roles in addressing social issues and the impact of decisions made by senior levels of government on the City. Being the level of government closest to the people, the City is frequently approached for support by, non-profit agencies on items that are not part of Richmond's mandate.

What is the current City policy context? Key City policies relevant to social infrastructure are the OCP, the Parks, Recreation and Cultural Services Master Plan, and City Grant Programs.

Agencies in Caring Place

- Alzheimer Society of BC
- BC Centre for Ability
- Canadian Hemochromatosis Society
- CHIMO Crisis Services
- Family Services of Greater Vancouver
- Heart and Strong Foundation of Canada
- Richmond Caring Place Society
- Richmond Hospice Association
- Richmond Multicultural Community Services
- Richmond Society for Community Living
- Richmond Women's Resource Centre Association
- S.U.C.C.E.S.S.
- Volunteer Richmond Information Services

Recommended Actions:

Action 29—Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments including:

- 29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendation to Council on specific rezoning applications. [Short Term \(0–3 years\)](#)
- 29.2 Establishment of a Community Amenity Reserve Policy and Fund, similar to those for affordable housing and child care, to secure cash contributions from developers in lieu of the provision of built amenity space. [Long Term \(7–10 years\)](#)

Proposed Partners:

- Developers
- Richmond Community Services Advisory Committee
- Richmond Seniors Advisory Committee
- Child Care Development Advisory Committee
- Non-profit Agencies

City Roles:

- Undertake planning, research and policy development.

Action 30—Develop and maintain a database on space needs of non-profit social service agencies to be updated annually through surveys of agencies. [Short Term \(0–3 years\)](#)

Proposed Partners:

- Richmond Community Services Advisory Committee

City Roles:

- Deliver programs and services.
- Engage and empower community.
- Undertake planning, research and policy development.

Action 31—In consultation with community agencies and developers, establish a clear, consistent City policy framework for assisting community agencies to secure program and office space for their operations, with the framework specifying, among other things:

- 31.1 Eligibility requirements and criteria for support. [Short Term \(0–3 years\)](#)
- 31.2 Application process with an emphasis on transparency, consistency, and fairness. [Short Term \(0–3 years\)](#)
- 31.3 Timing requirements. [Short Term \(0–3 years\)](#)
- 31.4 Clarification of responsibilities of participating parties (e.g. agencies, developers, City). [Short Term \(0–3 years\)](#)
- 31.5 Examples of spaces that may be pursued (e.g. multi-service hubs, single agency spaces, strategic/specific agency groupings). [Short Term \(0–3 years\)](#)
- 31.6 Alternative mechanisms for the securing or provision of space (e.g. lease of City premises, space secured through private rezonings as an amenity contribution, space secured for lease as part of a private development approvals process, space secured through City partnerships with other levels of government). [Short Term \(0–3 years\)](#)

Proposed Partners:

- Community Agencies
- Non-profit Agencies
- Developers
- Child Care Providers
- Richmond Community Services Advisory Committee
- Child Care Development Advisory Committee
- Richmond Children First

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.

Action 32—Implement the City Centre Area Plan Policy of exploring opportunities to establish multi-use, multi-agency community service hubs in appropriate locations in the City Centre, while also pursuing other types of agency space, as appropriate, throughout Richmond. Short Term (0–3 years)

Proposed Partners:

- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Child Care Providers
- Child Care Development Advisory Committee
- Richmond Children First

City Roles:

- Undertake planning, research and policy development.



Action 33—Consider the development of mechanisms and guidelines to expand use of the City’s communication channels (e.g. website) to help community agencies publicize their services, programs and events. Short Term (0–3 years)

Proposed Partners:

- Non-profit Agencies

City Roles:

- Collaborate and establish partnerships.
- Engage and empower community.
- Deliver programs and services.

Action 34—Strengthen the City’s already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input on the health implications of key City planning matters. Ongoing

Proposed Partners:

- Vancouver Coastal Health

City Roles:

- Collaborate and establish partnerships.



Richmond's Strengths

In 2012, the Richmond School District had an enrolment of approximately

22,000 students with:

- 38 elementary schools
- 10 secondary schools
- 1 alternative school

Richmond's Strengths

- 5 libraries
- 97,096 cardholders
- 2,590 library programs
- 124,030 program participants
- 4,359,215 items borrowed



Action 35—Strengthen the City's already strong collaborative relationship with the Richmond School District, consulting with the district on emerging children, youth and education issues facing the community, advocating for needed programs, and partnering on priority community and social development initiatives. *Ongoing*

Proposed Partners:

- School District No. 38
- Child Care Development Advisory Committee
- Public Partners
- Youth Coordinators
- City and School Board Liaison Committee

City Roles:

- Collaborate and establish partnerships.

Action 36—Encourage the Richmond School District to:

36.1 Expand community access and use of its schools. *Short Term (0–3 years)*

36.2 Explore the potential for working together to establish a pilot community school in the City. *Long Term (7–10 years)*

Proposed Partners:

- School District No. 38
- City and School Board Liaison Committee
- Non-profit Agencies
- Richmond Community Services Advisory Committee

City Roles:

- Collaborate and establish partnerships.
- Undertake planning, research and policy development.

