



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Tuesday, October 7, 2014  
4:00 p.m.

Pg. #      ITEM

### MINUTES

PLN-4      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, September 16, 2014.*



### NEXT COMMITTEE MEETING DATE

Tuesday, October 21, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DEPARTMENT

1. **IMPLEMENTATION OF RICHMOND SOCIAL DEVELOPMENT STRATEGY**  
(File Ref. No. 08-4055-20) (REDMS No. 4345217)

PLN-11

**See Page PLN-11 for full report**

*Designated Speaker: John Foster*

STAFF RECOMMENDATION

*That the staff report titled Implementation of the Richmond Social Development Strategy from the General Manager, Community Services, dated September 16, 2014, be received for information and circulated for information to the Richmond School District No. 38 and Vancouver Coastal Health – Richmond.*



2. **CANADA HEALTH ACCORD**

(File Ref. No. 07-3400-01) (REDMS No. 4353019)

PLN-32

See Page PLN-32 for full report

*Designated Speaker: Lesley Sherlock*

STAFF RECOMMENDATION

- (1) *That the Richmond Seniors Advisory Committee's proposed resolution regarding the termination of the Canada Health Accord, presented in Attachment 1 of the staff report titled Canada Health Accord, dated September 18, 2014, from the General Manager, Community Services, be endorsed; and*
- (2) *That a letter conveying the endorsed resolution be sent to the Prime Minister, with copies to the appropriate Ministers and Richmond Members of Parliament (MPs).*



**PLANNING & DEVELOPMENT DEPARTMENT**

3. **APPLICATION BY AMAR BHULLAR FOR REZONING AT 10231 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009177; RZ 14-656004) (REDMS No. 4357858)

PLN-52

See Page PLN-52 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9177, for the rezoning of 10231 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.*

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4.    **APPLICATION BY RAV BAINS FOR REZONING AT 7440 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (ZS12) – BROADMOOR**

(File Ref. No. 12-8060-20-009175; RZ 13-648179) (REDMS No. 4335973)

PLN-71

See Page PLN-71 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, for the rezoning of 7440 Williams Road from “Single Detached (RS1/E)” to “Coach House (ZS12) - Broadmoor”, be introduced and given first reading.*

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5.    **MANAGER’S REPORT**

**ADJOURNMENT**

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## Planning Committee

Date: Tuesday, September 16, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Harold Steves

Absent: Councillor Linda Barnes

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Wednesday, September 3, 2014, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, October 7, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY URBAN DESIGN GROUP ARCHITECTS LTD. FOR REZONING AT 3011 NO.5 ROAD FROM “GAS STATION COMMERCIAL (ZC12) – BRIDGEPORT ROAD AND IRONWOOD AREA” TO “CAR WASH & SERVICE STATION (ZC35) – BRIDGEPORT”**

(File Ref. No. 12-8060-20-009174, RZ 13-642848) (REDMS No. 4332972 v. 2)

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Wayne Craig, Director, Development, gave a brief overview of the proposed development noting that the site was formerly occupied by a gas station and that the proposed application will need to comply with the City's Noise Regulation Bylaw No. 8856.

In reply to queries from Committee, Mr. Craig advised that given its location away from residential areas, no consultation was required with respect to noise compliance. Also, as part of the development process, a development sign has been posted on-site. Mr. Craig added that staff have not received any questions from the public regarding the proposed application.

In reply to queries from Committee, Diana Nikolic, Planner 2-Urban Design, noted that the site is currently a vacant lot.

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9174, to create "Car Wash & Service Station (ZC35) – Bridgeport" and for the rezoning of 3011 No. 5 Road from "Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area" to "Car Wash & Service Station (ZC35) – Bridgeport", be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY THE CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO THE OFFICE AND EDUCATION (ZIS5) – CITY HALL WEST (THOMPSON AREA) ZONING DISTRICT AT 6931 GRANVILLE AVENUE**

(File Ref. No. 12-8060-20-009165, ZT 14-667206) (REDMS No. 4303879 v. 2)

Mr. Craig commented on the proposed application for the proposed temporary fire hall. He noted that the building will be used for up to approximately three years while the new fire hall undergoes construction.

In reply to queries from Committee, Mr. Craig advised that there are proposed modifications to the landscaping, parking lot configuration and the interior of the building.

Jim Young, Senior Manager, Project Development, Engineering and Public Works, advised that staff currently in City Hall West will be relocated to the City Hall Annex building.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9165, to amend the "Office and Education (ZIS5) – City Hall West (Thompson Area)" zoning district for the property at 6931 Granville Avenue to add "emergency service" as a permitted use under Section 24.5.2, be introduced and given first reading.*

**CARRIED**

2.

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**3. APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT RENEWAL AT 8351 RIVER ROAD, DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592) AND 8411/8431/8451 WEST ROAD FOR 2015, 2016 AND 2017**

(File Ref. No. TU 14-666140) (REDMS No. 4342837)

Mr. Craig gave a brief overview of the proposed application to renew the Temporary Commercial Use Permit (TCUP) for the Richmond Night Market site at Duck Island. He noted that the proposed conditions for the TCUP renewal remain relatively consistent with the previous application and includes provisions to extend the event until late October.

In reply to queries from Committee, Kevin Eng, Planner 2, commented on traffic and parking conditions during the event and noted that:

- traffic concerns with the adjacent River Rock Casino have generally been addressed by the event organizer;
- the event organizer monitors traffic conditions and advises patrons to follow traffic and parking regulations and, if possible, utilize the Canada Line;
- as a result of Canada Line usage, the existing site can accommodate current parking demands;
- local residents and businesses are provided with parking passes to ensure full access to the area; and
- as a result of the 200 additional parking spaces secured for vendors, 200 additional parking spaces can be allocated to the general public.

Discussion ensued regarding the conditions of the proposed TCUP. Mr. Craig advised that the permit can be revised to accommodate for the possibility of new development in the area.

Discussion then ensued with respect to the security aspects of the event. Mr. Craig noted that there are a minimum of two RCMP officers in attendance during the event.

In reply to queries from Committee, Mr. Eng advised that Bylaw Enforcement Officers play an important role in enforcing parking regulations.

Edward Warzel, Manager, Community Bylaws, commented on the Bylaw Enforcement Officer's role in the event and noted that the six hours allocated for bylaw enforcement is consistent with previous years. He added that many issues concerning bylaw infractions have been addressed since the first year of the event. Also, he noted that the Bylaw Enforcement Officers play an important role in enforcing and preventing bylaw and parking infractions.

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In reply to queries from Committee, Mr. Eng noted that food and beverage vendors are required to obtain permits from Vancouver Coastal Health (VCH) in order to operate. He added that VCH has an application and inspection process to ensure compliance with their regulations.

In reply to queries from Committee, Mr. Craig advised that any remaining balance on the 20% contingency fund related to operational security bond requirements can be refunded.

Mr. Eng spoke of bylaw enforcement and noted that the six hours allocated for bylaw enforcement is consistent with hours allocated to the other night market site on Vulcan Way.

Raymond Cheung, Firework Productions Ltd., commented on the successful outcomes of the Richmond Night Market and noted that:

- event organizers promote the use of the Canada Line and the Canada Line is well utilized by patrons travelling to and from the event;
- event organizers continue to work with River Rock Casino staff to address concerns regarding the event;
- event organizers worked with staff on the traffic management plan and the lane modifications have addressed some concerns surrounding traffic congestion near the site;
- patrons are more aware of the traffic patterns around the River Rock Casino and can navigate to the event site;
- event attendance is robust, as measured from the nightly accumulated garbage on-site;
- operating times of the event coincide with the Canada Line schedule; and
- River Rock Casino and the Richmond Night Market each benefit from patrons visiting both sites.

Discussion then ensued with regard to the time allocated for patrolling by Bylaw Enforcement Officers in the event. Mr. Cheung was of the opinion that the patrol time by Bylaw Enforcement Officers could be reduced during non-peak times.

Staff were then directed to monitor the demand for bylaw enforcement during the Richmond Night Market's peak season and examine the potential to reduce the number of enforcement hours.

The Chair noted that the staff report indicates that the scheduling of enforcement hours is at the discretion of the Community Bylaws division.

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It was moved and seconded

- (1) *That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit renewal for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road be considered at Public Hearing to be held on October 20, 2014 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

*“That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for the properties at 8351 River Road, Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) and 8411/8431/8451 West Road for the purposes of permitting an evening night market event between May 15, 2015 to November 1, 2015 (inclusive), May 13, 2016 to October 30, 2016 (inclusive) and May 12, 2017 to October 29, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”*

- (2) *That the Public Hearing notification area include all properties to the north of Bridgeport Road and west of Great Canadian Way as shown in Attachment 4 to the staff report dated September 9, 2014 from the Director of Development.*

The question on the motion was not called as discussion ensued regarding (i) the Bylaw Enforcement Officer's role in the prevention of bylaw violations and the promotion of safety on-site, (ii) the positive impact and benefits of bylaw enforcement in the event, (iii) the trend of less vehicle traffic and more pedestrian traffic travelling to and from the event, and (iv) monitoring and analyzing the bylaw enforcement needs of the event over the course the year.

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

**4. REFERRAL: COMPARISON OF RICHMOND AND METRO VANCOUVER PROPOSED RESPONSES THE BC MINISTRY OF AGRICULTURE CONSULTATION ON POTENTIAL CHANGES TO THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION**

(File Ref. No. 08-4040-01) (REDMS No. 4341599)



**RICHMOND RESPONSE TO BC MINISTRY OF AGRICULTURE  
CONSULTATION ON POTENTIAL CHANGES TO THE  
AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND  
PROCEDURE REGULATION**

(File Ref. No. 08-4040-01) (REDMS No. 4310143 v. 2)

Discussion ensued with respect to Metro Vancouver's position on the consultation done by the Ministry of Agriculture on potential changes to Agricultural Land Reserve use, subdivision and procedure regulation.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that staff have reviewed the proposed regulatory changes and advised that it is possible for the City to follow Metro Vancouver's position on the matter if the City is not given any regulatory authority on the proposed changes.

Discussion then ensued regarding the options to submit a response to the Ministry of Agriculture that would indicate that the City could support the proposed changes only if certain conditions are met or endorse a response that would be similar to Metro Vancouver's position on the matter.

Staff were directed to make changes to Attachment 2 of the staff report titled *Richmond Response to BC Ministry of Agriculture Consultation on Potential Changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, dated August 15, 2014, to reflect the conditions necessary for the City to endorse the proposed changes.

It was moved and seconded

- (1) *That the memorandum titled Referral: Comparison of Richmond and Metro Vancouver Proposed Responses the BC Ministry of Agriculture Consultation on Potential Changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation dated September 10, 2014 from the Manager, Policy Planning, be received for information;*
- (2) *That the attached Richmond response (Attachment 2), which was submitted to the Ministry of Agriculture prior to the deadline of August 22, 2014 regarding potential changes to the Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation be ratified;*
- (3) *That the Ministry of Agriculture be requested to extend the deadline for comments to September 30, 2014 to enable all stakeholders to have reasonable time to provide feedback;*

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- (4) *That the Ministry of Agriculture be requested to provide a detailed analysis of the potential impacts and implications (including taxation implications) of each proposed change, enable local governments to also regulate the proposed changes, and allow the local governments and stakeholders the opportunity to review the draft regulations prior to their adoption;*
- (5) *That the Ministry of Agriculture and Agricultural Land Commission (ALC) staff and funding be increased to properly enforce the existing and proposed ALR regulations; and*
- (6) *That this report and recommendations be forwarded to Richmond MPs, MLAs, the Metro Vancouver Board and all Metro Vancouver local governments.*

**CARRIED**

**5. MANAGER'S REPORT**

*Affordable Housing Project at 8180 Ash Street*

Mr. Craig briefed Committee on a BC Housing affordable housing project on 8180 Ash Street. Mr. Craig noted that Habitat for Humanity is a partner in the construction of the proposed development and that the housing units will be set aside for low-income families.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:37 p.m.).*

**CARRIED**

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, September 16, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** September 16, 2014  
**From:** Cathryn Volkering Carlile **File:** 08-4055-20-SPST1/Vol  
General Manager, Community Services 01  
**Re:** Implementation of the Richmond Social Development Strategy

### Staff Recommendation

That the report titled, "Implementation of the Richmond Social Development Strategy" from the General Manager, Community Services, dated September 16, 2014, be received for information and circulated for information to School District No. 38 and Vancouver Coastal Health – Richmond.

*Cathryn Volkering Carlile*

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

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations & Protocol Unit	<input checked="" type="checkbox"/>	<i>OS-76</i>
Finance Division	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
Law & Community Safety Administration	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: <i>md</i>	APPROVED BY CAO ( <i>Noting</i> ) <i>he Volkering</i>

PLN - 11

## Staff Report

### Origin

At its meeting of September 9, 2013, Council adopted the Richmond Social Development Strategy. Council also adopted a motion “that the Affordable Housing Analyst and Social Development Coordinator positions, identified in the Resource Requirements section of the Social Development Strategy, be considered in the 2014 and 2015 budget processes, accordingly.”

The purpose of this report is to provide an update on implementation of the Social Development Strategy and to identify key areas of focus from now until 2016.

The report supports Council’s Term Goal #2 Community Social Services:

- 2.1. *Completion of the development and implementation of a clear City social services strategy that articulates the City’s role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.*

### Analysis

#### Social Development Strategy Overview

The purpose of the Social Development Strategy is to guide the City’s decisions and resource allocations on social development matters for a 10 year period (from 2013 to 2022). Further, the Strategy is intended to be a resource, both for the City and external partners, which:

- Identifies social development priorities for City attention between 2013 and 2022
- Clarifies the roles of the City (and other stakeholders) with respect to addressing particular social development topics
- Provides a foundation for a more integrated, coordinated, and sustainable approach for social development in Richmond for the future.

With oversight and support from Council-appointed liaison Councillors, staff used an extensive consultation process in preparing the Strategy. Information was sought from a diversity of groups (e.g., Richmond residents, City advisory committees, community partners, non-profit service providers, other stakeholders), and a variety of communication channels were used (e.g., meetings, paper and online questionnaires, Let’s Talk Richmond, community forums, study circles, open houses).

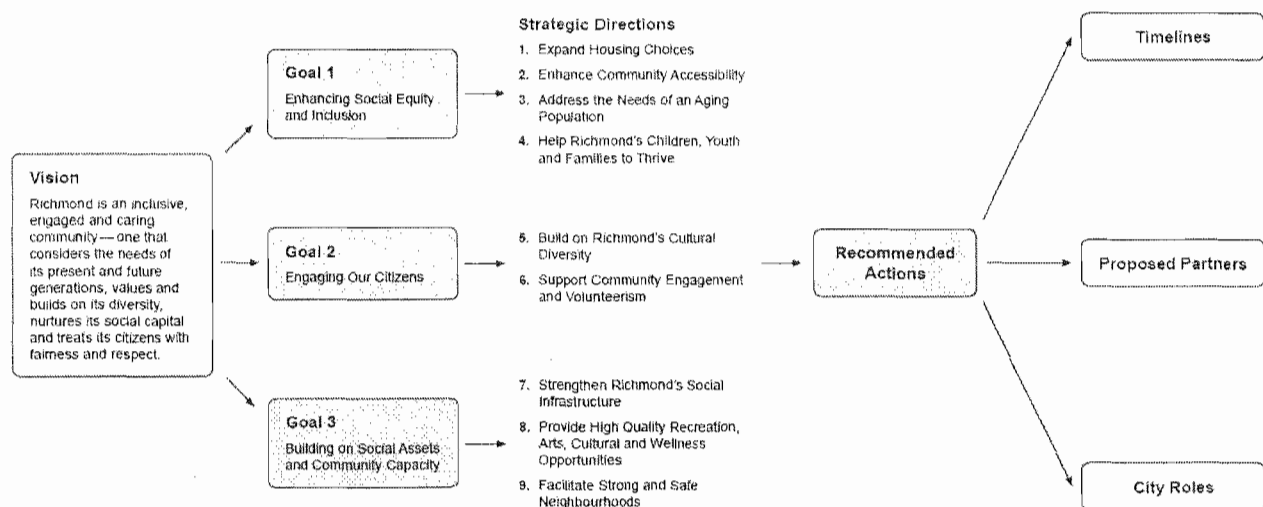
The following principles guided preparation of the Strategy:

- Support the City’s Corporate Vision
- Enhance social sustainability
- Engage the community

- Complement interests, policies, programs, services and funding priorities
- Be strategic, visionary and realistic
- Focus on assets and recognize social capital
- Be flexible and resilient
- Provide benefits to Richmond residents and external stakeholders

The Strategy consists of a vision, three major goals, nine strategic directions, and 53 recommended actions (along with 105 associated sub-actions). With respect to implementation, the actions are divided into short (0 – 3 year), medium (4 – 6 year), long term (7 – 10 year) and ongoing time lines. For each action, City roles and proposed partners are specified. A graphic depiction of the Social Development Strategy Framework is presented in Figure 1, below:

Figure 1: Social Development Strategy Framework



## Implementation

As with any plan or strategy, the ultimate value of the Social Development Strategy will be judged by its results. With this in mind, and to ensure that implementation occurs in an effective, efficient, and coordinated manner, the Strategy document indicated that staff would be preparing annual Strategy Work Programs for presentation to Council. This report presents the first Strategy Work Program. Rather than focusing on a one year horizon, the report and Work Program cover the short term (0 – 3 years) priorities identified in the Strategy.

To gain information for this report, staff contacted representatives of various City departments and divisions believed to have a role in implementing the Social Development Strategy. Each contact was given a template document that showed all actions in the Strategy. The contacts were asked to focus on pertinent actions for their areas, providing information on:

- Short term activities (i.e., from September 2013 to September 2016)
- Key anticipated outcomes

- Resource or budget requirements
- Partners
- Additional comments

The responses were merged into a comprehensive, unedited master working document and, in turn, consolidated into the summary table (Work Program), presented in Attachment 1. The information is organized around the nine Strategic Directions of the Social Development Strategy. Priority short term implementation actions (2013 – 2016) are cited, as well as the City's role with respect to implementation.

### Implementation Highlights and Conclusions

It is important to note that the actions cited in the Work Program are priorities only. Various ongoing actions, and actions related to larger initiatives, are not included.

Notwithstanding that caveat, in reviewing the Work Program, it is clear that significant activity is underway to advance implementation of the Social Development Strategy. Highlights are as follows:

- Broad involvement: All City departments, including the offices of the Chief Administrative Officer (CAO) and Deputy CAO are involved with the Strategy implementation, with a total of 17 Divisions playing a role.
- Breadth of activity: 137 actions and 71 associated sub-actions are identified in the Work Program. Further, action is proceeding across all nine Strategic Directions of the Strategy.
- Diversity of roles: Seven broad City roles are being pursued in advancing the Work Program. The most prominent roles identified are delivery of programs and services (identified for 35.8% of all actions), undertaking planning, research and policy development (identified for 28.5% of all actions), and collaborating and establishing partnerships (identified for 25.6% of all actions).

Through preparation of the Work Program, and through the initial work on Strategy implementation, the following additional conclusions and observations emerged:

- While many of the actions being pursued as part of the Work Program may have occurred had the Strategy not been adopted, many would not. Further, the Strategy has provided a valuable reference point or context for the City's social development initiatives – helping to ensure that work proceeds in a more coordinated manner and that staff see the “bigger picture” as they move forward.
- Related to the foregoing, work on the Strategy has clearly demonstrated the cross- and inter-departmental nature of social development initiatives. As such, the Strategy is proving to be effective in reducing silos in the organization and in contributing to the City's overall sustainability goals.
- Awareness of the Strategy is high – both within the City and amongst our community partners. For example, the Strategy is often referenced in meetings with partner

organizations (e.g., Vancouver Coastal Health, Richmond School District, non-profit agencies). Also, it is being used as a framing tool for the work plans of the Richmond Community Services Advisory Committee and other City advisory committees (e.g., Richmond Intercultural Advisory Committee, Seniors Advisory Committee, and Child Care Development Advisory Committee).

### Next Steps

Staff will continue to address the priority actions identified in Attachment 1, monitoring progress and making adjustments as required. Building on the work to date, staff will also develop a more rigorous benchmarking tool for future evaluation, monitoring and enhancement of the Strategy implementation.

Staff will provide periodic progress reports to Council, and bring back a subsequent work program prior to completion of the short term actions described herein (2016). In addition, in pursuing implementation, staff will remain flexible, making adjustments as necessary to respond to new Council Term Goals or emerging community needs.

The Social Development Strategy is an overarching City strategy that relies on concerted efforts from departments throughout the organization, as well as support from external partners. During the implementation process, staff will continue to ensure that the activities are consistent with, complimentary to, and mutually supportive of other overarching City strategies such as the Corporate Sustainability Framework and Official Community Plan.

### Resource Requirements

A key assumption underlying preparation of the Social Development Strategy was that adequate resources would be available to support its implementation. In its Resource Requirements section, the Strategy identified two staffing priorities necessary for advancing the work:

- 1) A regular full time Affordable Housing Analyst position
- 2) A regular full time Social Development Coordinator position.

The Affordable Housing position was approved early this year, and was filled in June 2014. The Social Development Coordinator position has yet to be advanced.

With respect to other requirements, City departments will rely on existing resources, readjusting priorities and pursuing external funding support as necessary. Any additional City funding requirements will be identified separately through future budget submissions.

### **Financial Impact**

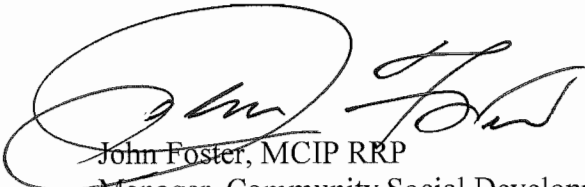
No additional resources are being sought at this time to advance the Work Program items identified herein.

## **Conclusion**

The Social Development Strategy has been in place for roughly one year. Since that time, the Strategy has provided an important catalyst for focusing and coordinating the City's diverse social development efforts. It has also provided a valuable tool for community partners – helping them align and compliment their social development efforts with those of the City.

As discussed herein, significant progress is being made with implementing the short term priorities of the Social Development Strategy. In moving forward, it is inevitable that unanticipated issues and challenges will emerge. It is believed, however, that with the support and guidance of the Social Development Strategy, the City will be in a much better position to respond to those issues and challenges.

In closing, it is recommended that this report be received for information and circulated for information to School District No. 38 and Vancouver Coastal Health – Richmond. Staff will also share the report with the Richmond Community Services Advisory Committee, other City advisory committees, community partners and other groups within our social development network.



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

Att. 1: Social Development Strategy: Short Term Implementation Priorities



**Social Development Strategy Work Program  
Short Term Implementation Priorities (Sept. 2013-Sept. 2016)**

	Priority Implementation Actions to 2016	City Role
<b>GOAL 1 - SOCIAL EQUITY AND INCLUSION</b>		
<b>Strategic Direction 1</b>  <b>Expand Housing Choices</b>	<ul style="list-style-type: none"> <li>• Prepare a Municipal Housing Action Plan (i.e., responding to Regional Growth Strategy objectives and Metro Vancouver's estimated housing demands for Richmond)</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>• Continue to implement and update the Richmond Affordable Housing Strategy, placing priority attention on:               <ul style="list-style-type: none"> <li>➢ Review of Affordable Housing contribution rates</li> <li>➢ Determining the role and policy considerations of market rental housing with respect to the Affordable Housing Strategy</li> <li>➢ Refinement of City expectations re: "inclusionary" housing provisions</li> <li>➢ Establishment of approaches to increase the supply of workforce housing, and affordable homeownership opportunities</li> <li>➢ Development of accessibility design guidelines</li> <li>➢ Identification of opportunities for increasing affordable housing options for youths</li> </ul> </li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>• Facilitate a series of dialogue panels to determine local needs and priorities regarding homelessness</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>• Collaborate with and support the Richmond Homelessness Coalition, addressing such priorities as establishing transitional housing facilities for vulnerable Richmond residents, such as women with children</li> </ul>	Engage and empower community  Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>• Collaborate on the planning, construction oversight, and housing related legal agreement administration of the Storeys, Kiwanis Towers, and Cadence affordable housing developments</li> </ul>	Collaborate and establish partnerships  Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>• Continue to advocate to senior governments regarding Richmond affordable housing needs</li> </ul>	Advocate for and secure external contributions

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 1 (cont.)</b> <b>Expand Housing Choices</b>	<ul style="list-style-type: none"> <li>Continue efforts to raise public awareness on homelessness concerns through such actions as support for Homelessness Action Week initiatives, posting information on the City website, and collaborating with community partners</li> </ul>	Engage and empower community
<b>Strategic Direction 2</b> <b>Enhance Community Accessibility</b>	<ul style="list-style-type: none"> <li>Continue to implement Official Community Plan (OCP) policies regarding adaptable and convertible housing, visitability, and overall housing accessibility</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Participate in and support the Richmond Task Force on VisitAble housing, with the aim of: <ul style="list-style-type: none"> <li>➤ Increasing understanding of VisitAble housing (i.e. preferred practices, lived experiences, review of current policies, and identifying barriers and opportunities);</li> <li>➤ Developing and implementing strategies to promote VisitAble housing among buyers, builders, policy makers, and other stakeholders; and</li> <li>➤ Increasing awareness of VisitAble housing by highlighting positive impacts, such as safety, social inclusion, and active living, as well as inclusive community building and sustainable housing</li> </ul> </li> </ul>	Collaborate and establish partnerships  Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Develop and implement annual programs to address such matters as: <ul style="list-style-type: none"> <li>➤ Making accessibility improvements to bus stops</li> <li>➤ Installing benches at bus stops</li> <li>➤ Installing accessible pedestrian features at special crosswalks and signalized intersections</li> </ul> </li> </ul>	Undertake planning, research and policy development  Establish infrastructure
	<ul style="list-style-type: none"> <li>Collaborate on SFU study regarding place-making with seniors around Kiwanis Towers</li> </ul>	Collaborate and establish partnerships  Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Review existing opportunities and best practices for increasing City employment options for people living with disabilities</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Identify stage two City and partner facilities to be assessed through planat (online facility accessibility ranking tool)</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Finalize review of the Recreation Fee Subsidy program, report to Council, and implement recommended program changes</li> </ul>	Undertake planning, research and policy development

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 2 (cont.)</b>  <b>Enhance Community Accessibility</b>	<ul style="list-style-type: none"> <li>Continue to identify, budget for, and implement priority accessibility improvements for City facilities</li> </ul>	Deliver programs and services  Establish infrastructure
	<ul style="list-style-type: none"> <li>Maintain regular ongoing liaison between senior City staff and Richmond Centre for Disability, identifying and addressing accessibility concerns within the City's jurisdiction</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Collaborate with community partners to increase opportunities for low income residents to participate in arts and culture, including provision of at least one free cultural event per season</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Engage vulnerable youth in arts and cultural events through the City's Youth Services programs</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Continue to provide City Grants and other support to non-profit agencies that provide services to low income Richmond residents</li> </ul>	Provide land, space or funding
	<ul style="list-style-type: none"> <li>Incorporate universal design measures in planned upgrade of McNeely playground</li> </ul>	Establish infrastructure
	<ul style="list-style-type: none"> <li>Support community initiatives aimed at raising awareness of, and developing responses to, poverty concerns in Richmond (e.g., Face of Child Poverty in Richmond report)</li> </ul>	Engage and empower community  Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>In collaboration with community partners, deliver range of programs through the Library that are accessible and relevant to a diversity of Richmond households (e.g., New Food for Thought Book Club, Annual World Food Day event, Low Income Tax Clinic, Healthy Eating for Families program)</li> </ul>	Collaborate and establish partnerships  Deliver programs and services
	<ul style="list-style-type: none"> <li>Continue to work with Richmond Food Security to support the development of community gardens</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Add community garden plots for preschoolers and seniors at West Richmond Community Centre</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Pilot a Healthy Food Box program through Richmond community centres</li> </ul>	Deliver programs and services

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 3</b>  <b>Address The Needs Of An Aging Population</b>	<ul style="list-style-type: none"> <li>Finalize the update of the Older Adult Service Plan, forward to Council for endorsement, and proceed with implementation</li> </ul>	Undertake planning, research, and policy development
	<ul style="list-style-type: none"> <li>Implement a promotional program to increase older adults' awareness of available programs and services through such means as: <ul style="list-style-type: none"> <li>➤ Revising the formats of the Minoru News and the older adult section in the Parks, Recreation and Culture Guide</li> <li>➤ Promoting programs and services in alternate languages</li> <li>➤ Exploring the creation of a tool (similar to the Seniors Directory) focused on programs and services</li> </ul> </li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Develop and implement plans to designate Richmond as an World Health Organization Age Friendly City</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Continue efforts to promote and engage the participation of older adults in volunteer opportunities through such efforts as: <ul style="list-style-type: none"> <li>➤ Developing a marketing and recruitment program targeted to older adult volunteers</li> <li>➤ Ensuring volunteers are registered in the City's on-line system</li> <li>➤ Placing volunteers in meaningful roles that match their skills and interests</li> <li>➤ Creating opportunities through the Partners for Beautification</li> <li>➤ Utilizing Chinese speaking volunteers (Community Action Ambassadors) at Wellness Connections Programs and other events</li> </ul> </li> </ul>	Deliver programs and services  Engage and empower community
	<ul style="list-style-type: none"> <li>Coordinate the design and construction of the Minoru Major Facility (older adult component)</li> </ul>	Undertake planning, research and policy development Establish infrastructure
	<ul style="list-style-type: none"> <li>Establish Older Adult committees as part of the Community Association structures</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Engage Richmond older adults to provide input into Richmond Public Library programming for older adults</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Host dialogue sessions targeting younger older adults (e.g., 55 – 64 years) to determine their needs and investigate how to attract them to City facilities</li> </ul>	Engage and empower community

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 3 (cont.)</b>  <b>Address The Needs Of An Aging Population</b>	<ul style="list-style-type: none"> <li>Collaborate with senior governments, Vancouver Coastal Health, and community partners to: <ul style="list-style-type: none"> <li>➤ Design and implement Wellness Connections program evaluations</li> <li>➤ Expand Wellness Clinics to non-traditional sites (e.g. faith communities)</li> <li>➤ Explore grant funds for further research in assisting older adults to live independently in their community for as long as possible.</li> <li>➤ Implement a newly designed fitness continuum</li> <li>➤ Identify needs for enhancements and resources for older adult programs</li> </ul> </li> </ul>	Collaborate and establish partnerships  Deliver programs and services
	<ul style="list-style-type: none"> <li>Deliver library materials to the homes of frail older adults</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Engage and consult with older adults on such initiatives as: <ul style="list-style-type: none"> <li>➤ The update of the Older Adults Service Plan</li> <li>➤ The Age Friendly Assessment and Plan</li> <li>➤ Plans for the Minoru Multi Purpose Complex</li> </ul> </li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Develop a public art plan for the new Minoru Multi Purpose Complex</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Keep abreast of key research and trends affecting older adults (e.g., World Health Organization and SFU Gerontology Centre research)</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Develop an outreach program that targets older adults in independent housing sites</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Continue the nostalgia kit program for library volunteers, distributing kits to older adults living in assisted living and care facilities</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Implement a continuum of adapted and regular fitness classes to keep older adults physically and mentally strong</li> </ul>	Deliver programs and services
<b>Strategic Direction 4</b>  <b>Help Richmond's Children, Youth and Families Thrive</b>	<ul style="list-style-type: none"> <li>Finalize the update of the Youth Service Plan, forward to Council for endorsement, and proceed with implementation</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Coordinate preparation of an updated Child Care Needs Assessment</li> </ul>	Undertake planning, research and policy development

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 4 (cont.)</b>  <b>Help Richmond's Children, Youth and Families Thrive</b>	<ul style="list-style-type: none"> <li>Continue discussions with developers about future child care amenity opportunities</li> </ul>	Advocate for and secure external contributions
	<ul style="list-style-type: none"> <li>Review City and non-profit sector capacity to operate and maintain more City-owned child care facilities</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Facilitate the build out of new child care facilities secured by the City through the rezoning process</li> </ul>	Establish infrastructure
	<ul style="list-style-type: none"> <li>Develop and implement public art plans for new City-owned child care centres</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Monitor opportunities to create child care spaces co-located with community centres and schools or in proximity of parks</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Review the City's child care contribution requirements from development (e.g., explore the merits of including the provision of furnishings, equipment and supplies in the definition of a turnkey child care facility)</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Inform the Urban Development Institute and Chamber of Commerce about future child care needs and explore how the business community might assist in addressing needs</li> </ul>	Advocate for and secure external contributions  Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Continue to support the establishment of high quality, safe child care services through such means as:               <ul style="list-style-type: none"> <li>➤ Consulting with child care operators and investigating new ways to share and coordinate efforts</li> <li>➤ Holding discussions with Community Associations, the School District, and others on ways to better support partnership opportunities to create child care spaces</li> <li>➤ Communicating with senior governments about funding and partnership opportunities</li> <li>➤ Working with developers, non-profit agencies and the Province to identify needs and plan for an early childhood development and early years centre in Richmond</li> </ul> </li> </ul>	Advocate for and secure external contributions  Collaborate and establish partnerships

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 4 (cont.)</b>  <b>Help Richmond's Children, Youth and Families Thrive</b>	<ul style="list-style-type: none"> <li>Collaborate with Richmond Children First and other partners to:               <ul style="list-style-type: none"> <li>➤ Raise awareness about poverty reduction</li> <li>➤ Share information with service providers and decision makers about the Early Development and Middle Years Development Instrument results for Richmond</li> <li>➤ Present information on and develop an implementation plan for the Richmond's Children's Charter</li> </ul> </li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Identify and use innovative survey approaches to engage parents in child care needs assessments</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Continue to create and provide child, youth and family program opportunities by:               <ul style="list-style-type: none"> <li>➤ Developing and delivering affordable and accessible child and family friendly programming</li> <li>➤ Creating spaces within the City Centre and other neighbourhoods that can be used for family drop in activities</li> <li>➤ Exploring opportunities to work with Richmond Family Place and the Richmond Olympic Oval to provide more family drop-in options</li> <li>➤ Supporting the School Art Program, through the Richmond Art Gallery, and growing the City's Children's Art Festival</li> <li>➤ Offering free drop-in art activities through the Family Sunday programs at the Richmond Art Gallery</li> <li>➤ Offering seasonal low cost/ no cost programs and opportunities through community facilities</li> </ul> </li> </ul>	Deliver programs and services  Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Complete child care design guidelines and technical specifications and submit to Council for approval</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Develop a handout to assist child care providers in creating licensed spaces in Richmond</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Upgrade furniture and equipment in children and youth areas of Richmond libraries</li> </ul>	Establish infrastructure
	<ul style="list-style-type: none"> <li>Continue to consider the needs of children and youth in land use and transportation plans (e.g., through use of the Child and Youth Friendly Land Use and Transport Planning Guidelines for BC)</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Provide housing resource information to the public through library web site and take home materials</li> </ul>	Deliver programs and services

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 4 (cont.)</b>  <b>Help Richmond's Children, Youth and Families Thrive</b>	<ul style="list-style-type: none"> <li>Explore opportunities to utilize City child care facilities for evening and weekend programming to support children and families (e.g. parenting programs, family drop-ins)</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Hold an annual bike tour in Richmond and offer bike education courses for elementary school students</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Complete Phase 3 of the Thompson Youth Park and the Garden City Park Bike Terrain facility</li> </ul>	Establish infrastructure
	<ul style="list-style-type: none"> <li>Continue to develop and enhance the Richmond Youth Media Program and other media arts programs at the Media Lab</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Ensure that healthy meals and snacks are offered at all City out of school care and preschool programs</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Provide grant funding to non-profit agencies to support services and programs for children, youth and families</li> </ul>	Provide land, space or funding
	<ul style="list-style-type: none"> <li>Continue to refine and implement changes to the online grant application process</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Expand programming for vulnerable youth in the City Centre</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Create an approach to increase awareness for youth and staff on the 40 Developmental Assets</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Recruit and train youth volunteers for library programs</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Provide free and low cost leadership training and development opportunities for youth to support summer camps</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Engage youth in the Stir-it Up and Garden Group programs</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>In collaboration with School District #38, continue to promote and support anti-bullying day in Richmond</li> </ul>	Deliver programs and services  Collaborate and establish partnerships



	Priority Implementation Actions to 2016	City Role
<b>GOAL 2: ENGAGING OUR CITIZENS</b>		
<b>Strategic Direction 5</b>  <b>Build on Richmond's Cultural Diversity</b>	<ul style="list-style-type: none"> <li>Develop a formal policy and associated guidelines regarding translation of City materials for consideration by Council</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Review opportunities within existing City Communications to integrate diversity messaging</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Organize discussions with immigrant serving agencies and new immigrant groups to identify and reduce barriers faced by new immigrants in accessing City services</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Continue to offer Newcomer Tours to orient new residents to City services and facilities</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Develop and host a Diversity Symposium at City Hall aimed at sharing best practice information for service delivery in an intercultural community</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Participate in NewtoBC, a provincial initiative for newcomers including collaborating with community partners to share "Settlement Stories" (digital stories about immigrant experiences)</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Continue to offer and increase collections and services in alternate languages at Richmond Public Library</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Support a student internship research project on civic engagement and barriers to involvement</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Promote community dialogue and understanding through such initiatives as: <ul style="list-style-type: none"> <li>➤ Presenting the Ga Ting theatre project</li> <li>➤ Hosting Richmond Pecha Kucha Nights</li> <li>➤ Supporting the Richmond Intercultural Advisory Committee in hosting a public forum</li> <li>➤ Continuing to celebrate and showcase important cultural traditions from diverse cultures (e.g. Chinese New Year, Ramadan, Vaisakhi and Diwali)</li> <li>➤ Promoting and presenting the 2014 Multicultural Heritage Festival</li> </ul> </li> </ul>	Collaborate and establish partnerships  Deliver programs and services
	<ul style="list-style-type: none"> <li>Host National Aboriginal Day activities in the library</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Partner with Parks Canada in bringing programming to the library about Aboriginal arts and culture</li> </ul>	Collaborate and establish partnerships

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 5 (cont.)</b>  <b>Build on Richmond's Cultural Diversity</b>	<ul style="list-style-type: none"> <li>Continue to showcase Richmond's history and cultural diversity through such vehicles as museum exhibits, Doors Open activities and interpretive on site tours at Britannia Heritage</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Research and plan a photographic exhibition that features images of Richmond and Kowloon City, Hong Kong</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Facilitate dialogue sessions with Richmond's LGTBQ community and service providers</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Consult with School District #38 and Richmond Youth Service Agency on the prospect of organizing a forum to increase understanding of the needs for Richmond's urban Aboriginal population</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Collaborate with senior governments, Vancouver Coastal Health, and community partners to discuss and advocate on issues related to settlement services, professional licenses and accreditation and immigration policies</li> </ul>	Collaborate and establish partnerships  Advocate for and secure external contributions
	<ul style="list-style-type: none"> <li>Partner with AllWays to secure ongoing funding and offer program opportunities for LGTBQ youth</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Conduct a best practice review prior to developing media watch guidelines to monitor inaccurate or insensitive references to particular cultural groups</li> </ul>	Undertake planning, research and policy development
<b>Strategic Direction 6</b>  <b>Support Community Engagement and Volunteerism</b>	<ul style="list-style-type: none"> <li>Update the City's volunteer management software</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Investigate approaches for increasing the number of volunteers participating in Cultural Centre events and programs</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Develop a process for updating the Volunteer Management Strategy</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Through a variety of channels (e.g., print, online, social media), continue to promote library programs in plain English and additional languages</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Review City advertising practices to consider expanded use of ethnic media</li> </ul>	Deliver programs and services

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 6 (cont.)</b>  <b>Support Community Engagement and Volunteerism</b>	<ul style="list-style-type: none"> <li>Research opportunities to host a forum with community stakeholders and local media to facilitate inclusive communication lines</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Train staff from various City departments on use of Let's Talk Richmond and social media</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Review existing City community engagement practices and identify new, innovative approaches for communicating with and engaging the community</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Launch, promote and solicit public contributions for the "Create and Learn" library platform</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Organize a Manhole Cover Public Art Contest and Program</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Review and solidify relationships with corporate sponsors for the New Canadian Tours program</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Partner with ICBC and the RCMP to distribute driver and pedestrian safety tips in English and other languages during pedestrian safety campaigns</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Distribute cycling safety messages through the City website and on printed material in English and additional languages</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Continue to identify and recruit residents and community leaders to participate on City advisory committees and other consultative bodies</li> </ul>	Engage and empower community
<b>GOAL 3: BUILDING ON SOCIAL ASSETS AND COMMUNITY CAPACITY</b>		
<b>Strategic Direction 7</b>  <b>Strengthen Richmond's Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Develop a prioritized list of City amenity requirements for the City Centre and Richmond as a whole</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Consult with the Richmond Community Services Advisory Committee regarding the development and maintenance of a database of space needs of Richmond non-profit social service agencies</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Develop a policy framework to clarify City roles and procedures for assisting community agencies to secure space</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Continue to identify opportunities for helping community agencies secure space in planned new developments</li> </ul>	Advocate for and secure external contributions