Action 37—Expand opportunities for partnering with Richmond Public Library on community engagement and social development initiatives. *Ongoing*

Proposed Partners:

- Richmond Public Library

City Roles:

- Collaborate and establish partnerships.
- Deliver programs and services.

Action 38—Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee and participation in groups such as the Safe Communities Alliance and Richmond Children First). Ongoing

Proposed Partners:

- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Richmond Children First
- Networking Groups

City Roles:

- Engage and empower community.

Action 39—Administer, monitor and enhance the City Grant Program, undertaking reviews as required to ensure that the program continues to have adequate resources, targets priority community needs and makes efficient use of staff resources.

Ongoing

Proposed Partners:

- Non-profit Agencies
- Community Committees
- Richmond Community Services Advisory Committee

City Roles:

- Provide land, space or funding.
- Undertake planning, research and policy development.

Action 40—Continue to improve mechanisms and enhance timely interdepartmental collaboration to ensure that in City planning and decision making, social factors are given appropriate consideration, in conjunction with economic and environmental factors. Ongoing

Proposed Partners:

- Community Committees
- Advisory Committees

City Roles:

- Undertake planning, research and policy development.
- Collaborate and establish partnerships.

City Grant Programs

The City has been disbursing City Grants for many years. In 2012, a revised City Grant Policy was adopted and implemented establishing three separate programs, all with increased budgets. The Health, Social and Safety Grants budget increased by \$87,000, resulting in a total of **\$530,637** being awarded to **29 community service agencies**.

Child Care Grant Program

In 2011, a total of **\$26,050** was allocated in capital grants to non-profit societies supporting or providing child care. Additionally, in 2012, Council approved the establishment of a **Child Care Operating Reserve Fund** to hold developer contributions that will support the provision of quality care through professional and program development.

Action 41—Develop and maintain strong networks and communication channels with senior government partners to seek their policy and financial assistance in addressing Richmond social issues. *Ongoing*

Proposed Partners:

- Federal Government (including MPs, and key Federal staff)
- Provincial Government (including MLAs and key Provincial staff)

City Roles:

- Collaborate and establish partnerships.



Action 42—Participate in joint planning and networking initiatives with community partners (e.g. Richmond School District, Vancouver Coastal Health, Metro Vancouver, non-profit agencies), working collaboratively to address social development concerns in the community. *Ongoing*

Proposed Partners:

- School District No. 38
- Vancouver Coastal Health
- Non-profit Agencies
- Advisory Committees
- Public Partners
- City and School Board Liaison
- Richmond Children First
- Seniors Planning Network



City Roles:

- Collaborate and establish partnerships.
- Undertake planning, research and policy development.

Strategic Direction 8: Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities

Why is this important? Active involvement in recreation, arts, cultural and wellness opportunities helps Richmond residents lead healthier lives and be better connected in their communities. Through recreation and sports, residents become physically active, engage in lifelong learning, and have fun. Arts and cultural opportunities give residents a sense of identity, shared pride and a way to communicate across cultures. Early engagement in these opportunities results in reduced future costs in health, police and social services. By ensuring a diversity of choices Richmond offers residents an increased sense of belonging and a more dynamic and sustainable quality of life.

What can we build on? An abundance of opportunities are available for residents throughout Richmond. Examples include pools, arenas, the Richmond Cultural Centre, libraries, heritage facilities, a professional theatre and eight community centres. As a legacy of the 2010 Winter Olympics, the Richmond Olympic Oval has evolved into a multi-use sport facility that creates both traditional and unique opportunities for residents and visitors alike. The City has also developed the Parks, Recreation, and Cultural Services Master Plan that guides the direction of recreation, arts and cultural opportunities.

What are the challenges? A key issue in providing high quality recreation, arts and cultural wellness opportunities is the changing demographics in Richmond. A growing, aging and ethnically diverse population presents challenges in service provision, specifically in accommodating different needs and uses. The current models for delivering services are not sustainable in a growing dynamic city. It is critical that the City understand and respond to emerging community values and needs. Additionally, as Richmond's facilities continue to age, careful attention needs to be placed on planning new facilities and ensuring accessibility is maintained in aging facilities.

What is the current City policy context? Key City policies relevant to Richmond's recreation, arts and cultural opportunities are the OCP, the Parks, Recreation and Cultural Services Master Plan, Community Wellness Strategy, Arts Strategy, Youth Service Plan and Older Adult Service Plan.





Recommended Actions:

Action 43—Implement, monitor and update the Parks, Recreation and Cultural Services Master Plan, based on updated Community Needs Assessments, developing and enhancing an appropriate range of parks, recreation and cultural facilities throughout Richmond. *Ongoing*

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- School District No. 38
- Richmond Public Library

City Roles:

- Undertake planning, research and policy development.
- Provide land, space or funding.



Action 44—Implement, monitor and update the Community Wellness Strategy including development of community wellness indicators in partnership with Vancouver Coastal Health. *Ongoing*

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- School District No. 38

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.