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 7 (cont.)</b>  <b>Strengthen Richmond's Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Finalize plans for proposed Early Childhood Development Hub in Capstan Village</li> </ul>	Undertake planning, research and policy development  Establish infrastructure
	<ul style="list-style-type: none"> <li>Encourage non-profit community agencies to utilize City communication channels (e.g., City Calendar of Events, the Parks, Recreation and Culture Guide) to promote their activities</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Continue to build upon already strong working relationships with School District #38 by:               <ul style="list-style-type: none"> <li>➤ Collaborating with Adolescent Support Team Outreach Program</li> <li>➤ Delivering Roving Leader Services within Alternative School programs</li> <li>➤ Exploring art programs for school students and teachers at the Art Gallery</li> <li>➤ Distributing the Art Gallery's "Meet the Artist" videos to schools</li> <li>➤ Creating awareness about Physical Literacy and program support units</li> <li>➤ Exploring options for additional use of schools by non-profit groups</li> <li>➤ Providing arts opportunities for students and teachers through the Children's Arts Festival school days</li> </ul> </li> </ul>	Collaborate and establish partnerships  Deliver programs and services
	<ul style="list-style-type: none"> <li>Continue to build upon already strong working relationships with Vancouver Coastal Health by:               <ul style="list-style-type: none"> <li>➤ Collaborating on the planning of new health facilities</li> <li>➤ Participating in Local Governance Liaison Committee</li> <li>➤ Collaborating on research projects</li> <li>➤ Partnering of community wellness initiatives (e.g., My Health My Community, Richmond Youth Media program)</li> <li>➤ Sharing information and consulting on matters of mutual concern (e.g., adult day care options)</li> </ul> </li> </ul>	Collaborate and establish partnerships  Deliver programs and services
	<ul style="list-style-type: none"> <li>Provide free week long summer outreach library program (Seuss Town) for children 0-12 years and their families, offering art, literacy and media arts activities</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Complete phase 2 upgrades to the web based application system for the City Grant Program</li> </ul>	Deliver programs and services

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 7 (cont.)</b>  <b>Strengthen Richmond's Social Infrastructure</b>	<ul style="list-style-type: none"> <li>Consistent with the City's Sustainability Framework and goals, enhance efforts to ensure that social, economic and environmental factors are considered in the City's planning and decision making</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Develop and utilize triple bottom line decision making tools in City business processes (e.g., Capital Ranking Model)</li> </ul>	Undertake planning, research and policy development
<b>Strategic Direction 8</b>  <b>Provide High Quality Recreation, Arts, Cultural And Wellness Opportunities</b>	<ul style="list-style-type: none"> <li>Undertake a Community Needs Assessment, gaining information to assist with the future update of the Parks, Recreation and Cultural Services Master Plan</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Through the Richmond Library, promote the Community Wellness Strategy and continue to support partners in offering health programs (e.g., Vancouver Coastal Health, medical practitioners)</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Continue to implement the Richmond Arts Strategy's strategic directions</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Complete the Garden City Lands planning process and work to establish partnerships to support agricultural programs</li> </ul>	Undertake planning, research and policy development
		Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Develop a Community Garden Strategy, including identification of space for future community garden needs</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Support the Kwantlen Polytechnic University incubator farm program through a license to lease for land at the Gardens Park</li> </ul>	Provide land, space or funding
		Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>In conjunction with community partners, offer a food security workshop at City Hall</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Pursue opportunities to collaborate with Richmond Olympic Oval on social development initiatives (e.g., hosting U-Roc Awards events, holding free outdoor movies and concerts)</li> </ul>	Collaborate and establish partnerships

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 9</b>  <b>Facilitate Strong And Safe Neighbourhoods</b>	<ul style="list-style-type: none"> <li>In accordance with the OCP, facilitate development of community gathering spaces as part of neighbourhood centres</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Seek Council endorsement of long term streetscape visions for Bayview and Chatham Streets</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Complete the Lansdowne Village West Blocks Transformation Plan to guide development of Lansdowne Road west of No. 3 Road</li> </ul>	Undertake planning, research and policy development
	<ul style="list-style-type: none"> <li>Pursue strategic partnerships for establishment of a new destination waterfront museum</li> </ul>	Collaborate and establish partnerships
	<ul style="list-style-type: none"> <li>Expand Richmond's network of bike routes and walkways through development of: <ul style="list-style-type: none"> <li>➤ Railway Greenway</li> <li>➤ Parkside Bikeway</li> <li>➤ Crosstown Bikeway</li> </ul> </li> </ul>	Establish infrastructure
	<ul style="list-style-type: none"> <li>Continue to promote and support Partners in Beautification program</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Continue to grow Culture Day activities and community art exhibitions in the City</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>In conjunction with the Richmond School District and Vancouver Coastal Health, deliver Arts Truck sessions at General Currie Elementary School</li> </ul>	Collaborate and establish partnerships  Deliver programs and services
	<ul style="list-style-type: none"> <li>Continue to promote Richmond as a safe and livable community</li> </ul>	Deliver programs and services
	<ul style="list-style-type: none"> <li>Hold public forums to gain public input on the Richmond Fire Rescue Fire Plan</li> </ul>	Engage and empower community
	<ul style="list-style-type: none"> <li>Deliver a range of fire and life safety programs through Richmond Fire Rescue, including: <ul style="list-style-type: none"> <li>➤ Get Ready Richmond fire and life safety presentations</li> <li>➤ Fire Prevention Week activities</li> <li>➤ Car seat installation checks</li> <li>➤ Home safe inspections</li> <li>➤ Fire Hall tours</li> <li>➤ Free smoke alarm installations for older adults and communities at risk</li> </ul> </li> </ul>	Deliver programs and services

	Priority Implementation Actions to 2016	City Role
<b>Strategic Direction 9 (cont.)</b>  <b>Facilitate Strong And Safe Neighbourhoods</b>	<ul style="list-style-type: none"> <li>• Work with community partners to address mental health, substance abuse, and addiction concerns through such means as:               <ul style="list-style-type: none"> <li>➤ Increasing library programming regarding mental health, substance abuse, and addictions</li> <li>➤ Making tables available for information displays at libraries</li> <li>➤ Using the Richmond Youth Media Program to engage vulnerable youth in Media Lab activities</li> <li>➤ Providing training for Community Services staff on Dealing with Difficult People</li> <li>➤ Providing grants to non-profit societies addressing these issues</li> <li>➤ Supporting pertinent Richmond Community Services Advisory Committee initiatives</li> <li>➤ Participating on the Vancouver Coastal Health Mental Health and Addictions Coordinating Committee</li> </ul> </li> </ul>	<p>Collaborate and establish partnerships</p> <p>Deliver programs and services</p> <p>Provide land, space or funding</p>



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Cathryn Volkering Carlile  
General Manager, Community Services  
**Re:** Canada Health Accord

**Date:** September 18, 2014  
**File:** 07-3400-01/2014-Vol  
01

### Staff Recommendation

1. That the Richmond Seniors Advisory Committee's proposed resolution regarding the termination of the Canada Health Accord, presented in Attachment 1 of the report entitled "Canada Health Accord" from the General Manager, Community Services, be endorsed; and
2. That a letter conveying the endorsed resolution be sent to the Prime Minister, with copies to the appropriate Ministers and Richmond Members of Parliament (MP's).

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

Att. 1

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



## Staff Report

### Origin

In a letter to Richmond City Council, dated June 24, 2014, the Richmond Seniors Advisory Committee (RSAC) requested Council's endorsement of a proposed Health Accord Resolution (Attachment 1). The resolution calls on the Federal, Provincial and Territorial governments to "negotiate a new Health Accord that protects, transforms, and strengthens [Canada's] National Health Care System". The RSAC submits that a Health Accord would ensure a system of public and non-profit healthcare, equitable access to safe, affordable and appropriate medications, involvement by both provincial and federal governments in the delivery of healthcare services, and leadership from the federal government to enforce national standards of care and delivery.

This report supports Council's Term Goal #2 Community Social Services:

- 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.*

### Findings of Fact

In 2004, Canadian First Ministers established a 10-year plan to Strengthen Health Care, now commonly known as the *Canada Health Accord*. The 10-year plan aimed to ensure that "Canadians have access to the care they need, when they need it"<sup>1</sup>. The primary objective of the plan was to better manage and reduce wait times for medical services in Canada. Additionally, the First Ministers agreed that the plan would uphold the principles found in the Canada Health Act regarding universality, portability, comprehensiveness, public administration and access to quality healthcare regardless of ability to pay. Furthermore, the plan called for collaboration between all governments to meet the health care needs of Canadians.

While the plan focused primarily on the reduction of wait times, it also sought to:

- increase the number of health care professionals in Canada;
- improve access to home and community care services;
- reform primary care (with the objective of 50% of Canadians having access to multidisciplinary health care teams by 2011);
- establish a national pharmaceuticals strategy (wherein finances are not a barrier to needed medications);
- strengthen Canada's healthcare system through the promotion of public health strategies and disease and accident prevention; and
- promote health innovation.

The First Ministers committed to report to Canadians on health care performance and seek advice from experts and health care providers on the performance of the health care system.

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<sup>1</sup>Health Canada Website, <http://www.hc-sc.gc.ca/hcs-sss/delivery-prestation/fptcollab/2004-fmm-rpm/index-eng.php>

Significantly, under the Accord, federal health care funding to the provinces increased by 6% per annum.

With the expiration of the Accord in March 2014, the federal government chose not to renew it. At the same time, the Health Council of Canada, the agency primarily responsible for ensuring the Accord's implementation and evaluation, was terminated. The funding formula was also changed, with the federal government providing 6% GDP transfers to provincial governments for three years only.

Beginning in 2017, the federal transfer will provide a base funding increase of 3%, guaranteed through the Canada Health Transfer (CHT), with any further increases reliant on GDP growth. Furthermore, an equalization formula has been eliminated, resulting in a loss to BC of \$250 million this year. Alberta is the only province that will gain through this change to the CHT, not set for review until 2024.

In April 2014, following termination of the Accord, the Council of Senior Citizens' Organizations of BC (COSCO) unanimously adopted a "Health Care Resolution" expressing concern to the federal government about the impact of these changes on many aspects of seniors' health care services, including a request to reinstitute the 6% growth per annum provided under the *Canada Health Accord*. The RSAC reviewed this resolution and, at their June 2014 meeting, passed a motion requesting that Council endorse a version of the COSCO resolution, excluding the set funding escalator.

## Analysis

The effectiveness of the 2004 *Canadian Health Accord* in achieving the stated goals has varied. According to the Canadian Health Coalition, most Canadians are receiving treatment within the recommended timelines set out by the First Ministers on select procedures, indicating that the Accord was successful in achieving its primary goal of reduced wait times for specific healthcare services. However, the Accord has been deemed less successful in other areas (e.g., improving access to community and home services, affordable medications).

According to the Senate Standing Committee on Social Affairs, Science and Technology's review:

*...transformation of health care systems across the country had not yet occurred, despite more than a decade of government commitments and increasing investments...[including]: the lack of progress in adapting modern IT capabilities to health in general; the need to invest in long-term care and community-based alternatives like home care; the necessity to put a greater emphasis on prevention; the lack of timely access to primary-care physicians; the focus on acute-care services to the detriment of chronic home care; the need to develop a Health Human Resources Strategy.*

Based on this assessment, the federal government deemed the Health Accord unsuccessful and chose not to revise nor renew it. However, some stakeholders, including COSCO, challenged the basis for this decision, declaring that the attention and financial incentives devoted to achieve other goals were insufficient compared with those devoted to reducing specific wait times.

The decision to forego a national plan has resulted in concerns about the future of healthcare in Canada. There is speculation that without federal guidelines establishing nationwide principles and objectives for healthcare, each province may institute their own healthcare system. Furthermore, reductions in the CHT, combined with the elimination of equalization payments, may leave provinces unable to meet citizens' healthcare needs. These changes may lead to the violation of principles set out in the *Canada Health Act*, particularly those of public administration, portability, and access to healthcare regardless of financial ability to pay for services.

These changes are of particular concern for older adults who have an increasing need for healthcare services. The Canadian Institute for Health Information (CIHI) reported that in 2009, 45% of healthcare funds across Canada were spent on care for older adults and, as Canada's population continues to age, it can be expected that health care costs will rise. Furthermore, the lack of national standards and enforcement concerning community and home care services undermines seniors' ability to maintain optimal health while aging in place.

The RSAC resolution, reflecting COSCO's, addresses many aspects of health care that may be at risk with the loss of a national accord, including the elimination of an oversight body and reduced funding to the provinces/territories. A key concern voiced by COSCO is that Medicare will be weakened to the extent that a two-tiered system (public and private) will be considered an increasingly viable alternative. The resolution also addresses the need for increased, rather than decreased medical coverage, including the establishment of a national Pharmacare system to reduce inequities in seniors' access to medication. Also underscored is the need for increased funding and oversight of community-based integrated services, essential to seniors' well-being in particular.

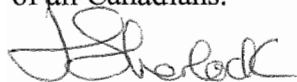
While COSCO's resolution calls for a return to the annual 6% increase in federal funding, the RSAC removed this reference in the proposed version. As the older adult population is the most rapidly growing sector of the population and the highest user of health care services, it may be necessary to include greater increases, in some years, to ensure access to needed services.

### **Financial Impact**

There is no financial impact.

### **Conclusion**

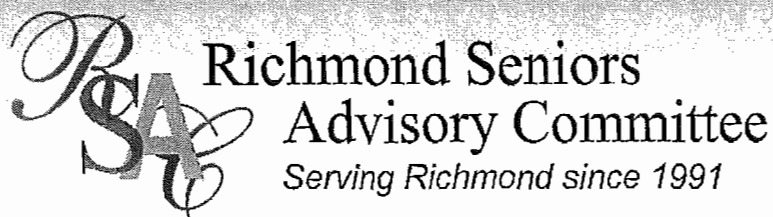
Based on the above information and analysis, it is recommended that Council endorse the RSAC resolution. A national health agreement, an oversight body, equitable access to medication, and a comprehensive, integrated system of community-based services, supported by adequate human and financial resources, are essential to effectively support the well-being of seniors, and indeed of all Canadians.



Lesley Sherlock  
Social Planner  
(604-276-4220)

Att. 1: June 24, 2014 letter from Richmond Seniors Advisory Committee (with attachments)

Schedule 1 to the Minutes of the  
Planning Committee meeting held  
on Tuesday, July 22, 2014.



	DW	
	MJ	ms
	DB	

0100-30-SADVI-01

June 24, 2014

Mayor Malcolm Brodie  
City of Richmond  
6911 No. 3 Road,  
Richmond, BC, V6Y 2C1

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

PC: John Foster  
Cathy Corlile

Dear Mayor and Council:

**Re: Canada Health Accord**

I am writing this letter on behalf of the Richmond Seniors Advisory Committee. At our June meeting, RSAC members passed a motion to write a letter asking City Council to endorse the resolution made by the Council of Senior Citizens Organizations (COSCO).

The resolution is meant to address concerns of senior's organizations regarding the decisions from the federal government around the Canada Health Accord. The previous Health Accord expired on March 31, 2014. The Federal Government has chosen to renew the accord for three years providing funding on the same basis as the previous agreement. At the end of three years, funding will be tied directly to the percentage growth in the economy.

There is significant concern that this approach being taken by the Federal Government has been done without consultation with the provinces and that no consideration is being given to major factors such as the aging population.

Attached you will find the resolution wording that we are asking Council to endorse. The wording that we are asking Council to endorse is slightly different than the proposed wording from COSCO.

Thank you for considering this request.

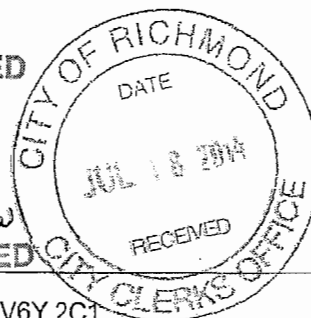
Yours truly,

Kathleen Holmes  
Chair, Richmond Seniors Advisory Committee

PHOTOCOPIED

JUL 21 2014

& DISTRIBUTED



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

Telephone: 604-276-4390 Fax: 604-276-4132 Email: sdavies@richmond.ca

### **Proposed Health Care Resolution:**

WHEREAS; the City of Richmond believes that access to quality health care is a fundamental right of every Canadian resident, regardless of race, gender, disability, political belief, social conditions, location, or ability to pay, AND

WHEREAS; we believe that a system of public and non-profit health care, publicly administered and delivered on a not-for-profit basis, contributes to the economic welfare of Canada and provides its citizens with high quality health care, AND

WHEREAS; we believe that all levels of government have a role to play in the delivery of quality and accessible health care, and that the Federal Government should give strong leadership in enforcing national standards and providing coordination, innovation, and federal transfers at a level that secures the integrity and reinforcement of the Canada Health Act of 1984, AND

WHEREAS; we believe that all Canadians should have equitable access to safe, affordable, and appropriate medications; many Canadians depend on medications for their very lives, AND

WHEREAS; we believe that Canadians should have the security of a continuum of community-based integrated services that includes a universal system of home care, home support and long-term care services, and hospice and palliative care; and that this continuum of services should be an integral part of a Canadian comprehensive health care system, AND

WHEREAS; we believe that a comprehensive national health care system includes education, prevention, diagnosis, counselling, and timely treatment.

THEREFORE BE IT RESOLVED; that the federal, provincial and territorial governments be urged to negotiate a new Health Accord that protects, transforms, and strengthens our National Health Care System to include adequate and stable human and financial resources, as well as a national seniors' health care plan and a national pharmaceutical strategy that will improve health outcomes for Canadians.

# ORIGINAL COSCO RESOLUTION

## HEALTH CARE RESOLUTION

WHEREAS; we believe that access to quality health care is a fundamental right of every Canadian resident, regardless of race, gender, disability, political belief, social conditions, location, or ability to pay, AND

WHEREAS; we believe that a system of public and non-profit health care, publicly administered and delivered on a not-for-profit basis, contributes to the economic welfare of Canada and provides its citizens with high quality health care, AND

WHEREAS; we believe that all levels of government have a role to play in the delivery of quality and accessible health care, and that the Federal Government should give strong leadership in enforcing national standards and providing coordination, innovation, and federal transfers at a level that secures the integrity and reinforcement of the Canada Health Act of 1984, AND

WHEREAS; we believe that all Canadians should have equitable access to safe, affordable, and appropriate medications; many Canadians depend on medications for their very lives, AND

WHEREAS; we believe that Canadians should have the security of a continuum of community-based integrated services that includes a universal system of home care, home support and long-term care services, and hospice and palliative care; and that this continuum of services should be an integral part of a Canadian comprehensive health care system, AND

WHEREAS; we believe that a comprehensive national health care system includes education, prevention, diagnosis, counseling, and timely treatment.

THEREFORE BE IT RESOLVED; that the federal, provincial and territorial governments be urged to negotiate a new Health Accord that protects, transforms, and strengthens our National Health care System to include adequate and stable human financial resources (including a six per cent escalator) as well as a

wording removed

... national seniors' health care plan and a national pharmaceutical  
... strategy that will improve health outcomes for Canadians;



# COSCO News

Council of Senior Citizens' Organizations of B.C.

Number 94

www.coscobc.ca



June, 2014

## COSCO calls on Ottawa to provide leadership to strengthen Medicare

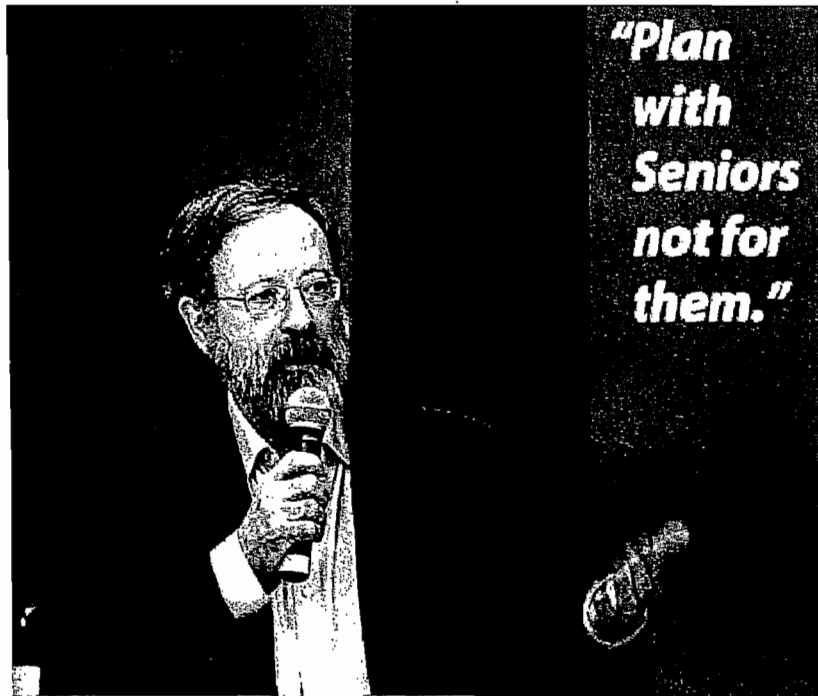
**B**RITISH COLUMBIA's largest federation of seniors has called on the federal, provincial and territorial governments to negotiate "a new comprehensive health accord that protects, transforms and strengthens our national health care system."

At a special meeting held in Vancouver in April – 11 days after the expiry of the national health accord – about 100 seniors unanimously adopted a declaration that quality health care must be available to every resident of Canada without discrimination, and regardless of ability to pay.

"All levels of government have a role to play in the delivery of quality and accessible health care," said Lorraine Logan, President of the 107,000 member Council of Senior Citizens' Organizations of B.C.

"The federal government should give strong leadership in enforcing national standards, not walking away from the table and refusing to negotiate a new accord," said Logan.

"To ensure Medicare is not fragmented, Ottawa must provide co-



Michael McBane, National Coordinator of the Canadian Health Coalition, addressed a special meeting of COSCO delegates April 11.

ordination, foster innovation, and provide financial support at a level that secures the integrity of the 1984 Canada Health Act," she said.

The meeting of COSCO delegates

heard from three health policy experts on the issue.

Michael McBane of the Canadian Health Coalition said the Harper gov-

*Continued on page 3*

*If undeliverable, return to 207 – 1530 Mariner Walk, Vancouver, B.C. V6J 4X9*

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Organizations Of BC (COSCO)**

www.coscobc.ca

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Ralph Steeves (IAMR)

*COSCO News welcomes your letters and contributions. Contact [soren.bech@shaw.ca](mailto:soren.bech@shaw.ca), or Editor, 2102 Porter Rd. Roberts Creek, B.C. V0N 2W5.*

**ELDER ABUSE:**

# It's time to face the reality

By Alice Edge

COSCO Second Vice-President

**T**HE BC PROVINCIAL government has issued a statement recognizing June 15 as World Elder Abuse Awareness Day. A very important event as according to federal government literature one in five Canadians believe they know of a senior who might be experiencing some form of abuse.

Elder abuse is any action by someone in a relationship of trust that results in harm or distress to an older person. Neglect is a lack of action by that person in a relationship of trust with the same result.

Abuse takes many forms such as: physical (hitting, pushing, shaking, inappropriate physical or chemical restraints, harm created by over or under medicating), psychological (includes actions that decrease their sense of self-worth and dignity), financial (includes actions that decrease the financial worth of an older person without benefit to that person) and neglect (includes inactions that may result in harm to an older person).

In the past year I have served as the Ombudsperson for COSCO, assisting seniors throughout the province to access governmental services federally or provincially, navigate the health care system, and find health services, which are not funded. For me it has highlighted the plight of many seniors in our communities who are bewildered, angry, frustrated, sad and overwhelmed by the lack of support they need.

So as World Elder Abuse Awareness Day arrives, I wonder if systemic abuse of the elderly exists in our country, province and communities. Have we neglected the elderly in exchange for tax credits, a few more dollars of tax relief (which the government promptly takes back in user fees like tolls, increased payment for health insurance)? Have we offered in the place of well resourced sustainable long term home care and health care, charity-funded services that are piecemeal, provide no continuity and leap from one project lily pad to the next?

What we need for Seniors' Week in BC and World Elder Abuse Awareness Day is a strong declaration that we should and must do better for the elderly. If we help them we will help everyone. It is not about entitlement it is about fairness, justice and dignity.

# New health accord needed to prevent fragmentation of public health care

*Continued from page 1*

ernment has launched a "stealth attack" on Medicare, with reductions in funding scheduled for future years.

"We need a national debate, a national conversation on the future of Medicare," said McBane, adding that the withdrawal of federal leadership will lead to a fragmentation of service.

"This is a fight to maintain access so people can get care based on need," he said.

Wendell Potter, former head of communications at a large health insurance company in the USA, said he walked away from his job when he realized private corporations were not improving access, were not improving quality of care, and looked on health

care as a major profit centre.

"With help from the Fraser Institute, the company misinformed Americans about Canada's health care system, calling it the slippery slope to socialism," said Potter.

He called on Canadians to carefully examine the misleading language used by those who promote privatization.

"Sound the alarm" said Potter. "You can lose Medicare for yourselves, your children, your grandchildren and future generations."

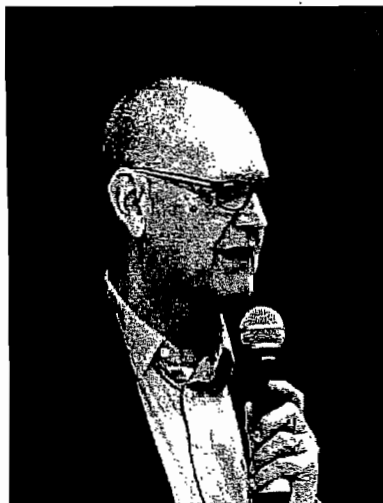
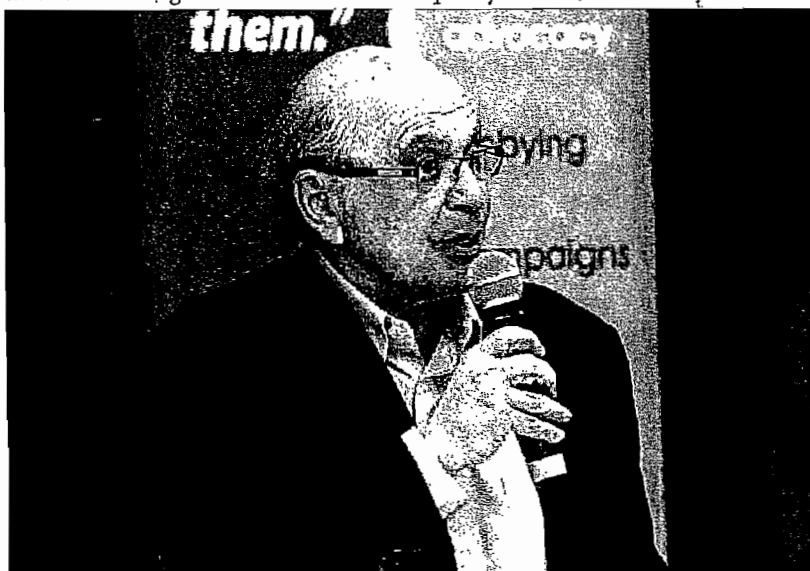
Alex Himelfarb – director of the Glendon School of Public and International Affairs at York University, former Clerk of the Privy Council and Secretary to the Cabinet for three prime ministers – said that private health care is far more expensive and has longer wait times.

Himelfarb called for a national Pharmacare program, a better approach to care for chronic illness, and the integration of home care and home support into Medicare.

"Countries that have done that have a more sustainable health care system than we have," he said. "We have lots of work to do to make Medicare strong, better and more affordable. We need a clear vision for the future. We need federal leadership – and we don't have it," he said.

Seniors at the meeting expressed outrage that the federal government has refused to negotiate a new health accord, effectively ending Medicare as a national program.

They were also frustrated that four B.C. Conservative Members of Parliament – including Richmond MP Alice Wong, the minister of state for seniors – have refused to meet with them to discuss these issues.



Clockwise from top: Alex Himelfarb, Wendell Potter, and Lorraine Logan warned of the need to defend and enhance Medicare for Canadians.

## **PRESIDENT'S REPORT**

# **Keeping you up-to-date on COSCO'S advocacy for seniors**

By Lorraine Logan  
President, COSCO

**T**HIS WILL be a short article to update our members, affiliates and associates on where we are focussing our advocacy efforts and resources.

One of our major achievements to date is the campaign jointly sponsored by the Retired Teachers Association of B.C. and COSCO concerning the Canada Health Accord.

Through the efforts of this sub-committee, all of the Members of Parliament in B.C. have been contacted, questioned, informed and been asked to support a new and better Health Accord Agreement with the provinces and territories.

This campaign will continue into 2015 as a Federal Election unfolds.

We have also given support to our B.C. Health Coalition in their court challenge with Dr. Day and the private clinics.

This issue comes to trial in September. We will continue to support this effort.

The Postal Carrier cut-backs and development of community mail boxes continues to be an issue.

Art Kube, our Past President, has been addressing this at various events. This is also on-going and we will try to influence the Federal Government that this creates quite a hardship for older adults and older adults with physical disabilities.

We now have active committees to relate, resource and research our main areas of concern.

The following delegates are now Chairs of their respective portfolios:

- Barb Mikulec – Housing.
- Kathleen Jamieson – Health.
- Jean Sickman – Policy and Planning.
- Pat Brady – Finance.
- Lorraine Logan – Transportation.
- Alice Edge/Alex Hui – Communication/Facebook.
- Gudrun Langolf – Legislative/regulatory matters eg. BC Hydro (BC Utility Commission and Public Advocacy Centre), Media (CRTC), Elder Law etc. and our webpage.
- Ralph Steeves – Organizing.

As we move forward with issues and concerns that we perceive or that are presented to COSCO, these committee Chairs will take on these challenges and with the delegates' and members' input we will attempt to resolve issues or work with the parties involved to create a better environment for our seniors.

The table officers recently met with the new Senior's Advocate, Isobell Mackenzie, on April 8th and we had a good opportunity to discuss our concerns and enforce our COSCO motto, "Work and Plan with Seniors, not for them."

We met for approximately three hours and we are hopeful that COSCO and the Senior Advocate's Office will be collaborating on systemic issues that affect all older adults.

We have been assured that as her mandate begins to develop, that COSCO will be one of the groups sitting on any Advisory Council.

Regarding Coastal Ferries, the hardship in fare increases along with schedule reductions has certainly caused great concern for our older population relying on these transportation services.

COSCO has been supporting our branch in Sechelt/Gibsons with hundreds of signed petitions, letters of concern, attending rallies and generally attempting to get this government to re-think these decisions and re-open a real public consultation. This campaign will also continue.

The Table Officers and Chairs of our committees will be meeting in June to formulate a kind of strategic plan of "next steps" for COSCO in the coming years.

This should identify what we are now doing, what we may need to do and confirm and maintain our policies that identify with our mandate to Advocate for Seniors.

One of the slight changes to our delegates meeting is to encourage our delegates to "report out" on their specific concerns that occur in their own associations or groups.

Art had begun this process to some extent last year and we will continue to seek input from our members.

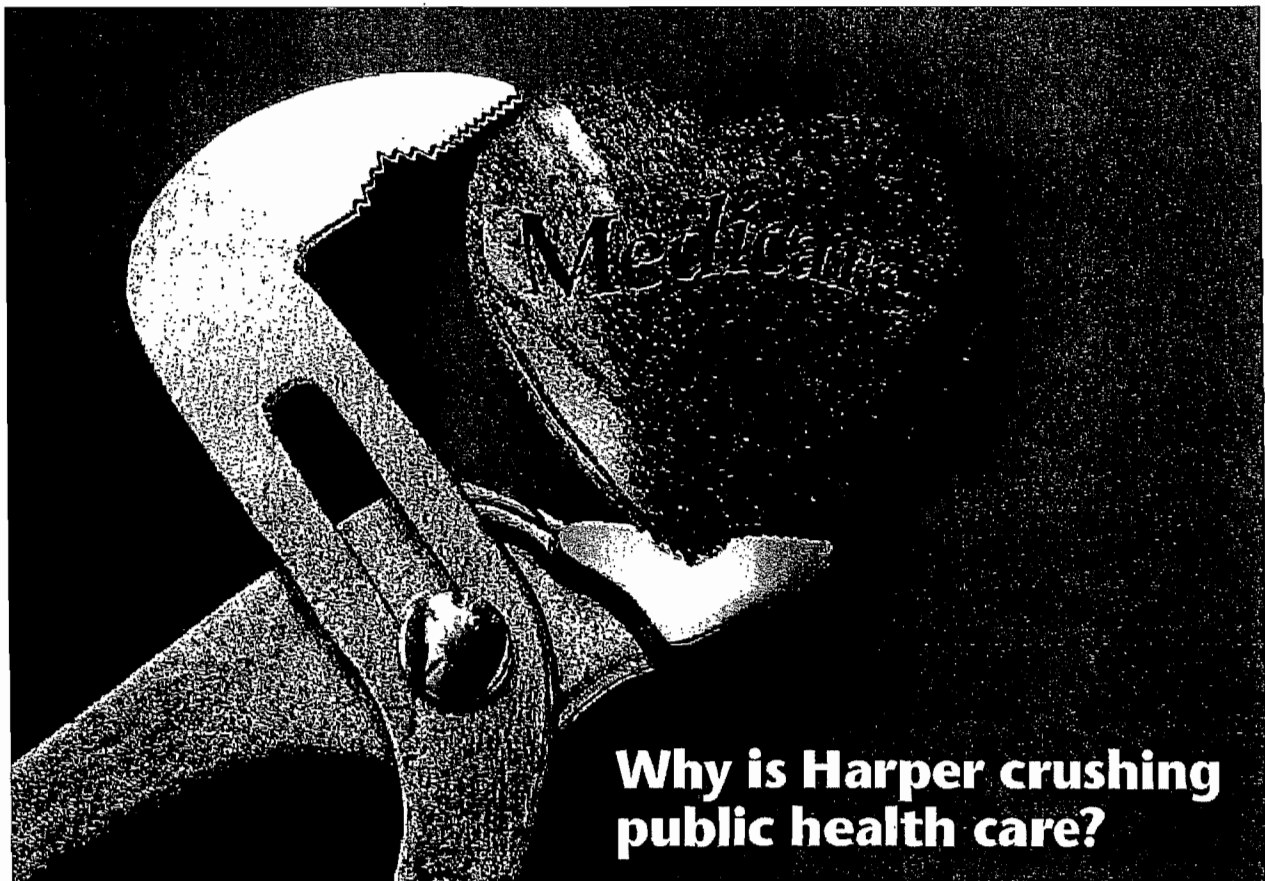
Stay tuned.

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**For the very latest news about COSCO activities, please visit us on the web:**  
**[www.coscobc.ca](http://www.coscobc.ca)**

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# **Fighting for public health care**



This special report is reprinted with permission from The Advocate, the quarterly news magazine published by BC FORUM, a COSCO affiliate. Visit [www.bcforum.ca](http://www.bcforum.ca) to learn more about BC FORUM.

**"I am concerned that without leadership from Ottawa and with reduced money, we are going to see a further slowdown of reforms, more regional disparities, and a push for more private health care."**

**– Roy Romanov, Chair of the  
Royal Commission on the Future of Health Care in Canada**

## SPECIAL REPORT

# Taking action to defend Medicare

**C**ANADIANS MAY face bed shortages and more expensive prescription drugs now that the 10-year Health Accord between Ottawa and the provinces has expired. The federal government has walked away from the table, refusing to negotiate a new agreement.

"It means the end of any rational planning for the health care system," said Michael McBane, executive director of the Canadian Health Coalition (CHC).

To draw attention to the importance of the issue, thousands of Canadians participated in 40 events across the country on March 31, the day the Health Accord expired.

### No federal leadership

McBane said a federal voice is needed to work towards equality of access throughout the country.

"The voice of Canada is the federal government, not the provinces. So national standards – to ensure equity of access regardless of where you live or your ability to pay – is a uniquely federal role. Nobody else can play that role," said McBane.

On the same day, the federal government shut down the Health Council of Canada which reported on health care problems and identified best practices to fix them.

"Without the Council, no one is doing that work," he said.

The Harper government has also announced, without consultation, that it is changing the funding arrangement with provinces and territories. They have eliminated the built-in equalization mechanism, starting this year. They will cut Ottawa's anticipated contribution to Medicare by \$36 billion, starting in 2017.

"Instead of negotiating a new Health Accord, Conservatives are



Stephanie Smith of the BCGEU, along with Diane Wood and Marion Pollack (not pictured) of BC FORUM, were among the thousands who participated in a national day of action to call for federal leadership in public health care.

downloading health care costs onto the provinces and turning their backs on a system that Canadians have relied on for generations," said Libby Davies, NDP Health Critic.

"As a result, we will see increased disparities across the country – longer wait times, reduced front-line services, and lack of access to home and long-term care," she said.

### Rich Alberta gets more

The end of the equalization system means the federal contribution to health care will fluctuate widely across Canada.

Alberta gets an extra \$1 billion this year. B.C. loses \$250 million.

The federal share of health costs will be slashed from 20 percent to 11 percent in Manitoba. It will be increased from 15 percent to 20 percent in Alberta.

The funding changes imposed by the Harper government will undermine the provinces' ability to meet the requirements of the Canada Health Act, said McBane.

"You can't have a universal social program unless you have the financial means to have poorer regions subsidized or financially supported," he said.

"The sole gainer in this is Alberta. Almost everybody else loses," said McBane.

# We need national Pharmacare

**T**HE NEED for a national pharmacare program is becoming desperate, says Dr. Jeff Turnbull, chief of staff at Ottawa Hospital. Patients are doing without medicine that could potentially cure them because they can't afford it.

"For the first time in my career, I have patients saying: I just can't afford this. I am going to have to live with my illness," says Turnbull.

Patients are left to struggle with painful and debilitating disease for the rest of their lives because new drugs for rheumatoid arthritis cost \$30,000. The cost of drugs to com-

bat hepatitis C is in the range of \$80,000.

Turnbull despaired that doctors will have to make life-and-death decisions based on people's ability to pay.

A study by the Canadian Medical Association found that one in ten Canadians cannot afford to fill prescriptions. The record is worst in B.C. where 17 percent do without prescribed drugs.

The fragmented pharmacare systems found in Canada lack the administrative efficiency and purchasing power of a single-payer sys-

tem which could save Canadians as much as \$14-billion per year.

The Health Council of Canada, now disbanded by the Harper government, initially worked towards a pharmacare plan for catastrophic drug coverage, aiming to reduce costs through bulk federal purchasing and coordinated prescribing practices.

The Harper government, however, began to back away from this initiative shortly after the 2006 election. It is an issue that requires federal leadership. The provinces cannot do it on their own.

## Health care: Now is the time

**A**FTER A YEAR and a half of consultations with thousands of Canadians in public forums and meetings with key stakeholders, NDP Health Critic Libby Davies (Vancouver East) has released a report that summarizes what she heard, and what needs to be done to improve public health care.

"This document outlines the concerns we heard from Canadians regarding primary care, home and long-term care, mental health, prescription drug coverage, and preventative health care," said Davies.

The work by Davies also outlines the steps that New Democrats propose to strengthen Medicare. Among the highlights, the report says the NDP will:

- Revoke the Conservatives' unilateral decision to take \$36 billion in anticipated funding out of health care.
- Support the development of new agreements with provinces and territories to improve health outcomes for Canadians.
- Invest in prevention by address-



Libby Davies, NDP Health Critic

ing the social determinants of health to ensure all Canadians have a decent income, access to healthy food, affordable housing and a social safety net.

- Ensure better value by working with provinces to make better use

of resources and fundamentally change how health care services are organized, managed and delivered.

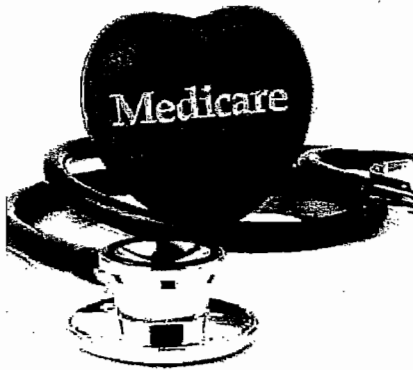
"The federal government has a clear role in ensuring that health care in Canada remains public and accessible," says the report.

"In particular, the federal government must investigate and enforce the ban on troublesome practices such as double-billing, queue-jumping, and increased privatization of medically necessary services."

The report identifies four major pillars for action: better access to prescription drugs, better care across the continuing care spectrum, timely access to primary care and prevention.

As an example of problems in the system, the report notes that half of Canadians cannot get a same day or next day appointment with their family doctors, thereby increasing the pressure on hospital emergency rooms.

You can read the full report on the web at [www.ndp.ca/health](http://www.ndp.ca/health).



**Tell  
them  
what  
you  
think!**

## It's time for all of us to take action to defend public health care

BC FORUM, BCRTA and COSCO, along with other seniors groups in B.C. urge you to:

- Write, phone, or visit your Member of Parliament to call for federal leadership on health care.
- Complete the short survey below to share and register your views on what should be done to improve health care services for this and future generations.

### Make your voice count

Please complete this survey in one of three easy ways:

- On the web: [bcforum.ca](http://bcforum.ca), [coscobc.ca](http://coscobc.ca) or [bcrt.ca](http://bcrt.ca)
- Mail to Survey, 207 – 1530 Mariner Walk, Vancouver, B.C. V6J 4X9, or
- Scan and email to [pither470@shaw.ca](mailto:pither470@shaw.ca)

1. Should the federal government negotiate a new Health Accord with provinces and territories in order to ensure there can be equal access to public health care across Canada?

Yes	No	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Should the federal and provincial governments initiate a national Pharmacare program to provide better coverage for patients, and save up to \$14 billion a year through bulk purchases?

Yes	No	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Since Medicare was implemented, the federal contribution has been cut from 50% to 20% in 2010. If current trends continue, it will drop to less than 12% over the next 25 years. Is it time for Ottawa to increase its contribution to public health care?

Yes	No	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Should home support, extended care and palliative care be brought under the Canada Health Act as essential parts of the continuum of care?

Yes	No	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the future of public health care be a key issue for you when you decide how to vote in the next federal election?

Yes	No	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Taking a stand on health care

**The following resolution was adopted unanimously by COSCO delegates on April 11**

*Whereas* access to quality health care is a fundamental right of every Canadian resident, regardless of race, gender, disability, political belief, social conditions, location, or ability to pay.