Action 45—Implement, monitor and update the Richmond Arts Strategy recognizing that the arts can be an important social development tool with respect to:

- education (e.g. increasing public awareness of social issues through theatre or visual media);
- engagement (e.g. providing opportunities for people to become more involved in the community);
- employment (e.g. providing jobs for people in arts related fields). [Ongoing](#)



Proposed Partners:

- Arts Community
- Community Partners
- School District No. 38

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.

Action 46—Support food security for Richmond residents by:

46.1 Encouraging development of community gardens and farmers markets. [Ongoing](#)

46.2 Supporting retention of agricultural lands and efforts to make these lands economically viable. [Ongoing](#)

46.3 Supporting the Richmond Farm School as an important component for the agricultural sector in the region. [Ongoing](#)

46.4 Working with the Richmond Food Security Society and Vancouver Coastal Health to facilitate food security related initiatives. [Ongoing](#)

Proposed Partners:

- Non-profit Agencies
- Kwantlen University
- Vancouver Coastal Health

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.
- Collaborate and establish partnerships.
- Provide land, space or funding.

Action 47—Undertake a review to expand opportunities for use of the Oval for social development initiatives. Medium Term (4–6 Years)

Proposed Partners:

- Richmond Oval Corporation

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

Why is this important? Strong and safe neighbourhoods promote social inclusion, encourage active living, and contribute to economic viability. When people feel safe in their neighbourhoods, they venture outside of their homes, use parks and public spaces, connect with their neighbours and experience a more enriched community life. This sense of security is important in enhancing Richmond's livability and ensuring residents have a high quality of life.

What can we build on? The City has a solid base of community safety services delivered through its Law and Community Safety Department (e.g. policing, Richmond Fire-Rescue, and Emergency Preparedness) The City works in partnership with local and provincial agencies to ensure safety is considered in all aspects of community life. Additionally, Community Policing Initiatives (e.g. Block Watch, Pedestrian Safety, DARE) are delivered through the Richmond detachment of the RCMP.

What are the challenges? Cost pressures present a key challenge in provision of services to ensure residents feel safe in their neighbourhoods. As with other service delivery, it is important that sufficient funding and resources are available to provide necessary community safety services for Richmond's growing population. Richmond's population diversity also presents a challenge, as developing strong neighbourhoods requires active participation of all residents.

What is the current City policy context? Key City policies relevant to Richmond's safety are the OCP, the RCMP Strategic Plan (2011–2013), the Richmond Fire Rescue Plan (2012–2015) and Richmond Substance Abuse Strategy.

Recommended Actions:

Action 48—Ensure that the City's land use planning and transportation policies and bylaws create neighbourhoods that support Richmond's active living, social development and wellness objectives through such measures as:

- 48.1 Identifying locations, funding options, and planning mechanisms for development of community gathering spaces in various parts of the City. [Ongoing](#)
- 48.2 Facilitating development of vibrant streetscapes with a diverse range of uses and amenities in appropriate neighbourhood locations throughout Richmond. [Ongoing](#)
- 48.3 Completing a network of bike routes and walkways linking neighbourhood hubs and gathering places to one another and to regional amenities. [Ongoing](#)



Proposed Partners:

- Provincial Government
- Non-profit Agencies
- Vancouver Coastal Health

City Roles:

- Undertake planning, research and policy development.
- Provide land, space or funding.
- Collaborate and establish partnerships.

Action 49—Support local community building initiatives, focusing on:

- 49.1 Developing community gardens, boulevard planting areas and other informal gathering places in local neighbourhoods through the existing Partners for Beautification Program. [Ongoing](#)
- 49.2 Supporting community clean up events and community arts activities. [Ongoing](#)

Proposed Partners:

- Corporations
- Non-profit Agencies
- Citizens

City Roles:

- Engage and empower community.
- Undertake planning, research and policy development.
- Provide land, space or funding.

Action 50—Continue to co-locate recreation and other community facilities with or near school sites. [Ongoing](#)

Proposed Partners:

- School District No. 38
- Community Associations

City Roles:

- Undertake planning, research and policy development.
- Collaborate and establish partnerships.
- Provide land, space or funding.

Action 51—Encourage community agencies and faith-based groups to make spaces available in their premises at reasonable rates for local community users (e.g. meetings, drop-in programs). *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- School District No. 38
- Faith-based Groups

City Roles:

- Engage and empower community.

[The Richmond RCMP Detachment Strategic Plan, 2011–2013](#)

The Strategic Plan cites a priority focus for youth related to the “*prevention and reduction of youth involvement in criminal activity and the criminal justice system, both as victims and offenders.*”

Action 52—Collaborate with the RCMP and community partners to promote Richmond as a safe and livable community.

Ongoing

Proposed Partners:

- RCMP
- Richmond Chamber of Commerce
- Tourism Richmond
- Community Partners

City Roles:

- Collaborate and establish partnerships.
- Deliver programs and services.