*Whereas* a system of public and non-profit health care, publicly administered and delivered on a not-for-profit basis, contributes to the economic welfare of Canada and provides its citizens with high quality health care.

*Whereas* all levels of government have a role to play in the delivery of quality and accessible health care; and that the Federal Government should give strong leadership in enforcing

national standards and providing coordination, innovation, and federal transfers at a level that secures the integrity and reinforcement of the Canada Health Act of 1984.

*Whereas* all Canadians should have equitable access to safe, affordable, and appropriate medications; many Canadians depend on medications for their very lives:

*Whereas* Canadians should have the security of a continuum of community-based integrated services that includes a universal system of home care, home support and long-term care services, and hospice and palliative care; and that this continuum of services should be an integral part of a Canadian comprehensive health care system.

*Whereas* a comprehensive national health care system includes education, prevention, diagnosis, counselling,

and timely treatment.

*Therefore be it resolved* that the federal, provincial and territorial governments be urged to negotiate a new comprehensive health accord that protects, transforms, and strengthens our national health care system. This must include human and financial resources including a 6 per cent escalator, as well as a national seniors health care plan and a national pharmaceutical strategy that will improve health outcomes for Canadians; and further

That this meeting of the Affiliates of the Council of Senior Citizens' Organizations of British Columbia ask other seniors organizations and individuals to join us in declaring our commitment to use all democratic means to ensure that the foregoing proposals are implemented in a new Canadian health accord.

## Making the most of new communication tools

By Alice Edge, Chair, COSCO Communications Committee

**N**ew technology has certainly changed how we communicate with our family, friends or community. Seniors have demonstrated they are as adept as the young folks at using the computer for email, research, skypeing, Facebook, and tweeting.

Some have used smart phones to take and send photos of themselves and their activities and shared them with the world in real time. We have been encouraged and educated by our children and grandchildren.

COSCO has jumped on the techie bandwagon and its first fledgling journey is on Facebook. The plan is to report events attended by the executive, highlight articles and activities of interest and transition some communication like minutes of meetings and the newsletter to those who have access to computers or smart phones.

As you are likely aware postal rates have increased significantly and like so many other non-profit organizations, COSCO has to administer its finances wisely.

In addition to Facebook, our web site is being re-designed to make

it more esthetically pleasing, user friendly and useful in information sharing. Our plan is to use it for membership application/renewal and payment of fees in the future.

I would like to thank Gudrun Langolf, Second Vice President and Alex Hui, Member at Large for their support, enthusiasm and creativity to shape COSCO's future in the world of technology.

COSCO has heard your concerns that hard copy/paper communication must continue for the foreseeable future to continue the communication connection with our affiliates, associate members and the public.



# A Campaign to “Keep the Heart in Medicare”

By JoAnn Lauber,  
on behalf of the  
Campaign Committee

**W**ITH THE imminent expiry of the 2004 Health Accord on March 31, 2014, and the refusal of the federal government to negotiate with the provinces and territories to establish a new agreement, members of the BCRTA and COSCO sprang into action.

As seniors, many of us could remember, or had heard of, what life was like before Medicare, when a serious illness or accident could consign a family to months, even years, of struggle and toil to pay off medical debts. We were not about to sit idly by and allow our public health care system to be quietly dismantled.

We set out to arrange meetings with B.C.'s 36 Members of Parliament. During February, March and April, more than 90 BCRTA members and COSCO colleagues made contact with almost every B.C. MP. Twenty-nine MPs we met face-to-face in discussion. From two, we received printed communication. Two more we still hope to visit. Only three MPs would not meet with us, though we live in their constituencies and, as seniors, we do vote!

Some of the MPs who hold portfolios in Ottawa proved to be the most challenging to meet: “too busy” or no response, apparently not interested.

We asked the MPs whether they agreed that there is a need for federal leadership to negotiate a new 10-year health accord in order to secure the health care needs of citizens in all regions and into the future.

We asked them if they supported our requests, which were that a new Accord should include the following:

- Adequate and stable federal funding.



The first MP visit of the campaign: constituents Dale Lauber, JoAnn Lauber, MP Peter Julian (Burnaby- New Westminster), constituents David Scott and Bonnie Scott.

- A continuing Care Plan that integrates home, facility-based long term, respite and palliative care.
- A universal public drug plan that provides equitable access to safe and appropriate medication.

We were especially concerned about Ottawa's unilateral decision to reduce the health care funding and to change the funding to a per capita grant, which will mean losses in transfer funds to most provinces.

Each advocacy group sent us a report of the visit as they interpreted it.

Generally, those who spoke with Conservative MPs found their response to be similar-- that the health transfer funds were adequate and that the criteria surrounding future transfers were reasonable. When the changes came in 2017, the provinces would decide how to use the funds and how to make up the short fall.

The Liberal Party MPs generally support the three tenets we proposed for a new health accord, though they were not committed to the annual 6% escalator. Instead, they would institute stronger accountability measures to ensure that the provinces were

meeting set goals.

The Green Party MP supported a new Accord, not only protecting what is good in the system but also expanding and strengthening it.

The NDP MPs agreed enthusiastically with our proposals. They could see that a national drug plan would serve all Canadians well, ensure that all citizens had access to needed medications, and save billions of dollars.

In addition to visiting MPs, advocates submitted opinion articles, letters to editors and health accord materials to other community members. They sent valentines to the Prime Minister and to other federal ministers urging them to “Keep the Heart in Medicare.” And they organized a number of public meetings.

As next steps, we have asked for a meeting with B.C.'s health minister, to see how the funding cuts will be dealt with here, and we are reaching out to national and provincial groups that share our concerns.

It is our intention to make this an election issue at all three levels of government.

# Defending public health care in the courts

**Patients, doctors, health groups join in court battle with for-profit clinic seeking US-style system**

A GROUP of patients, doctors and health care advocates has won the right to present expert evidence defending Canadian health care in the BC Supreme Court. A constitutional challenge by private, for-profit clinic owner Brian Day could determine the future of Canadian public health care.

"Brian Day's plan to bring US-style health care to Canada would be disastrous for Canadians," said Dr. Rupinder Brar of Canadian Doctors for Medicare.

"If Dr. Day wins, physicians will be allowed to charge patients any amount they like for services, and patients who can pay will get faster care than the rest of us. A win for Dr. Day will mean skyrocketing costs and longer wait times in the public health system as it loses doctors to a parallel private system."

Brar said this could force patients to produce a credit card before getting the care they need.

"If we use all the evidence we have right now as to how to improve what we have, we can have a fantastic system with good access based on need and not ability to pay," she said.

Dr. Day operates the Vancouver-based for-profit Cambie Surgery Corporation, infamous for unlawfully billing patients for services covered by Medicare – in some cases, up to six times the legal amount.

Day and his clinics are behind a constitutional challenge to Medicare, scheduled to go to trial in BC Supreme Court this September.



Dr. Rupinder Brar from Canadian Doctors for Medicare and Adam Lynes-Ford, BC Health Coalition at the BC Supreme Court.

The coalition opposing Day includes, among others, the Canadian Doctors for Medicare and the BC Health Coalition.

These organizations are concerned that Day's case would increase health care costs while lengthening overall wait times for patients and erasing the fundamental Canadian principle of universal access to quality health care.

Also active in the coalition is a patient living with Limb-Girdle Muscular Dystrophy who could not afford and would not qualify for private health insurance under a US-style system.

"Our universal health care provides so much more than just hospitals," said Rick Turner, BC Health Coalition co-chair.

"It ensures that patients have access to care, that doctors can focus on practicing medicine, and that Canadian businesses aren't haggling over health benefits instead of creating new jobs. In September, we will present evidence to the Court that irrefutably

demonstrates the benefits of our single-payer, public health care system."

"Dr. Day claims that the defining principle at the heart of Canadian Medicare – that health services be provided according to patients' needs, not their ability to pay – is unconstitutional.

"If Day wins, the public health care system that Canadians rely on – and overwhelmingly support – will be effectively dismantled right across the country," said Turner.

The "Coalition Interveners" as they're called in court will present evidence highlighting how Day's challenge, if successful, would compromise patient health, disrupt medical practices, increase costs, and weaken the Canadian economy.

Last year, Day was ordered to disclose financial statements dating back five years. Investigators with the Medical Services Commission found evidence patients had been extra-billed for services covered by Medicare.

The case is scheduled to start September 8.

# BC needs quality, affordable housing for seniors

By Barb Mikulec, Chair  
COSCO Housing Committee

**T**HE HOUSING issues facing seniors are complex and daunting.

It is projected that the number of people aged 75 or over will increase by 85 percent in 15 years, and the overall population of Vancouver will grow by almost 40,000. These trends will continue to drive up housing costs at a time when Vancouver already has very low vacancy rates and the most expensive housing in Canada. Pensions are already stretched by rising costs for basics like electricity, heating, cable and food.

The question arises, will seniors be able to live in their own communities? Will communities be age-friendly? Will downsizing mean a loss of the services and neighbourhoods that are familiar to seniors? Are we serving blind or deaf citizens with appropri-

ate housing and care homes with staff who are able to communicate and assist seniors to retain their cognitive skills?

It is important for housing to be safe, in a cultural space which respects the citizens. Clean air, water, diversity and livability are important. Housing needs to be available, decent and affordable. A large and growing number of seniors are living alone and do not have the support that comes with a shared household and this situation particularly affects older senior women. Shelter costs have risen while incomes have declined.

Ideally, seniors should be near transit, shopping, medical services and a community centre that provides programs for a healthy lifestyle and sociability.

A related concern is the problem facing tenants of co-ops who will lose

rental assistance when the Federal Co-operative Housing Program shuts down in 2020. This affects more than 3,000 BC households. The province and federal government must step up to make sure the subsidies continue.

One program which makes rent more affordable is the Shelter Aid for Elderly Renters. It provides support to BC seniors age 60 or over who have low to moderate incomes. For eligibility criteria, contact [www.bchousing.org](http://www.bchousing.org) or (604) 433-2218.

COSCO's policy is to actively work with and maintain solidarity with community organizations to promote affordable, safe, accessible and quality housing. Our housing committee is working to gather information and become vocal on housing issues.

We invite your comments to Barb Mikulec, chair at [mikulec@telus.net](mailto:mikulec@telus.net).

## Membership Application

Please mail to the address below

- ☐ I wish to join COSCO as an Associate Member, I enclose my \$25 membership fee.  
☐ I wish to make a donation to COSCO. Please find enclosed a cheque for \$\_\_\_\_\_.

Name: \_\_\_\_\_  
(PLEASE PRINT)

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Please make cheques payable to COSCO.

Mail your application to Ernie Bayer, Membership Secretary,  
6079 - 184 A Street, Surrey, BC V3S 7P7 604 576-9734.

Seniors groups and organizations wishing more information about joining COSCO should write or phone Ernie Bayer and request a membership package.



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** September 22, 2014  
**File:** RZ 14-656004

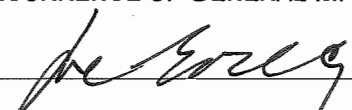
**Re:** Application by Amar Bhullar for Rezoning at 10231 No. 5 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9177, for the rezoning of 10231 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	<input checked="" type="checkbox"/>	

## **Staff Report**

### **Origin**

Amar Bhullar has applied to the City of Richmond for permission to rezone 10231 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to/from the rear lane. There is currently a single detached dwelling on the subject site which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property is included in Attachment 2.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### **Surrounding Development**

The subject property is located on the west side of No. 5 Road, between Williams Road and Seacliff Road in the Shellmont Planning Area. Existing development immediately surrounding the site is as follows:

- To the north, are existing single detached dwellings on large lots zoned “Single Detached (RS1/E)”. The property immediately to the north at 10211 No. 5 Road is also the subject of a rezoning application to permit subdivision into two (2) compact lots with vehicle access to/from the rear lane (RZ 14-658540), which is currently being reviewed and will be presented to Planning Committee at a later date.
- To the east, directly across No. 5 Road, is:
  - A property that is zoned “Assembly (ASY)”, “Agriculture (AG1)”, and “Roadside Stand (CR)”; which is within the Agricultural Land Reserve (ALR), and which contains the Lingyen Mountain Temple. This property is subject to a development application to amend the Official Community Plan (OCP) and rezone the lot to accommodate temple expansion (RZ 13-641554).
  - A property that is zoned “Assembly (ASY)”; which is within the ALR, and which contains the Richmond Bethel Church, the Richmond Chinese MB Church, and the Richmond Christian School.
- To the south, are two (2) single detached dwellings on large lots zoned “Single Detached (RS1/E)” fronting Seacliff Road.
- To the west, fronting Seabrook Crescent, are two (2) single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

## **Related Policies & Studies**

### OCP Designation

There is no Area Plan for this neighbourhood. The OCP's Land Use Map designation for this property is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

### Arterial Road Policy

The Arterial Road Policy is supportive of compact lot single-family residential developments along arterial roads. The subject site is identified for "Arterial Road Compact Lot Coach House" on the Arterial Road Development Map in the OCP. This redevelopment proposal is consistent with the Arterial Road Policy.

### Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No. 5 Road in accordance with "Compact Single Detached (RC2)" or "Coach House (RCH)", provided there is access to an operational rear lane (Attachment 4). This redevelopment proposal is consistent with the Lot Size Policy.

### Affordable Housing Strategy

For single-family development proposals, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area toward the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft<sup>2</sup> of total building area of the single detached dwellings to be constructed (i.e. \$5,036).

**Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

**Staff Comments**

The proposed rezoning would enable the creation of two (2) lots, each approximately 9 m wide and 390 m<sup>2</sup> in area, with vehicle access to/from an existing operational rear lane.

**Trees & Landscaping**

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify four (4) bylaw-sized trees on the subject site (Trees # 1-4). The report identifies tree species, assesses the condition of the trees, and provides recommendations relative to the proposed development. The proposed tree management plan including a list of tree species assessed is shown in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to remove Trees # 1-4 due to poor condition (i.e., previous topping, large fungal conks at the base of the stems, and excessive decay).

Consistent with the OCP tree replacement ratio of 2:1, a total of eight (8) replacement trees are required on the proposed lots. Due to the limited space available in the yards of the proposed lots, the applicant proposes to plant and maintain a total of four (4) replacement trees [two (2) per lot proposed], and to submit a contribution in the amount of \$2,000 (\$500/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw for the balance of required replacement trees not planted on-site.

Similar to other single-family rezoning applications along arterial roads on sites that are across from land that is within the ALR, the applicant is required to register a restrictive covenant on Title of the subject property to:

- Identify a buffer area along the east portion of the property to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed (4.0 m wide, as measured from the east property line).
- Indicate that the property is located across from active agricultural operations, and is subject to potential impacts of noise, dust, and odour.

To ensure that the landscape buffer work is completed, that the front yards of the proposed lots are enhanced, and that the four (4) replacement trees are planted and maintained, the applicant must submit the following prior to adoption of the rezoning bylaw:

- A Landscape Plan, prepared by a Registered Landscape Architect, which responds to the guidelines of the Arterial Road Policy and includes a variety of live plant material within the on-site portion of the ALR buffer area.

- A Landscaping Security for the proposed works, based on 100% of a cost estimate provided by the Landscape Architect (including replacement trees, fencing, paving, and installation costs).

There is an existing hedge located on the shared property line between the subject site and the adjacent property to the south at 11851 Seacliff Road, which will be retained. Tree protection fencing is required to be installed to City standard around the hedge prior to demolition of the existing dwelling on the subject site. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

#### Existing Utility Right-of-Way

There is an existing 3.0 m wide utility right-of-way on the subject site, which runs along a portion of the south property line (i.e. a distance of 25 m from the west property line). The applicant has submitted a preliminary site plan for the proposed south lot to demonstrate that there will be no encroachment into the right-of-way (Attachment 6).

#### Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The minimum floor construction level is a minimum of 0.3 m above the highest elevation of the crown of No. 5 Road.

#### Vehicle Access

In accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222, vehicle access to the subject site is not permitted from No. 5 Road. Vehicle access to the site at future development stage is to be from the existing rear lane. While this lane is operational to access the proposed lots as well as other lots in this block of No. 5 Road, the applicant is required to upgrade the portion of the lane from the north property line to the Seacliff Road intersection through a Servicing Agreement, as described below.

#### Off-site Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements to:

- The frontage of the subject site along No. 5 Road. The required work is to include, but is not limited to: a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. An approximate 1.5 m wide right-of-way for public-right-of-passage along No. 5 Road is required to achieve these works. The right-of-way is required to be registered on title prior to final adoption of the rezoning bylaw.
- The full width of the rear lane from the north property line to the Seacliff Road intersection. The required work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road.



The applicant is required to construct the portion of the work along the west frontage (approximately 18.3 m). Through a coordinated construction program for the lane, the City will provide funding for the remaining lane improvements beyond the applicant's frontage to Seacliff Road (approximately 39.7 m). Details are to be finalized as part of the Servicing Agreement design review process.

#### Subdivision & Future Development Stage

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fee.

At future development stage, the applicant will be required to complete the following servicing works:

#### *Water Works*

- Disconnect the existing 20 mm diameter water connection and cap the tie-in at the main.
- Install two (2) new 25 mm diameter connections complete with meter boxes placed within a new 1.5m wide utility right-of-way across the No. 5 Road frontage for servicing the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.

#### *Storm Sewer Works*

- Install lane drainage as described in the section of this report entitled "Off-site Improvements".
- Cut and cap the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways. Details are to be finalized as part of the Servicing Agreement design review process.

#### *Sanitary Sewer Works*

- Remove the existing aging sanitary inspection chamber at the rear lane, and cut and cap the existing lead pipe at the main.
- Install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections the common property line to service the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.

#### *General Items*

- No permanent structures, such as fences and storage sheds with concrete foundations, are allowed to be built on or across right-of-ways.

- Proposed driveway crossings from the rear lane must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

**Analysis**

The redevelopment proposal at the subject site complies with the land use designations in the OCP, as well as with the Arterial Road Policy and Lot Size Policy 5434, which identify the subject site for redevelopment to compact lots with access to/from a rear lane. The applicant has satisfied all of the applicable requirements identified through the rezoning application review.

**Financial Impact**

None.

**Conclusion**

The list of rezoning considerations associated with this application is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9177 be introduced and given first reading.



Cynthia Lussier  
Planning Technician

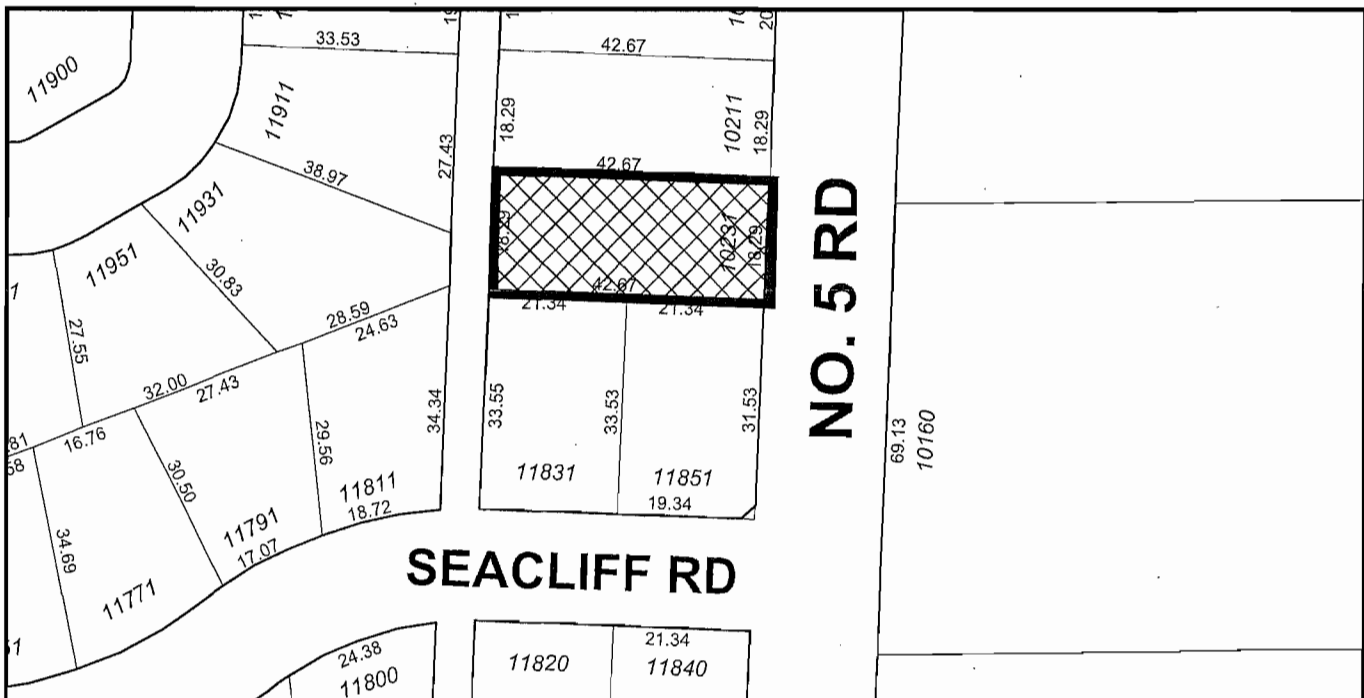
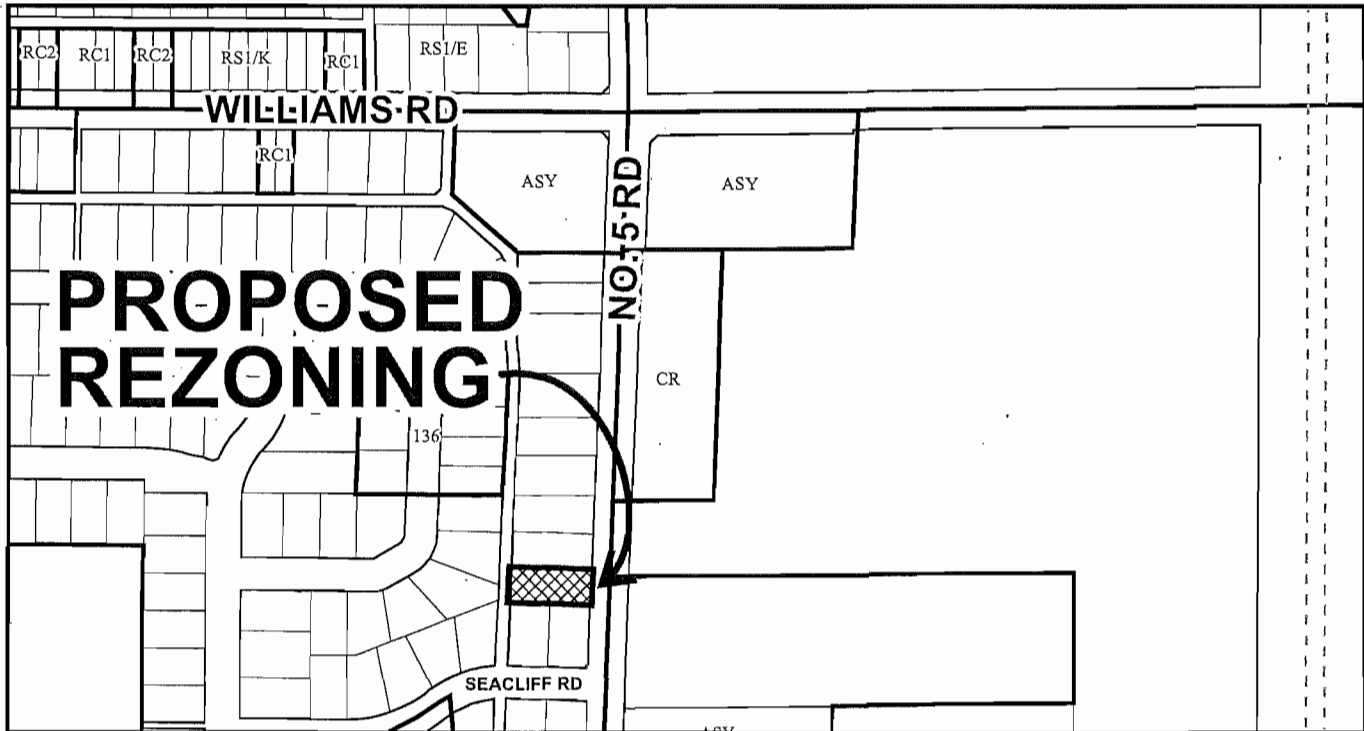
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**Attachments:**

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Proposed Tree Management Plan
- Attachment 6: Preliminary Site Plan (proposed south lot)
- Attachment 7: Rezoning Considerations Concurrence



City of  
Richmond



RZ 14-656004

Original Date: 06/23/14

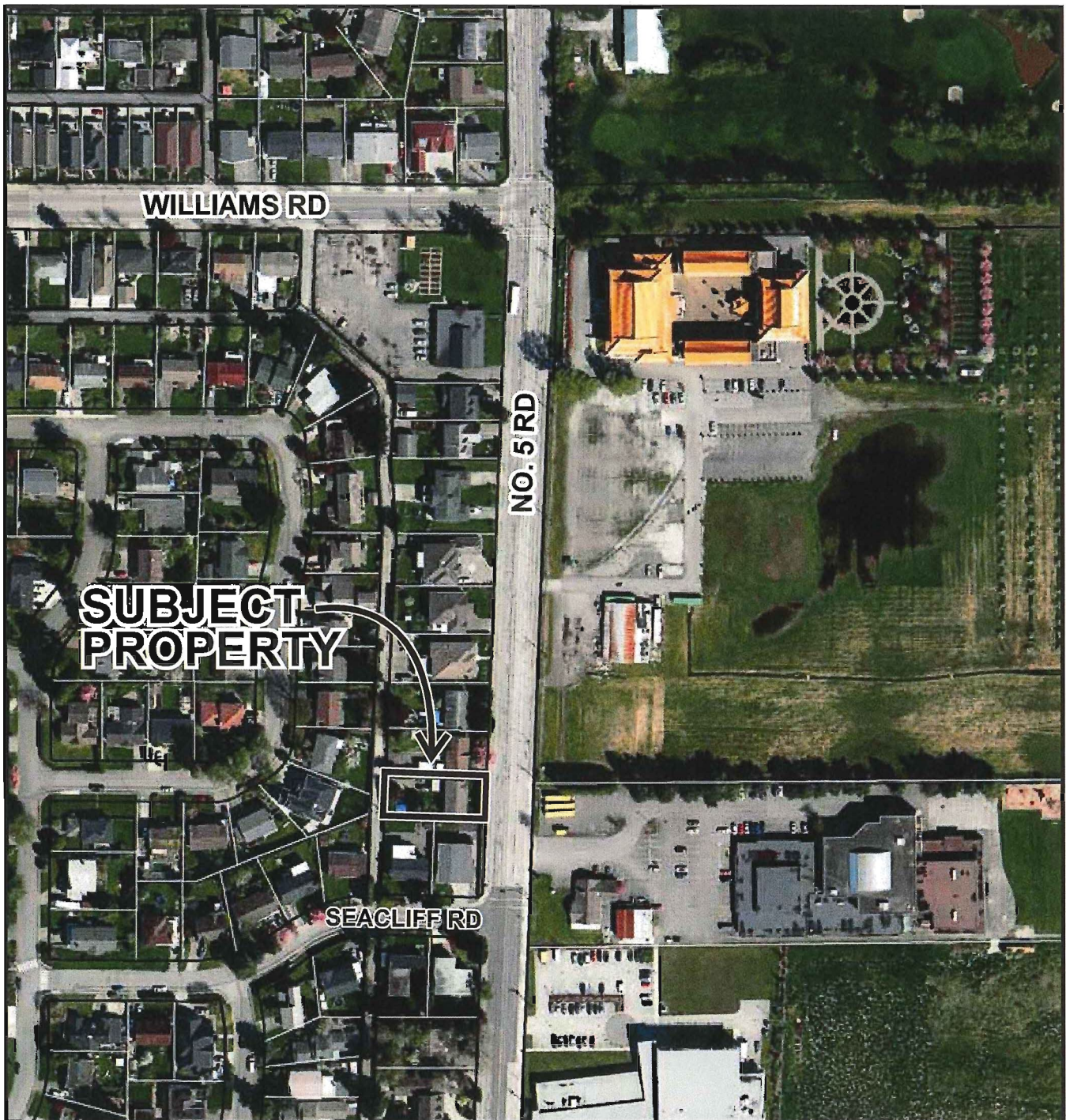
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 14-656004

Original Date: 02/21/14

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 224 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTERDISTRICT PLAN 32915

#10231 NO. 5 ROAD,  
RICHMOND, B.C.  
P.L.D 006-731-937



## LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- denotes power pole
- denotes water meter
- denotes round catch basin
- MR denotes manhole
- NR denotes north rim

PLN - 61

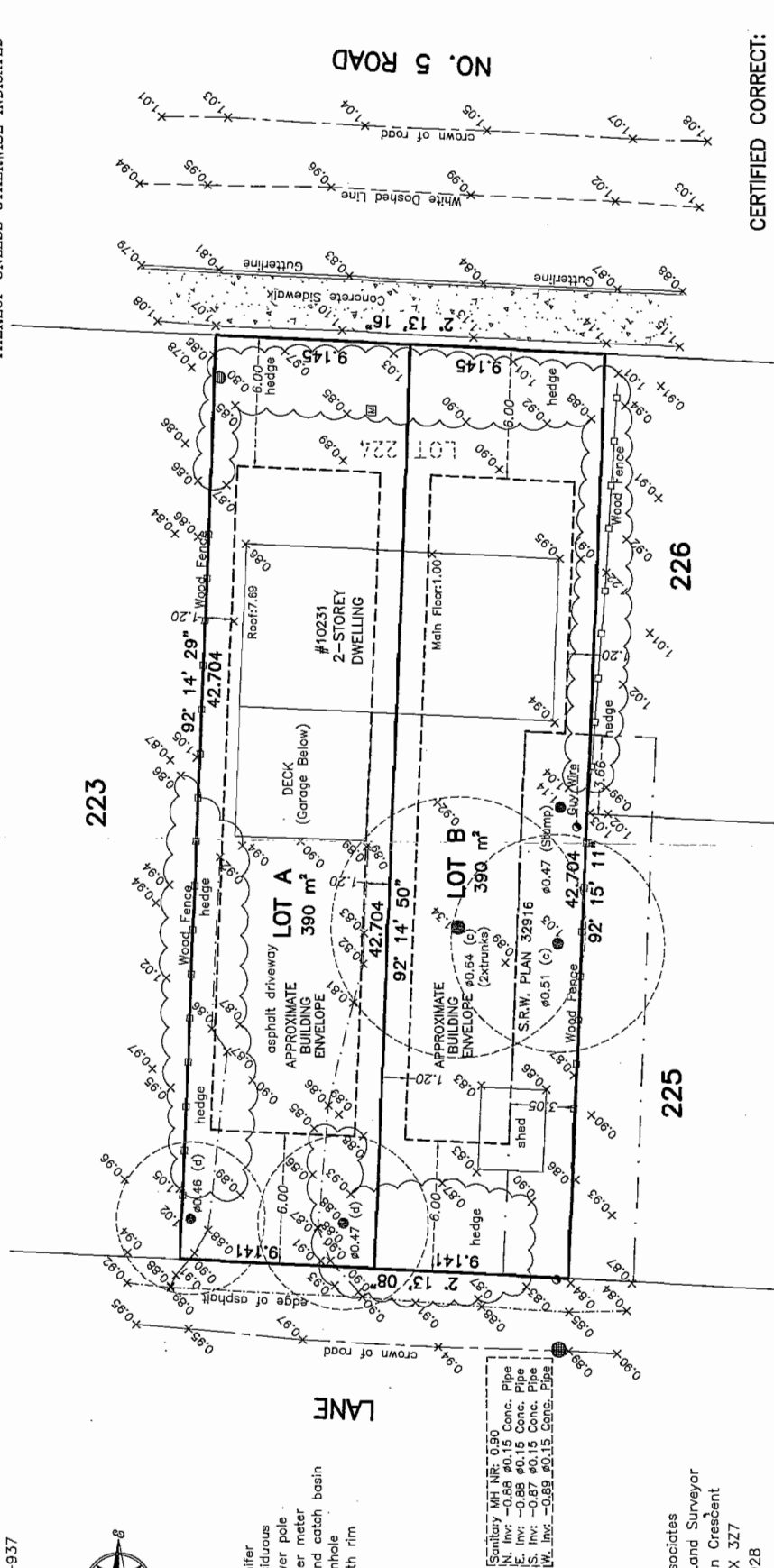
© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5436  
FB-245 P83-86  
Drawn By: MY

DWG No. 5436-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.  
FEBRUARY 6th, 2014.

NOTE:  
Elevations shown are based on City of Richmond  
HPN Benchmark network.  
Benchmark: HPN #191, Control Monument 02H2453  
Located at S edge traffic island @ Riverside Dr &  
Featherstone Way  
Elevation = 1.664 metres



**RZ 14-656004**

**Attachment 3**

Address: 10231 No. 5 Road

Applicant: Amar Bhullar

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Amritpal & Gurpal Bhullar	To be determined
<b>Site Size (m<sup>2</sup>):</b>	780 m <sup>2</sup>	Two (2) lots, each approximately 390 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single detached dwelling	Two (2) residential lots, each with a single detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Lot Size Policy Designation:</b>	Lot Size Policy 5434 supports rezoning and subdivision along this portion of No. 5 Road in accordance with "Compact Single Detached (RC2)"	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	The Arterial Road Policy supports redevelopment to compact lots along this portion of No. 5 Road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, structures, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	390 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
North Lot Side Yard Setbacks (m):	Min. 1.2 m	Min. 1.2 m	none
South Lot Side Yard Setbacks (m):	Min. 1.2 m	North side yard: Min. 1.2 m South side yard: Min. 3.0 m & Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990  
 Amended by Council: November 18, 1991  
 Amended by Council: October 16, 2006

**POLICY 5434**

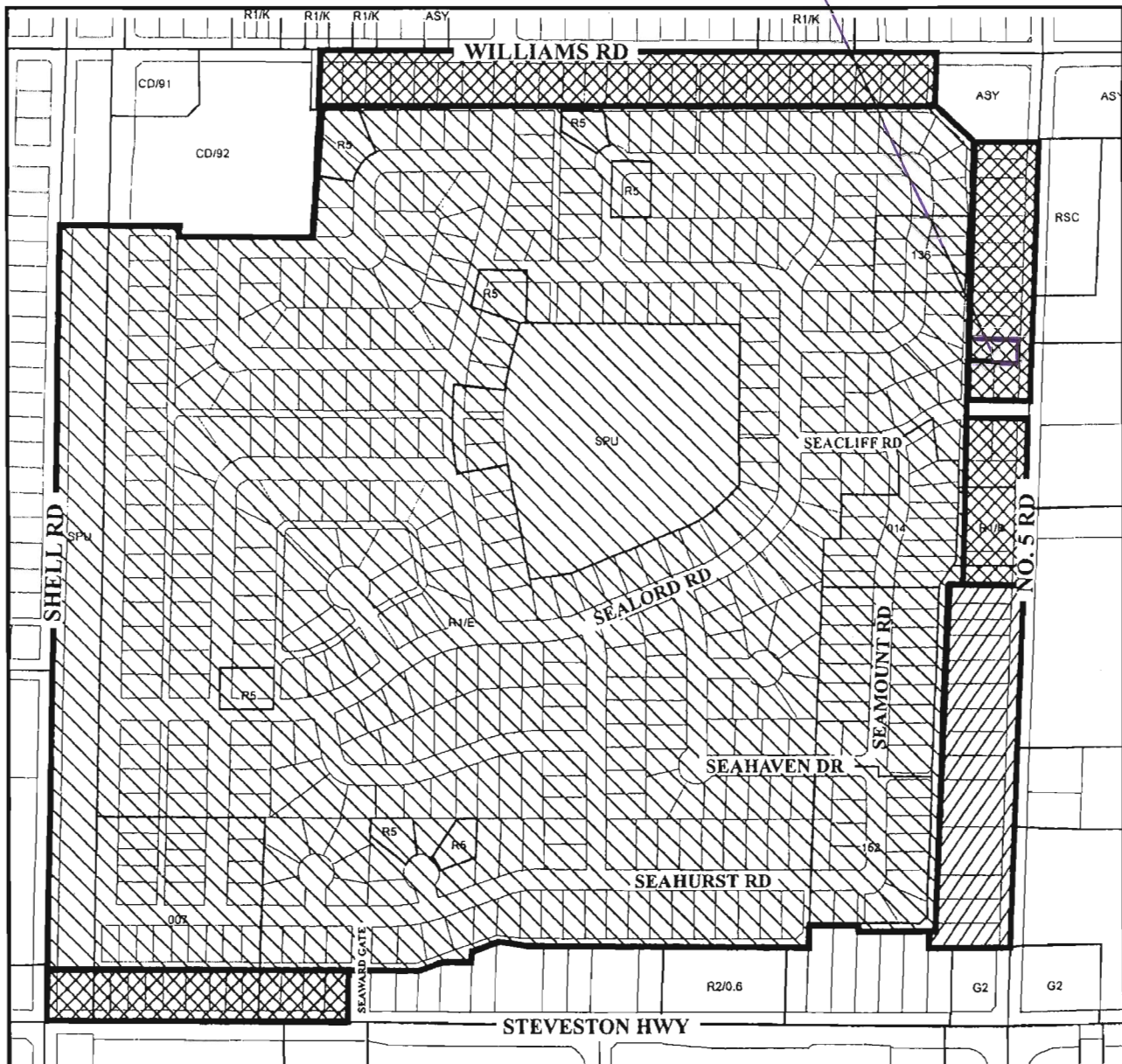
File Ref:

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6****POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development  
is permitted.