Action 53—Support the efforts of government and community-based partners to address mental health, substance abuse and addictions concerns in Richmond. *Ongoing*

Proposed Partners:

- Vancouver Coastal Health
- Richmond Community Services Advisory Committee
- Non-profit Agencies

City Roles:

- Collaborate and establish partnerships.
- Provide land, space or funding.
- Advocate and secure external contributions.

Implementation and Next Steps

Implementation Priorities

By promoting mutual understanding and encouraging involvement from all community members, the goal is to build and maintain a unified, inclusive, community—one that is welcoming and offers a high quality of life for all residents.

All of the foregoing recommended actions are considered important, hence their inclusion in this document. With respect to priorities, it is difficult to say that any one particular social issue is more important than another. That said, based on comments received through the consultations for this Strategy, an assessment of socio-economic data and trends, and staff's understanding of service gaps and needs, the following five issue areas emerged as key concerns for the future:

- **Cultural Diversity**—The diversity of Richmond's population permeates all issues in this Strategy. While many of the issues faced by Richmond are similar to those of other communities (e.g. child care, poverty, affordable housing), the issues take on a unique "made in Richmond" perspective because of our diversity. A key challenge for the City in moving forward will be to strike a balance between addressing the needs of the immigrant population, while also recognizing the needs of the non-immigrant population.
- **Aging of the Population**—Another key demographic trend facing Richmond is the aging of the population. The growth of the older adult population will have implications for several areas, including the built environment, housing, community services, the economy, and the health care system. Today's older adults are generally more vocal, healthy, and better educated than those of previous generations. They increasingly expect to have a voice in decisions that affect their lives—a trend that will continue as more people from the "baby boom" generation move into retirement. In planning for the future, a key challenge will be to ensure that the needs of older adults are reflected, and that the needs of other age groups are also addressed (i.e. promoting mutual understanding and support, seeking to prevent inter-generational conflicts and resentment).
- **Social capital and infrastructure**—Community agencies are facing significant challenges (e.g. providing quality services with limited funding, securing appropriate and affordable office space, competing for contracts and short term project grants). If the City is to be successful in addressing its social development goals, it is essential that vibrant community agencies and a healthy overall social infrastructure be in place. A key challenge for the City will be to ensure community agencies have the necessary facilities and assistance to meet the growing demands. This includes enhancing networks (e.g. inter-agency collaboration to address social issues) and support for local community agencies (e.g. through the City Grant Program and assistance with securing appropriate and affordable office and program space).
- **Children, families and youth**—The well-being of Richmond's children, youth and families is essential to a socially sustainable community. The availability of child care and affordable housing, as well as a stable, supported non-profit sector and a vibrant network of parks, recreation

and cultural opportunities will provide a foundation for healthy development and supportive connections. In planning for the future, a key challenge for the City will be to ensure sufficient access to child care and family support services, as well as the development of family-friendly neighbourhoods and communities that will strengthen Richmond's "sense of place".

- **Affordable housing and affordable living**—The availability of suitable, affordable housing in Richmond is a key concern. Given the high cost of housing and real estate, many households are either excluded from the housing market or spending a large percent of their incomes on accommodation. Others may be living in substandard accommodation because of a lack of affordable alternatives. In planning for the future, a key challenge for the City will be to provide an appropriate range of housing options to accommodate all aspects of Richmond's population, and to ensure the building and nurturing of innovative partnerships to address housing concerns.

The City cannot address these concerns on its own and the City has a limited ability to address income disparity or overall community affordability concerns; however, it can make an important contribution in conjunction with other partners.

In setting priorities and developing an implementation plan for this Strategy, particular attention will need to be given to the foregoing issue areas. That said, a balanced approach will be required, whereby attention is paid to actions pertaining to all the identified Strategic Directions. Work is already proceeding on several of the actions proposed in this document. Other proposed actions have yet to be initiated—or will require additional time or resources to be effectively implemented.

Resource Requirements

A key assumption underlying preparation of the Strategy was that adequate resources would be required for its implementation. Existing staff are currently functioning at full capacity and taking on additional tasks will prove challenging for the City to address its social development goals.

Full details regarding resource requirements will be provided in the annual work programs for the Strategy. A preliminary determination of necessary staff resources is outlined on pages 69 and 70.

Social Development Strategy: Resource Requirements Staffing ⁷		
Resource	Rationale and Scope	Cost and Funding Source
Child Care Coordinator	<p>Several new child care facilities, negotiated from private developers through the rezoning process, are currently at various stages of the planning and development process. More facilities will be coming on stream in the future. A dedicated RFT Coordinator position is required to play a lead role in the planning and development of the new facilities, as well as address other child care issues on behalf of the City.</p> <p>In June 2012, Council approved \$50,000 from 2011 Surplus Appropriation for retention of a one year temporary part time Child Care Coordinator. In December 2012, Council approved an ongoing additional level for the 2013 Operating Budget to fill the position on a regular full time basis. The need for the position will be assessed after three years, and justification will need to be provided to maintain the position on an ongoing basis.</p>	<p>\$95,000–\$107,000/year</p> <p>Source: Annual Operating Budget</p> <p>(Additional Level approved for 2013 Operating Budget)</p>
Affordable Housing Analyst	<p>The volume, scope, and complexity of the City's affordable housing responsibilities have risen dramatically since adoption of the Affordable Housing Strategy in 2007. To ensure that the affordable housing portfolio continues to be well managed and that future demands are effectively addressed, additional staff support is required.</p> <p>A research analyst position was recommended in the City's post 2010 reorganization.</p>	<p>\$76,000–\$91,000/year</p> <p>Source: Annual Operating Budget 2014</p>
Social Development Coordinator	<p>The volume, scope, and complexity of responsibilities for the City's Community Social Development Section have risen dramatically since the Section was established in 2009. Addressing the priorities of the Social Development Strategy will place further demands on staff resources. An additional RFT social development/social planning staff position will be needed to lead various projects; policies and programs identified herein and ensure that the Strategy is effectively implemented.</p> <p>A liaison/coordinator position was recommended in the City's post 2010 reorganization.</p>	<p>\$97,000–\$128,000/year</p> <p>Source: Annual Operating Budget 2015</p> <p>Additional Level 2014</p>

⁷ Note: This list does not include additional staff required for the expanded Minoru Place Activity Centre. Those requirements will be identified through the planning and budgeting process for the expanded facility.

Next Steps: From Draft to Adoption to Action

Refinement and Adoption—Winter–Summer 2013

- **Distribute draft Strategy and elicit public comment:** The draft Strategy will be posted on the City's website and distributed through various networks (e.g. City advisory committees, Community Partners, the School District, Health Authority, and other partner organizations). As time and resources allow, staff may also meet with organizations to provide an overview of the draft and answer questions that arise.
- **Assess comments and revise Strategy:** Staff will review the comments and make adjustments to the Strategy as deemed appropriate.
- **Present revised Strategy to Council for adoption:** Staff will prepare an updated report for Council which includes the comments and submissions received, and will present the revised Strategy for adoption.

Filling in the Details and Preparing for Action—Fall/Winter 2013

- **Develop work program for Strategy implementation:** As noted, following adoption of the Strategy, staff will prepare the first of what will be annual Strategy Work Programs for Council review and adoption. The program will include ongoing, previously initiated, and new items. It will also include a combination of “quick wins” and initiatives that require a longer term investment to produce results. The work program will identify time lines, resource and budget requirements, and indicators for each recommended priority action to determine the success of Strategy implementation.

Ongoing Implementation, Monitoring and Renewal—Winter 2013 onward

- **Implement, monitor, and report:** Guided by the work programs, staff will coordinate implementation of the Strategy. On an annual basis, they will provide a report to Council which summarizes achievements made over the previous year, and present proposed priorities to be addressed in the following year. It is recognized that new, unforeseen issues or opportunities will likely arise after adoption of the Strategy, therefore, flexibility will be required, and periodic adjustments may need to be made to the Strategy—especially in the later years of implementation.
- **Renew Strategy:** The term of the Strategy is for 2013 to 2022. Work will need to proceed well before the expiration of the term to develop the next iteration of the Strategy for 2023–2032.

Guiding Principles for implementation:

In determining work program priorities, the following guiding principles will be adhered to:

- The action addresses a recognized need and is compatible with the City Vision, Council Term Goals, and the Corporate Plan.
- The action contributes to the City's sustainability objectives.
- The action provides opportunities for leveraged funding and/or strategic partnerships.
- There is strong likelihood of success for pursuing the action.
- There are existing resources to pursue the action or adequate resources will be assessed on a cost-benefit basis and allocated accordingly.
- The action builds on and enhances social capital, contributes to social infrastructure, and promotes community engagement.

Measuring Progress in Achieving Goals:

1. For each action, action outcomes and performance measures will be developed, including:
 - 1.1 Baseline indicators (i.e. current state).
 - 1.2 Targets: short term (0–3 year), medium term (4–6 year) and long term (7–10 year) targets (i.e. desired state).
2. Reporting mechanisms:
 - 2.1 Annual Reports featuring progress on the nine Strategic Directions.
 - 2.2 Reporting on target progress every three years.



Concluding Comments

The Richmond Social Development Strategy is intended to provide long term direction to the City in addressing social development priorities. Its purpose is to function like a social development equivalent of the Official Community Plan (OCP), consistent with the City's commitment to sustainability and its vision of being the most appealing, livable and well managed community in Canada.

The Strategy was developed through a participatory process that engaged community members and other key Richmond stakeholders. It clearly maps out goals, strategic directions and recommended actions which will act as the framework for implementation.

This strategy highlights that:

- Richmond has a strong, proud, and effective legacy of social development.
- The City is currently devoting considerable resources to social development concerns.
- The City faces numerous challenges—but it also has a host of opportunities for planning to meet future social needs.
- To effectively address and implement future social development needs, the City must be increasingly strategic and follow a multi-partnership approach.

The Social Development Strategy is an ambitious and challenging project which will require careful management to ensure that its scope does not expand beyond the City's capacity and resources. The implementation of the Strategy will also not be possible without the commitment of all key stakeholders. The City cannot do it alone. The City needs to continue to build sustainable partnerships with community partners and work collaboratively with senior governments and other partners. This Strategy ultimately sets the stage for collaboration and will be a valuable resource for guiding future social development efforts of the City and its partners.