Subdivision permitted as per **R1/B**

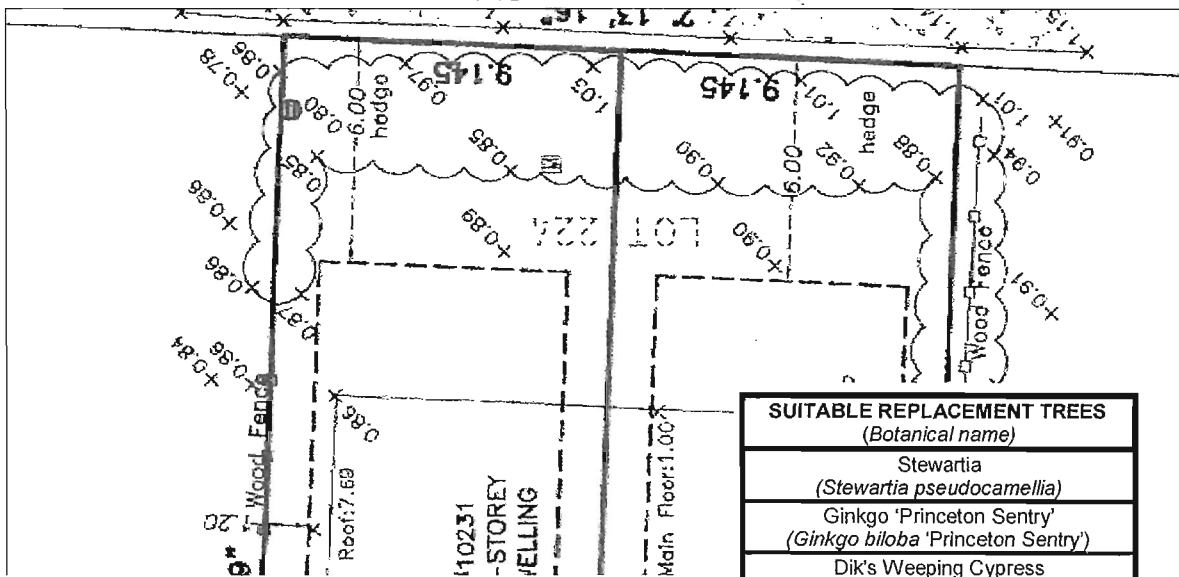


## Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

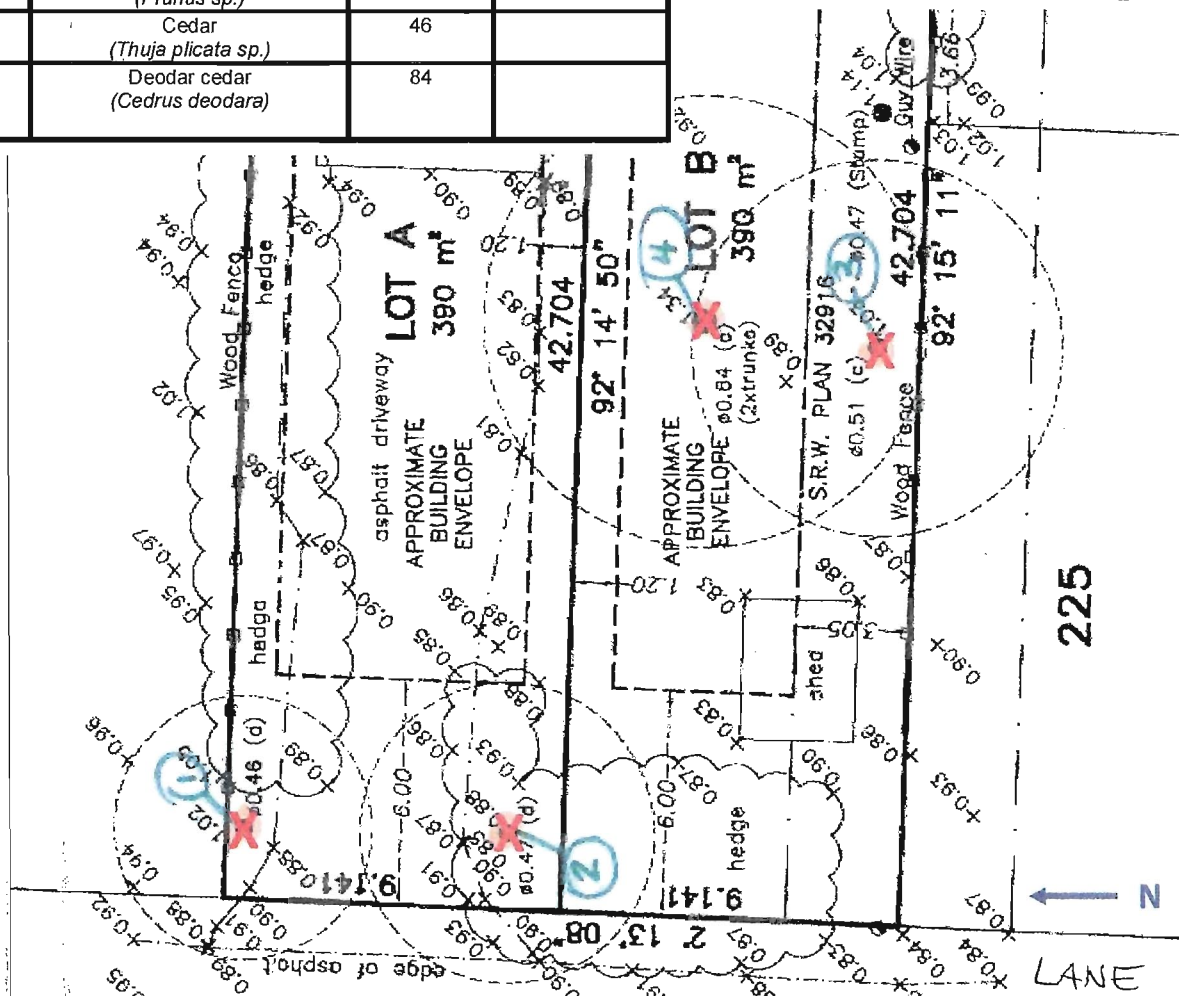
Amended Date: 11/18/1991  
10/16/2006



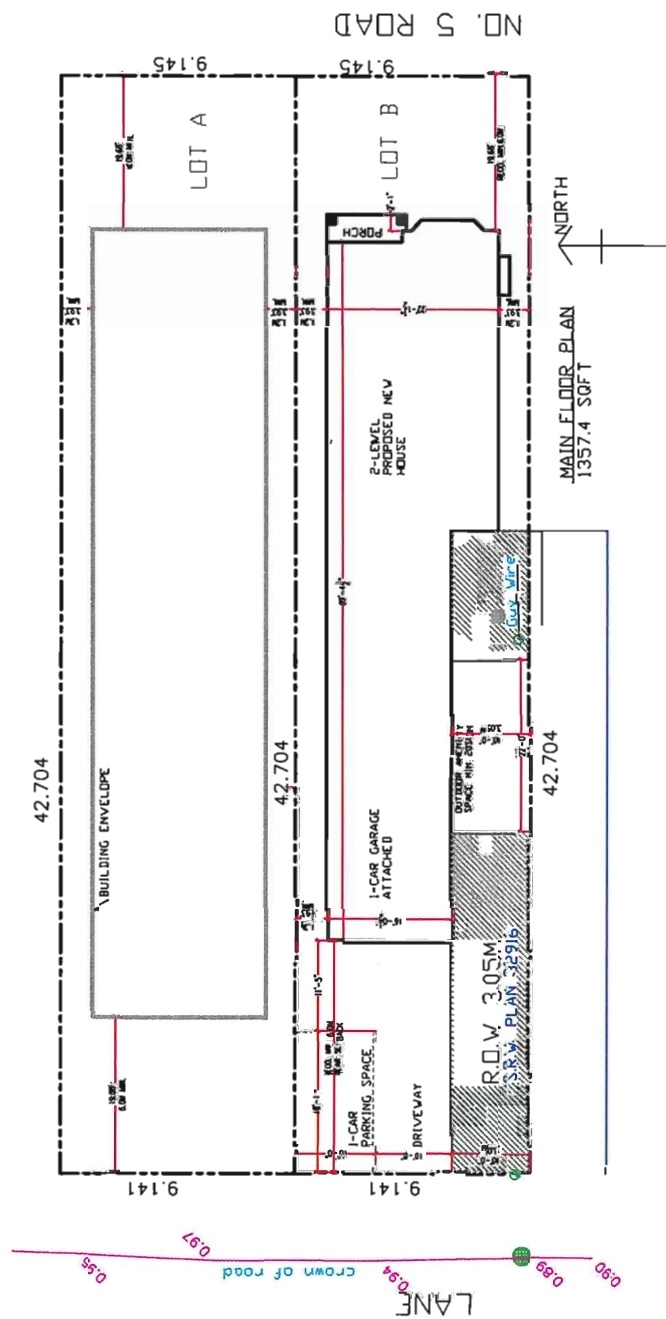


TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Plum ( <i>Prunus</i> sp.)	46.	
2	Plum ( <i>Prunus</i> sp.)	47	
3	Cedar ( <i>Thuja plicata</i> sp.)	46	
4	Deodar cedar ( <i>Cedrus deodara</i> )	84	

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia ( <i>Stewartia pseudocamellia</i> )
Ginkgo 'Princeton Sentry' ( <i>Ginkgo biloba</i> 'Princeton Sentry')
Dik's Weeping Cypress <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping'
Japanese Tree Lilac 'Ivory Silk' ( <i>Syringa reticulata</i> 'Ivory Silk')
Japanese Maple ( <i>Acer palmatum</i> sp.)



Tree Retention & Removal Plan, Scale 1:200





## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 10231 No. 5 Road

**File No.:** RZ 14-656004

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9177, the following items must be completed:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs. The Landscape Plan must:
  - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
  - Include a mix of coniferous and deciduous trees.
  - Include the required ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line), consisting of a variety of live plant material.
  - Include the four (4) proposed replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	9 cm		5 m

3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of the balance of required replacement trees elsewhere within the City.
4. The granting of an approximate 1.5 m wide statutory right-of-way along the east property line of the subject site for the purpose of utilities and public-right-of-passage (to accommodate the new storm sewer inspection chamber, two (2) water meter boxes, and the 1.5 m wide concrete sidewalk). Note: the works within the right-of-way are to be constructed by the applicant and maintained by the City.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to ensure that landscaping planted within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. Note: the legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations, and is subject to impacts of noise, dust, and odour.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,036) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

8. Enter into a Servicing Agreement\* for the design and construction of off-site improvements to:
- a) The frontage of the subject site along No. 5 Road. The required work is to include, but is not limited to: a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. The new 1.5 m wide right-of-way along No. 5 Road is required to achieve these works.
  - b) The full width of the rear lane from the north property line to the Seacliff Road intersection. The required work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road. The applicant is required to construct the portion of the work along the west frontage (approximately 18.3 m). Through a coordinated construction program for the lane, the City will provide funding for the remaining lane improvements beyond the applicant's frontage to Seacliff Road (approximately 39.7 m). Details are to be finalized as part of the Servicing Agreement design review process.

**At Demolition\* stage, the following requirements must be completed:**

- Installation of tree protection fencing to City standard around the existing hedge located along the portion of the south property line that is shared with 11851 Seacliff Road. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

**At Subdivision\* and future development\* stage, the developer must complete the following requirements:**

- *Water Works*
  - Disconnect the existing 20 mm diameter water connection and cap the tie-in at the main.
  - Install two (2) new 25 mm diameter connections complete with meter boxes placed within the new 1.5 m wide right-of-way across the No. 5 Road frontage for servicing the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.
- *Storm Sewer Works*
  - Install lane drainage as described in the section of this report entitled "Off-site Improvements".
  - Cut and cap the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within the new 1.5 m wide right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways. Details are to be finalized as part of the Servicing Agreement design review process.
- *Sanitary Sewer Works*
  - No upgrade to the sanitary sewer system is required along the rear lane.
  - Remove the existing aging sanitary inspection chamber at the rear lane, and cut and cap the existing lead pipe at the main.
  - Install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections the common property line to service the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.
- *General Items*
  - No permanent structures, such as fences and storage sheds with concrete foundations, are allowed to be built on or across right-of-ways.
  - Proposed driveway crossings from the rear lane must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9177 (RZ 14-656004)  
10231 No. 5 Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 006-731-937

Lot 224 Section 36 Block 4 North Range 6 West New Westminster District Plan 32915

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9177"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** September 17, 2014

**File:** RZ 13-648179

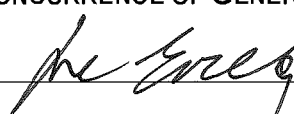
**Re:** Application by Rav Bains for Rezoning at 7440 Williams Road from Single Detached (RS1/E) to Coach House (ZS12) – Broadmoor

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, for the rezoning of 7440 Williams Road from “Single Detached (RS1/E)” to “Coach House (ZS12) - Broadmoor”, be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

## **Staff Report**

### **Origin**

Rav Bains has applied to the City of Richmond for permission to rezone the property at 7440 Williams Road from “Single Detached (RS1/E)” zone to “Coach House (ZS12) - Broadmoor” zone, to permit the property to be subdivided to create two (2) lots. Each lot would have a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. There is currently a single-detached dwelling on the subject site, which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property are included in Attachment 2.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### **Surrounding Development**

Existing development immediately surrounding the site is as follows:

- To the north, directly across Williams Road, are single-detached dwellings and an existing non-conforming duplex on lots zoned “Single Detached (RS1/E)”, which have the potential to redevelop to compact lots under the Arterial Road Policy.
- To the east and west, are lots zoned “Coach House (ZS12) - Broadmoor”, each of which contain a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via shared driveways.
- To the south, fronting Nevis Drive, are newer single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

### **Related Policies & Studies**

#### Official Community Plan (OCP)

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Arterial Road Policy

The south side of this block of Williams Road, between Nevis Drive and Dunoon Drive, is undesignated on the Arterial Road Development Map included in the OCP. Therefore, this application has been considered on its own merit and on the basis of existing newer development adjacent to the subject site within this block, which will be discussed further in the “Analysis” section.



### Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots created through a development application, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund.

The proposed rezoning to permit the subject site to be subdivided to create two (2) lots, each with a principal dwelling and an additional dwelling unit above an attached garage, conforms to the Affordable Housing Strategy. No additional cash-in-lieu contribution would be required.

### **Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the subject site.

### **Staff Comments**

#### Background

The subject property is located on the south side of Williams Road, between Nevis Drive and Dunoon Drive, in an established residential neighbourhood in the Broadmoor Planning Area. The south side of this block of Williams Road has seen substantial recent redevelopment through rezoning and subdivision. Only three (3) large lots remain (including the subject property) on the south side of this block of Williams Road with redevelopment potential under current City policy.

As proposed, each new lot would be approximately 15 m wide and 369 m<sup>2</sup> in area. This proposal is consistent with the existing pattern of redevelopment along the south side of this block of Williams Road.

#### Site Plan & Architectural Elevations

The Site Plan (Attachment 4) proposed by the applicant is consistent with the building envelope illustrated in the "Coach House (ZS12) – Broadmoor" zone, which involves a principal dwelling and an additional dwelling unit above an attached garage at the rear of each lot, on either side of a shared driveway centered on the proposed common property line. The principal dwellings face the street, while the attached garages and 2<sup>nd</sup> storey units face the shared driveway. While the centered shared driveway form is generally discouraged in the city, it is acceptable at the subject site due to the site-specific zoning and the existing pattern of redevelopment on the south side of this block of Williams Road.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway. Prior to subdivision of the property, a cross-access easement is required to be registered on title, to grant each property the right to use the shared driveway for access.

Consistent with zoning, on-site vehicle parking is proposed as follows:

- Two (2) side-by-side parking spaces for the principal dwellings are proposed within the attached garage on each lot.
- One (1) surface parking space for the additional dwelling unit is proposed within a portion of the rear yard, immediately south of the attached garage on each lot.

The proposed architectural elevations (Attachment 4) provide for an attractive pedestrian-oriented streetscape along Williams Road, through defined main entries with covered porches, columns, window openings, facade projections, and varied primary and secondary roof forms.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that the site plan and architectural elevation plans are generally consistent with those included in Attachment 4. At Building Permit stage, plans must comply with all City regulations, including zoning, and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for the site plan and building design.

#### Indoor/Outdoor Amenity

Consistent with other development under the “Coach House (ZS12) – Broadmoor” zone, each lot proposed will contain private yard space.

#### Trees & Landscaping

A Certified Arborist’s Report has been submitted by the applicant, which identifies the number, species, and sizes of trees on the subject property, as well as nearby on adjacent lots, and provides recommendations on tree retention and removal relative to the proposed development.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, has conducted on-site visual tree assessment, and provides the following recommendations, which are consistent with the Arborist’s Report:

- One (1) Apple tree located on-site is in good condition (Tree # 388), but is in conflict with both the required sewer line extension to service the proposed development as well as with the required surface parking space for the additional dwelling unit. Therefore, this tree should be removed at future development stage.
- Nine (9) Cedar trees in fair condition are located on the neighbouring property to the south at 7431 Nevis Drive (Trees # 389-397), which are required to be retained and protected.
- Three (3) trees on-site are in poor condition due to infection and defects, and should be removed at future development stage (Trees # 384, 385, and 387; Cherry, Plum, and Apple).
- One (1) tree located on the common property line between 7440 & 7428 Williams Road (to the west) is in decline due to previous topping and lot grading on the neighbouring property to the west within the tree protection zone. Therefore, this tree should be removed at future development stage. Written authorization for removal of this shared

tree has been obtained from the neighbouring property owner(s) at 7428 Williams Road and is on file.

The proposed Tree Retention Plan is shown in Attachment 5.

To ensure that the off-site trees identified for retention are protected (i.e., Trees # 389-397), the applicant is required to:

- Submit a Contract with a Certified Arborist for supervision of all on-site works proposed within the required tree protection zone. The Contract is required prior to rezoning approval.
- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the 2:1 tree replacement ratio in the OCP, the applicant is required to plant and maintain a total of 10 replacement trees on the proposed lots (ranging from 6-9 cm deciduous caliper or 3.5-5 m high conifer).

The applicant has submitted a preliminary Landscape Plan, prepared by a registered Landscape Architect (Attachment 6), which shows the proposed location of six (6) replacement trees on the proposed lots, as well as a variety of other flowering and evergreen shrubs, perennials, and groundcovers within the front and rear yards (e.g. Abelia, Hydrangea, Rhododendron, Skimmia, Viburnum, Fern etc.). Prior to rezoning approval, the applicant is required to submit a final Landscape Plan along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

To compensate for the required four (4) replacement trees not proposed to be planted on-site, the applicant has agreed to submit a contribution to the City's Tree Compensation Fund in the amount of \$2,000 (\$500/tree) prior to rezoning approval.

#### Flood Management

Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

#### Site Servicing

There are no servicing upgrades required with the proposed rezoning.

#### Subdivision & Building Permit Stage

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

- Register a cross-access easement on title to grant each property the right to use the shared driveway for access.
- Register a 3.0 m wide statutory right-of-way on title for the sanitary sewer along the south property line, from the west property line to the east edge of the proposed shared driveway.

At Building Permit stage, the applicant will be required to complete the following service works:

#### *Water Works*

- Provide two (2) new water service connections from the existing 250 mm diameter watermain within the Williams Road frontage in the City boulevard.
- Cap and abandon the existing water connection at the main.

#### *Storm Sewer Works*

- Provide two (2) new storm service connections complete with a type 2 inspection chamber at the proposed shared property line within the City boulevard.
- Remove existing inspection chambers and cap existing leads at the main.

#### *Sanitary Sewer Works*

- Provide new sanitary service to the proposed lot, as follows:
  - From the existing inspection chamber located south of the subject site, provide a new sanitary lead and inspection chamber ("A") immediately northeast.
  - From the new inspection chamber ("A"), provide a new sanitary lead going east to a new inspection chamber ("B") located at the south end of the proposed shared property line. The new lots will be serviced through this inspection chamber ("B").

### **Analysis**

This development proposal to permit a subdivision to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, is consistent with the intent of the Arterial Road Policy in the OCP as it is an infill development proposal along a minor arterial road, which is along a transit route and is within close proximity to the Broadmoor Neighbourhood Service Centre at the intersection of Williams Road and No. 3 Road (approximately 150 m).

The form of development and architectural character proposed at the subject site is similar to other dwellings with attached 2<sup>nd</sup> storey dwelling units that have previously been approved on the south side of this block of Williams Road. The proposed design provides for a pedestrian-oriented streetscape along Williams Road, which is consistent with the guidelines for arterial road redevelopment.

### **Financial Impact**

None.

**Conclusion**

This rezoning application is to permit the subject property to be subdivided to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. The application has been considered on its own merit, and on the basis of existing adjacent development on the south side of this block of Williams Road. Staff supports the proposed rezoning on the basis that it complies with applicable policies and land use designations contained within the OCP, and is consistent with the established pattern of redevelopment on the block.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9175 be introduced and given first reading.



Cynthia Lussier  
Planning Technician  
(604-276-4108)

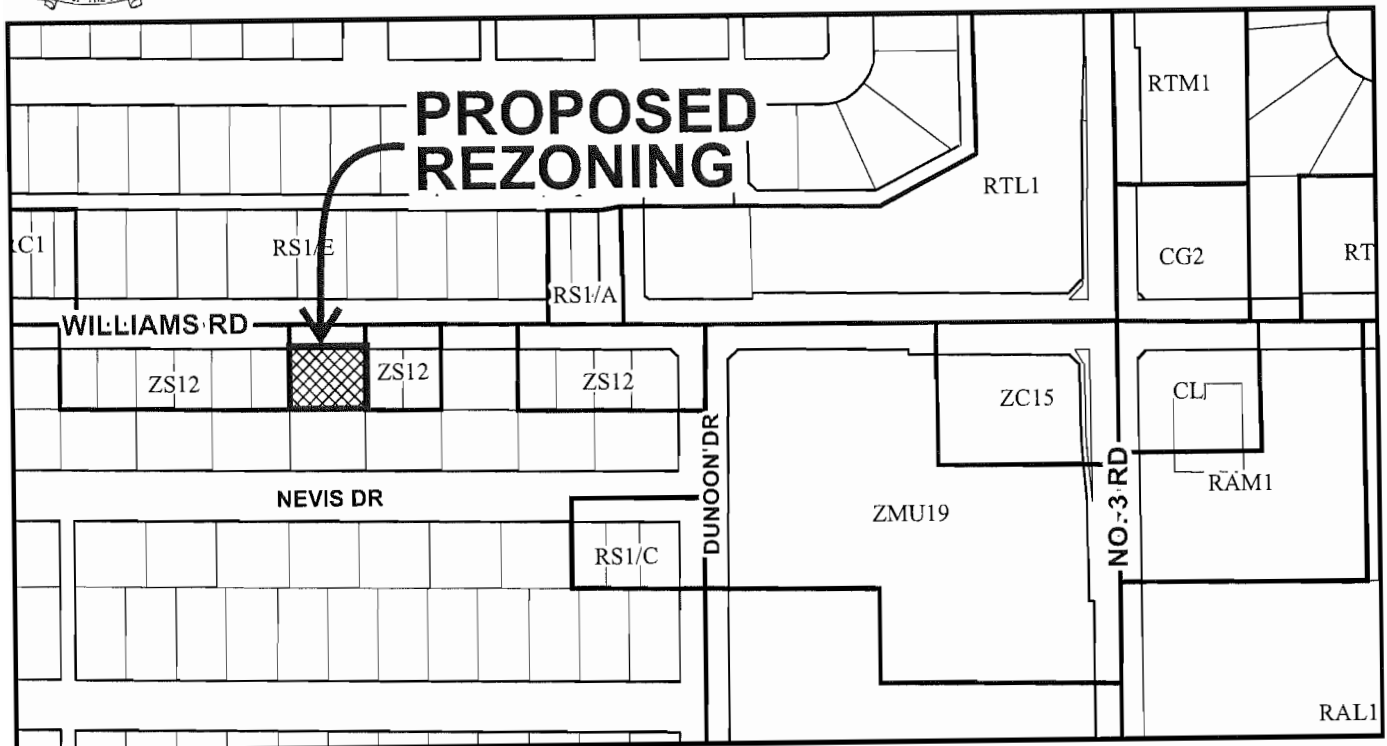
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**Attachments:**

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey & Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Plan & Architectural Elevations
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



7451 20.12	7471 27.43	7511 20.12	7531 20.12	7551 20.12	7571 20.12
<b>WILLIAMS RD</b>					
15.24 7388 24.23	15.24 7420 24.23	15.24 7428 24.23	38.48 7440 24.23	15.24 7460 24.23	15.24 7468 24.23
15.24	15.24	15.24	30.48	15.24	15.24