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City Council Project Liaisons

Councillor Linda Barnes (2010 – 2012)

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Appendix 1—Social Development Policies and Strategies

City of Richmond Policies Relevant to Social Development⁸:

Policy Name	Policy Number	Adopted by Council
Affordable Housing	5005	December 18, 1989
Affordable Housing Strategy—Interim Strategy	5006	July 24, 2006
Affordable Housing Statutory Reserve Fund	5008	December 9, 1991
Casino Funding Guidelines	3706	June 12, 2000
City Buildings—Accessibility	2008	February 14, 1994
City Child Care Policy	4017	January 24, 2006
City Grants	3712	July 25, 2011, amended July 9, 2012
Cooperative Housing	4400	May 29, 1984
Corporate Sustainability Policy	1400	April 26, 2010
Disabled Persons—Accessibility	4012	October 13, 1981
Disabled Persons—Custom Transit	4011	October 26, 1981
Disabled Persons—Housing	4014	August 12, 1982
Disabled Persons—Need versus Resources	4010	May 26, 1990
Display of Religious Symbols at City Hall	2019	November 14, 2005
Full Service Gaming Policy	5040	May 29, 2002; amended June 9, 2003; February 27, 2006
Group Home Locations for Richmond	4001	February 25, 1991
Multiculturalism	6000	March 25, 1991
Parks and Leisure Services—Community Involvement	8701	March 28, 1978
Provision of Administrative Staff Support Services to Statutory and Other Council Appointed Advisory Bodies	1009	April 25, 1994; reconfirmed September 13, 1999
Provision of Administrative staff support services to Statutory and Other Council Appointed Advisory Bodies—Administrative procedure	1009.1	April 25, 1994; revised August 28, 2002
Senior Services	4016	August 23, 1982

⁸ Note: Many of these policies are very old. A broad review of City policies took place in 2012 with several obsolete ones being deleted. Over time, it is expected that new policies will be introduced and existing ones will be updated, maintained or possibly deleted.

City of Richmond Planning Strategies Relevant to Social Development:

Title	Type	Timeframe	Endorsed by Council
Intercultural Strategy Plan	Report	2004–2010	October 22, 2004
Affordable Housing Strategy	Report	2007	May 28, 2007
Older Adults Service Plan	Report	2008–2012	May 2008
Youth Service Plan: Where Youth Thrive	Report	2008–2012	September 2008
Child Care Needs Assessment	Report	2009–2016	October 2010
Richmond Community Wellness Strategy	Report	2010–2015	February 2010
City Centre Area Plan	Bylaw 2.10	2031	September 2009
Richmond Official Community Plan	Bylaw 9000	2012–2041	November 26, 2012
Richmond RCMP Strategic Plan	Report	2011–2013	November 22, 2010
Richmond Substance Abuse Strategy	Report	n/a	July 28, 2003
The Fire-Rescue Plan	Report	2012–2015	March 26, 2012
Richmond Arts Strategy	Report	2012–2017	October 8, 2012
Sustainability Framework	Report	2010	January 25, 2010

Appendix 2—Key Stakeholder Consultation

Phase 1:

Stakeholder Meetings	
Stakeholder Group	Date
Council/School Board Liaison Committee	November 18, 2009
Child Care Development Advisory Committee	January 13, 2010
Richmond Seniors Advisory Committee	January 14, 2010
Richmond Community Services Advisory Committee	January 15, 2010
Richmond Centre for Disabilities	January 19, 2010
Richmond Intercultural Advisory Committee	January 20, 2010
Richmond Community Committee	January 27, 2010
Richmond Local Governance Liaison Committee	February 5, 2010
Health Liaison Committee	February 11, 2010
Richmond Children First	March 2, 2010
Canadian Federation of University Women – Richmond	April 20, 2010
Vancouver Coastal Health (VCH) Mental Health and Addiction Coordinating Committee	November 8, 2010

Summary notes were kept from the meetings and groups were asked to submit briefs with further comment. Written submissions were received from the following eight organizations:

- City Centre Community Association
- Richmond Community Services Advisory Committee
- Richmond Seniors Advisory Committee
- Child Care Development Advisory Committee
- Richmond Intercultural Advisory Committee
- Richmond Health Advisory Committee
- Richmond Poverty Response Committee
- Richmond Children First

Public Survey

As a means of gaining broader community input, staff developed a public survey for the Strategy. The survey was available in both a printed and online version. The printed version was also translated into Chinese to provide alternatives for Mandarin and Cantonese speaking residents to contribute their views.

Public Forum (May 26, 2010, Richmond Cultural Centre)—This forum was facilitated by Lani Schultz, Director, Corporate Programs Management Group. Twenty-four people attended, including members of the public and representatives of community organizations. Despite the relatively low turnout, the session generated interest in the project and elicited useful insight on key social planning priorities facing the City.

Let's Talk Richmond—The City engaged SustainNet Software Solutions to develop Let's Talk Richmond, an innovative online discussion forum for both the Social Planning Strategy and the OCP. The forum provided an opportunity for residents to express their comments and opinions on a variety of topics from their home or workplace. During two six week time periods (one in the summer 2010 and one in the fall 2010), residents had the opportunity to discuss and comment on various topics including affordable housing, youth, older adults, social planning, and civic engagement.

The tool generated strong public interest, with 1003 distinct viewers visiting the social development section of the forum. Comments and discussion were lower than would have been desired, but increased from the first to the second forum. During the engagement period, the site was visited 2,964 times with 7,562 page views. In addition, 139 documents were downloaded from a menu of eight available publications (including the Older Adult Service Plan, Affordable Housing Strategy and Youth Strategy).

Study Circles—In partnership with the Richmond Civic Engagement Network (RCEN), the City conducted a series of study circle sessions—a facilitated process through which a small group of people meets multiple times to discuss a particular issue. Study circles are particularly beneficial in eliciting the views of people who may have difficulty in contributing through more traditional consultation methods.

Four study circle groups were established for the Social Development Strategy: a Cantonese, Mandarin, new immigrants and an open group. Eight volunteer facilitators and fifty-four participants took part in the circles. Each group met three times over a three-week period in September 2010.

In October, the City and RCEN co-hosted a wrap up forum to which all study circle facilitators and participants were invited. Twenty-eight participants, exclusive of City staff, attended. The aim was to summarize the key information generated through the circles, ensure that information was accurately captured, and gather additional ideas to contribute to the Strategy. Participants were very positive about the overall study circle experience and expressed strong interest in continued involvement as work on the Strategy proceeds.

Phase 2:

Following the update to committee, staff continued to seek input and guidance from a number of areas to ensure the Social Development Strategy was effectively addressing the needs from a variety of points of view across the organization.

Council/Staff Liaison Committee—The Council/ Staff liaison committee met on six (6) occasions between March 2011 and November 2012 to provide guidance and input to staff and to keep Council informed as the draft progresses.

Staff Consultation—A series of five (5) consultation meetings with staff groups from across the organization were held. These were designed to ensure that the Social Development Strategy would help all parts of the organization proceed with their goals and objectives in a complementary manner. Meetings took place between June 2011 and May 2012 and involved staff from Parks and Recreation, Sustainability, Richmond Public Library, Community Social Services, Arts and Cultural Services, Richmond Fire Rescue, Law and Community Safety, Planning, and Economic Development.

Golder/HB Lanarc Consultation—Staff had a series of meetings with HB Lanarc /Golder Associates to help provide some guidance for their production of the draft strategy. As an additional part of the public participation process, HB Lanarc set up a set of three (3) public consultation meetings in June 2011 for further discussion and input. These sessions were attended by member of community non-profits, agency reps (e.g. SWIS workers), community committees (e.g. Poverty Response committee) and members of council advisory committees.

Appendix 3—Glossary

Accessible: Able to physically, financially and attitudinally access and participate in a wide choice of community facilities, programs and services.

Adaptable Design: Housing that is designed and built with features that add considerable utility to an occupant with mobility challenges.

Affordable Housing: Shelter costs that do not exceed 30 percent of a household's income, whether in market or non-market housing.

Aging in Place: The ability for people to grow older without having to move from their current residence in order to secure necessary support services in response to changing needs.

Baby Boomer: Someone who was born between 1946 and 1964.

Barrier: A visible and/or invisible obstacle that prevents a person from using available programs and services.

Barrier Free Housing: Housing that is designed and built for universal access at the time of construction for an occupant with mobility challenges.

Coach Houses: A self-contained dwelling located above a detached garage in the rear yard.

Collaboration: The process of exchanging information, modifying activities, sharing resources and enhancing the capacity of involved parties to achieve a common purpose.

Community: A group of individuals, families or organizations that share common values, attributes, interests and/or geographical boundaries.

Community Capacity: The assets and capabilities of a community, which can be developed and applied through community development.

Community Development: A dynamic process in which all citizens are encouraged to participate in enhancing the quality of life for their community.

Community Engagement: The process of working collaboratively with groups of people who are affiliated by geographic proximity, special interest, or similar situations, to address issues affecting their well-being.

Community Partner: Community organizations with which the City operates community facilities.

Complete Communities: Communities where people can live, work, shop, and play. They include local access to options for food, transportation, housing, recreation, education, retail, and employment.

Cost of Living: Average costs of the basic necessities of life such as food, shelter and clothing.

Cultural Diversity: The presence and participation of many different cultural communities within society, and the explicit recognition that the contribution and participation of all cultural communities have equal value and benefit to society.

Developmental Assets: Factors or qualities which have an influence on the social and personal development in youth. Examples include support, empowerment, commitment to learning, and positive values. These developmental assets help young people make wise decisions, choose positive paths, and grow up caring and responsible.

Diversity: The unique characteristics that people possess that distinguish them as individuals and that identify them as belonging to a group or groups. Notions of diversity include culture, ethnicity, class, gender, religion, sexual orientation or disability and other.

Established Immigrants: Community members who have come to Canada more than 10 years ago.

Homelessness: People are considered homeless if they do not have a dwelling place where they can expect to stay for more than 30 days and if they do not pay rent. Homelessness can be broken into two categories; *Absolute Homelessness* which refers to those without any physical shelter, and *At Risk of Homelessness* which refers to individuals or families whose living spaces do not meet minimum health and safety standards, and do not offer security of tenure, personal safety and/or affordability.

Inclusive: Welcoming and enabling participation from everyone.

Intercultural: The interaction, cooperation and collaboration between or among people of different cultures.

Inter-generational: The intermingling or coming together of multiple generations (e.g. youth, older adults).

Metro Vancouver: Also known as the Greater Vancouver Regional District (GVRD).

Needs: The gaps between what are considered essential conditions for adequate quality of life and what actually exists. These conditions are not absolute but are relative to the criteria used by whoever is defining the needs.

Neighbourhood Hub: A central, multi-use facility that involves the co-location of two or more compatible community services to better serve the needs of residents while strengthening the capacity of participating agencies. These hubs may target specific populations or mandates (e.g. early childhood, youth, seniors) or provide services to a wide spectrum of community members.

New Immigrants/Newcomers: Community members who have come to Canada less than five years ago.

Older Adult: An individual who is older than 55 years of age.

Policies: A set of broad government objectives to be attained through a number of related specific programs.

Poverty: The inability to satisfy basic needs due to a lack of money, goods, or means of support.

Quality of Life: The degree to which a person enjoys life. Quality of life is measured both subjectively (how someone feels about things, spiritual health, being satisfied with status, safety) as well as objectively (material and physical well-being, political stability, climate and geography, job security, political freedom, gender equality).

Recent Immigrants: Community members who have come to Canada five to ten years ago.

Research: The collection of information about a particular subject. For purposes of the Social Development Strategy, the City's research could be relatively minor (e.g. reviewing website material) or extensive (e.g. undertaking a comprehensive community needs assessment).

Secondary Suite: A self contained additional dwelling unit located on a residential property which usually contains living, sleeping, cooking and toilet facilities.

Senior Government: This includes the Government of the Province of BC, and the Federal Government of Canada.

Settlement Services: Services that aim to support newcomers to integrate into Canadian society. Examples include language assessment and training, social or work-related skill development, referrals, and orientation to day-to-day aspects of life in Canada.

Social Assets: The resources and abilities of people and organizations within a community that contribute to social well being.

Social Capital: The network of social organizations in a community, their cumulative abilities, and their channels of communication and association.

Social Development: The process of improving quality of life for all members of society. Involves the sharing of community resources, commitments and responsibilities, with the aim of achieving better state of society for all.

Social Equity: Ensuring that all segments of the population have equal opportunity and that their needs are recognized and addressed in a fair manner.

Social Infrastructure: All assets that accommodate and support social services and social development. These include physical buildings as well as social capital the provision of services.

Social Media: A form of internet-based communication that provides immediate and interactive information sharing across different platforms. Social media promotes two-way communication, rather than simple information dissemination.

Socially Inclusive Communities: Communities that strive to eliminate poverty and provide opportunities for meaningful engagement and participation of all members of society regardless of their socio-economic status.

Stakeholder: Any organization or individual that has a direct interest in an action or decision either because they have a role in implementing the decision, or because they will be affected by the decision.

Values: What a community/individual believes in and stands for. Values provide motivation to keep people focused on why and what is done.

Vision: Based on values, a vision describes the desired state of the future. It uses language to convey a sense of how success will look and feel.

Walkable Neighbourhoods: A type of compact urban living where streets are designed in such a way that residents can safely walk and bike to accomplish daily tasks.

Wellness: An approach to personal and community health that emphasizes individual and collective responsibility for well being, specifically through the practice of health-promotion lifestyle behaviours.

Workforce Housing: Housing that is affordable to working households that do not qualify for subsidized rental housing, yet cannot afford market-rate housing in their community.

Appendix 4—Acronyms

CCDAC – Child Care Development Advisory Committee
CMA – Census Metropolitan Area as defined by Statistics Canada
CMHC – Canada Mortgage and Housing Corporation
GVHBA – Greater Vancouver Home Builders Association
IEC-BC – Immigrant Employment Council of BC
MLAs – Members of the Legislative Assembly
MPs – Member of Parliament
OCP – Official Community Plan
PRC – Poverty Response Committee
PRCS – Parks, Recreation and Cultural Services
RCD – Richmond Centre for Disability
RCEN – Richmond Civic Engagement Network
RCF – Richmond Children First
RCMP – Royal Canadian Mounted Police
RCSAC – Richmond Community Services Advisory Committee
RFSS – Richmond Food Security Society
RHC – Richmond Homelessness Coalition
RIAC – Richmond Intercultural Advisory Committee
RMCS – Richmond Multicultural Community Services
RPL – Richmond Public Library
RSAC – Richmond Seniors Advisory Committee
UBCM – Union of BC Municipalities
UDI – Urban Development Institute
VCH – Vancouver Coastal Health