**RZ 13-648179**

Original Date: 09/05/14

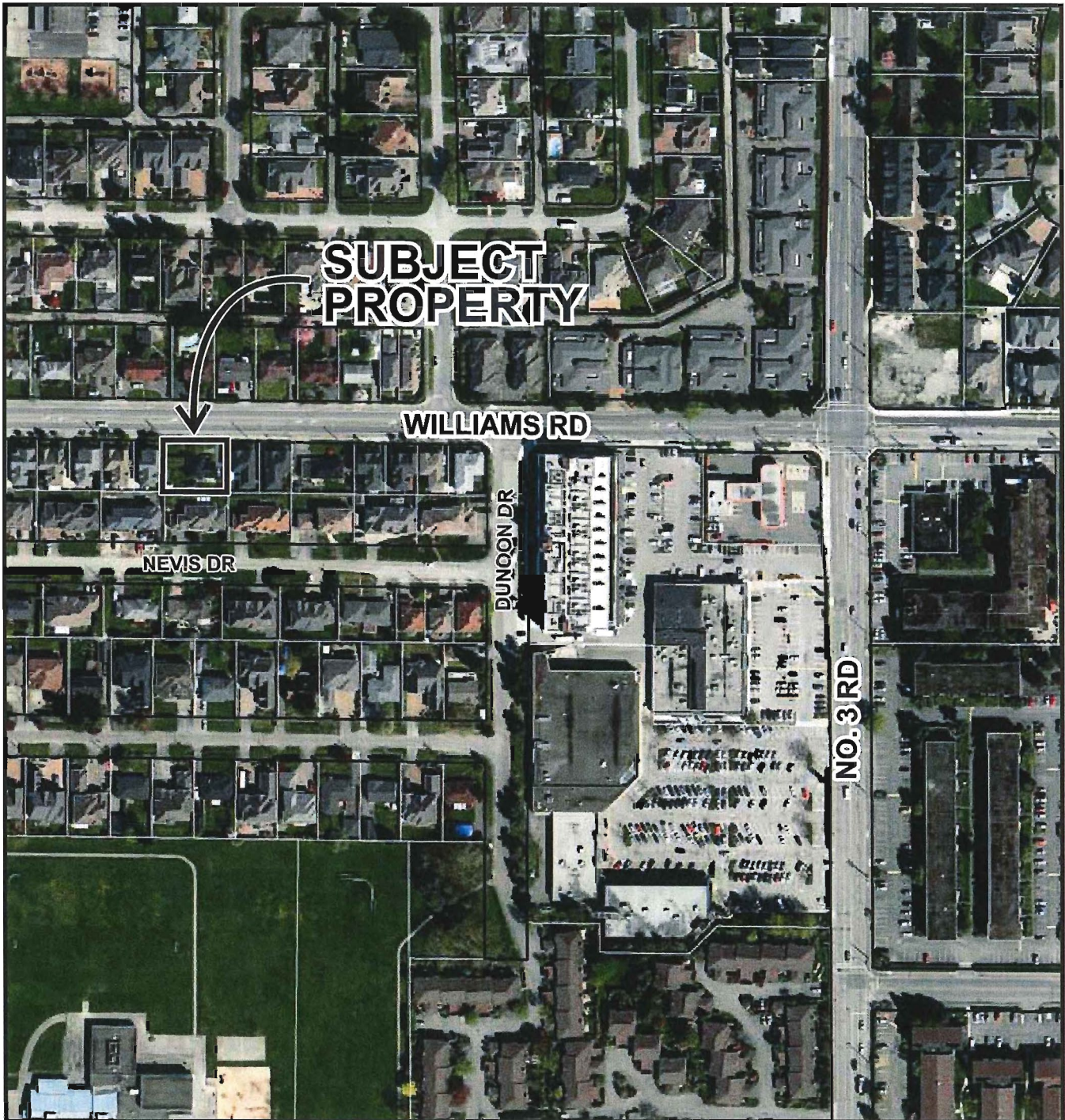
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



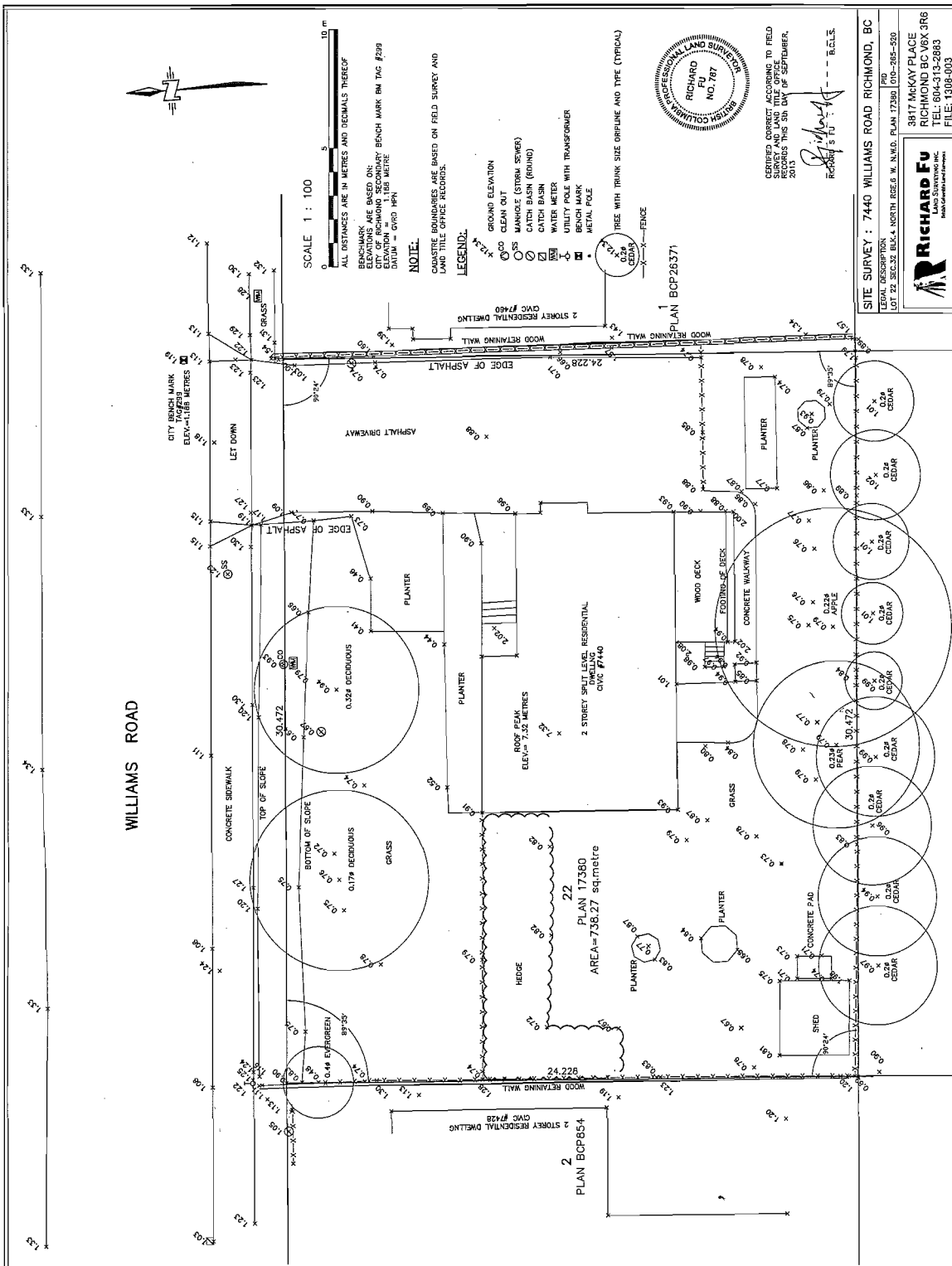
RZ 13-648179

Original Date: 11/13/13

Revision Date: 09/05/14

Note: Dimensions are in METRES

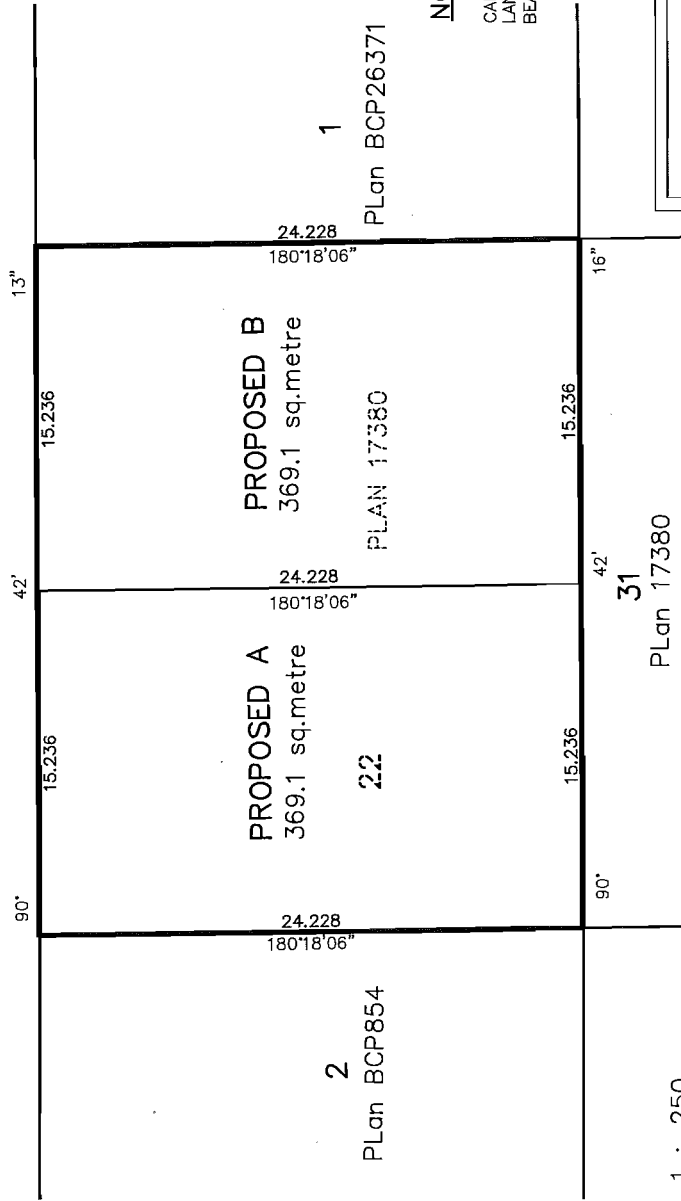
PLN - 79





# PROPOSED SUBDIVISION OF LOT 22 SEC. 32 BLK. 4 NORTH, RGE. 6 WEST N.W.D. PLAN 17380

WILLIAMS ROAD



## **NOTE:**

CADASTRE BOUNDARIES ARE BASED ON FIELD SURVEY AND  
 LAND TITLE OFFICE RECORDS.  
 BEARINGS ARE BASED ON PLAN BCP26371

SCALE 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



3817 McKAY PLACE  
 RICHMOND BC V6X 3R6  
 TEL: 604-313-2883  
 FILE: 1308-003



**RZ 13-648179**

**Attachment 3**

Address: 7440 Williams Road

Applicant: Rav Bains

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Gurdev Singh Kahlon Paramjit Singh Kahlon Surinder Kaur Kahlon	To be determined
<b>Site Size (m<sup>2</sup>):</b>	738.27 m <sup>2</sup>	Two (2) lots, each approximately 369 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-detached dwelling	Two (2) principal dwellings, each with an additional dwelling unit above an attached garage
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Coach House (ZS12) - Broadmoor

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55, together with an additional 0.1 provided the lot contains one (1) or more dwelling units with less than 60.0 m <sup>2</sup> of gross floor area <b>239.85 m<sup>2</sup> on each lot</b>	236 m <sup>2</sup> on each lot	none permitted
Lot Coverage – Building:	Max. 45%	37.7%	none
Lot Coverage – Buildings, structures & non-porous surfaces:	Max. 70%	44.6%	none
Lot Coverage – Live plant material:	Min. 20%	28.9%	none
Lot Size (min. dimensions):	N/A	N/A	none
Building Envelope:	Buildings shall not be sited outside the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	Buildings are proposed to be sited within the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	none
			none
Height (m):	Max. 9.0 m	Max. 9.0 m	none
On-Site Vehicle Parking Spaces:	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	none

## SCALE: N.T.S.

Note: All plans to comply with All City regulations at B&D and dev. stage

GENERAL REVISIONS	
#	DATE
1	AUG. 8, 2014
GENERAL REVISIONS	
NO.	DATE

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## 2 SINGLE FAMILY SUBDIVISION

7660 WILLIAMS RD.  
BETHESDA, N.C.

2346 1st Street NW, NW  
 WDC 20001 Tel: 800-771-1177 Fax: 800-796-1277

---

DOE/ER/0000 TITLE

SCALE	1/4"=1'-0"	<div style="text-align: center;"> <b>A1.0</b> </div>	BOBLET NO.
DATE	MAY 14, 2014		
DESIGN	KY		
CHECKED			PROJ. NO. 1463

## SCALE: 1/8"=1'-0"



**STATISTICS:**

ADDRESS: 7440 WILLIAMS RD, RICHMOND  
LEGAL DESCRIPTION: 22 SEC 32 BLK4N RG6W PL 17380

**SITE AREA:** 7,944 SQFT (738 SQM)

**PROPOSED ZONING:**

.....

MAX. HEIGHT ALLOWED:  
PROPOSED BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT

SITE COVERAGE ALLOWED

## SITE COVERAGE PROPOSAL

MAX. ALLOWED FLOOR AREA

PROPOSED FLOOR AREA:

MAX. ALLOWED COVERED

PROPOSED COVERED DEC

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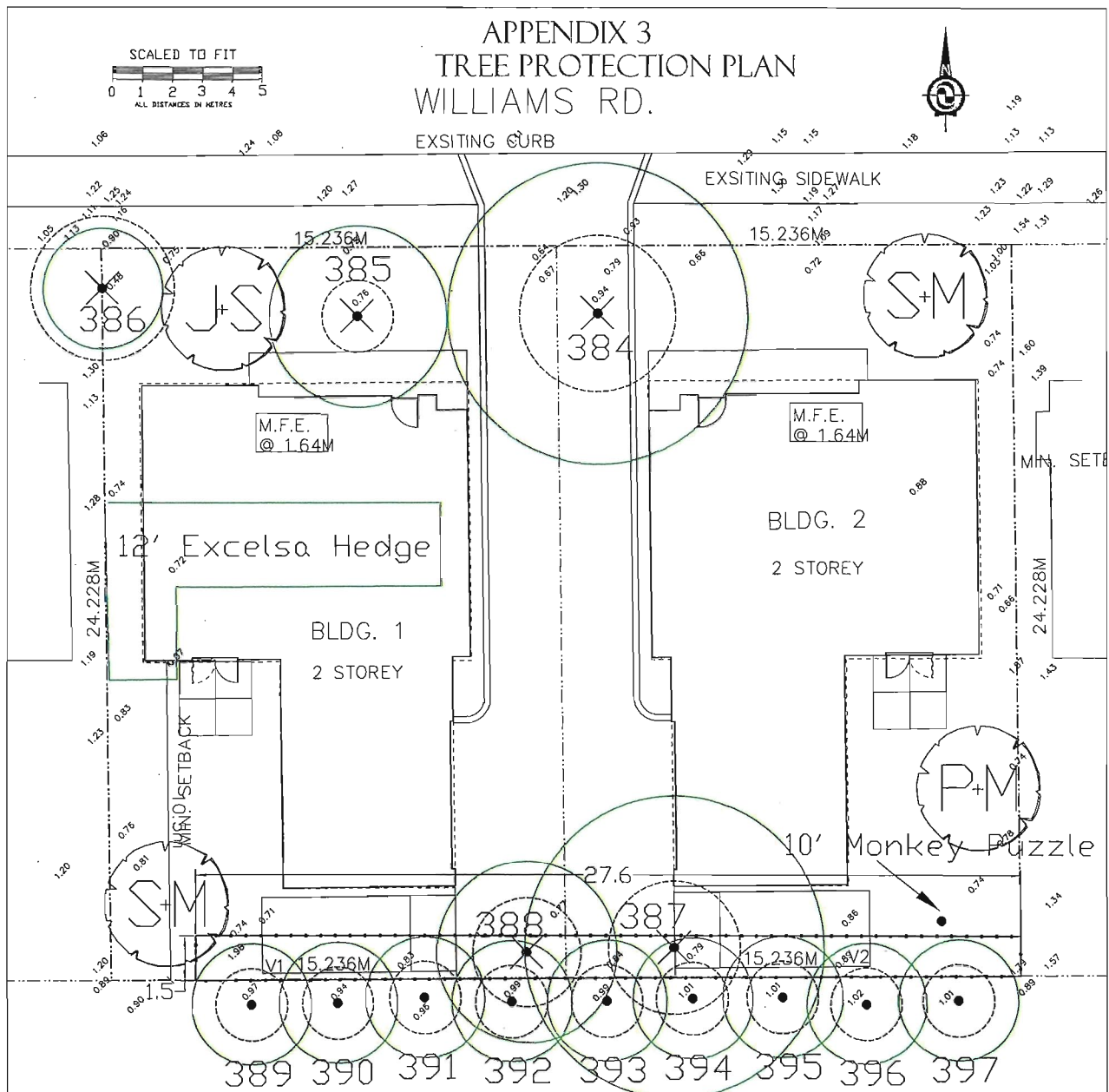
WILLIAMS RD.

**PLN - 83**

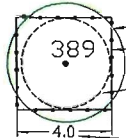








TREE PROPOSED  
FOR RETENTION



CANOPY  
PROTECTION  
FENCING  
MINIMUM PROTECTION  
ZONE (MPZ)  
FENCING DIMENSIONS  
IN METRES

### LEGEND

TREE PROPOSED  
FOR REMOVAL



### Replacement Trees

QTY	Type	Size
2	Saucer Magnolia	
1	Paperbark Maple	
1	Japanese Snowbell	

TREE INVENTORY				
#	Type	Action	DBH	Canopy
384	Weeping Cherry	Remove	44cm	5.0m
385	Fruiting Plum	Remove	20cm	3.0m
386	Douglas Fir	Remove	40cm	2.0m
387	Apple	Remove	20/20/20	5.0m
388	Apple	Remove	17/14cm	3.0m
389-397	Excelsa Cedar	Retain	20cm	2.0m

### NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. PROPOSED TREE REMOVAL AND REPLACEMENT REFLECTS PRELIMINARY DRIVEWAY SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

### TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
389-397	Cedar	20cm	2.0m	6.6ft

Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

7440 Williams Road, Richmond BC

TREE PROTECTION DRAWING  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, REPLACEMENT TREES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

January 30, 2014







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**LANDSCAPE ARCHITECTURE**  
 4220 - 25 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.555.0044  
 Email: office@m2la.com

PROJECT: 2 SINGLE FAMILY SUBDIVISIONS  
 7440 WILLIAMS RD  
 RICHMOND, BC

DRAWING TITLE: LANDSCAPE DETAILS

DATE: DRAWING NUMBER: L2

SCALE: DRAWING: 22

CUSTOMER: 22

DATE: 2/2/2017

BY: JAM

DATE: 2/2/2017

BY: JAM

DATE: 2/2/2017

BY: JAM

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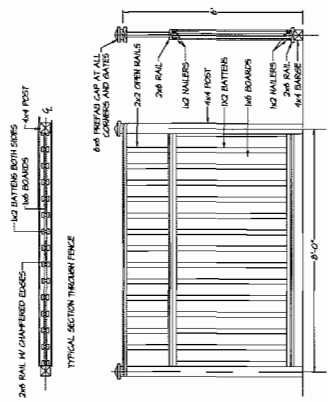
BY: JAM

DATE: 2/2/2017

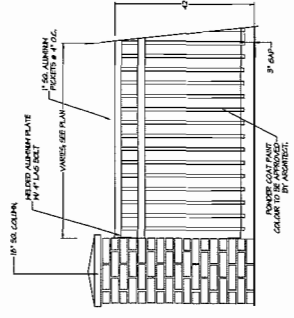
BY: JAM

DATE: 2/2/2017

BY: JAM



1 6' HT. PERIMETER FENCE



3 42" HT. RAIL ALUMINUM FENCE WITH COLUMN



# City of Richmond

## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 7440 Williams Road

**File No.:** RZ 13-648179

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, the following must be completed:**

1. Submission of a final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs). The Landscape Plan should:
  - Comply with the applicable guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - Include a mix of coniferous and deciduous trees;
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - Include the required six (6) replacement trees.
2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway.
6. Registration of a legal agreement on title to ensure that the plans at Building Permit stage are generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 to this report.

**At Demolition\* stage, the following must be completed:**

- Installation of tree protection fencing on-site around the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

**At Subdivision\* stage, the following must be completed:**

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Registration of a cross-access easement on title to grant each property the right to use the shared driveway for access.
- The granting of a 3.0 m wide statutory right-of-way for the sanitary sewer along the south property line, from the west property line of the subject site to the east edge of the proposed shared driveway.

**At Building Permit\* Stage, the developer must complete the following requirements:**

- Plans must comply with all City regulations, including zoning, and plans must be generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 of this report, in accordance with the legal agreement registered on title at rezoning stage.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9175 (RZ 13-648179)  
7440 Williams Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COACH HOUSE (ZS12) - BROADMOOR”**.

P.I.D. 010-265-520

Lot 22 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9175”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ul</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER