

Agenda

Planning Committee

Anderson Room, City Hall 6911 No. 3 Road Tuesday, February 21, 2017 4:00 p.m.

Pg. # ITEM

MINUTES

PLN-6 Motion to adopt the minutes of the meeting of the Planning Committee held on February 7, 2017.

NEXT COMMITTEE MEETING DATE

March 7, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2017-2022 INTERCULTURAL STRATEGIC PLAN, 2016 ANNUAL REPORT, 2017 WORK PROGRAM, AND THE COMMITTEE'S TERMS OF REFERENCE (File Ref. No. 07-3300-01) (REDMS No. 5250533 v. 2)

PLN-15

See Page **PLN-15** for full report

Designated Speaker: Alan Hill

STAFF RECOMMENDATION

(1) That the Richmond Intercultural Advisory Committee (RIAC), Draft Intercultural Strategic Plan - 2017-2022, be adopted by Council; Pg. # ITEM

- (2) That the RIAC 2016 Annual Report and 2017 Work Program be adopted by Council; and
- (3) That the RIAC Terms of Reference be referred to staff for review and that any recommended changes are brought back to Council to ensure that the committee continues to be an effective resource for Council and the community.

2. NAMING OF CHILD CARE FACILITY - 5688 HOLLYBRIDGE WAY (CRESSEY CADENCE) (File Ref. No. 07-3070-01) (REDMS No. 5296583 v. 2)

PLN-52

See Page **PLN-52** for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the City's child care facility being constructed at 5688 Hollybridge Way (Cressey Cadence) be named the Willow Early Care and Learning Centre.

3. RCSAC MUNICIPAL RESPONSES TO CHILD AND YOUTH POVERTY REPORT

(File Ref. No. 11-7000-01) (REDMS No. 5127996 v. 5)

PLN-56

See Page **PLN-56** for full report

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

That the Richmond Community Services Advisory Committee (RCSAC) Report on "Municipal Responses to Child and Youth Poverty", identified in Attachment 1 of the staff report titled "RCSAC Municipal Responses to Child and Youth Poverty Report", dated January 30, 2017, from the General Manager, Community Services be received for information.

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		PLANNING AND DEVELOPMENT DIVISION
	4.	APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A ZONING TEXT AMENDMENT TO THE "INDUSTRIAL RETAIL (IR1)" ZONE TO ALLOW "VEHICLE SALE/RENTAL" ON UP TO 10% OF THE GROSS FLOOR AREA AS AN ADDITIONAL USE AT 4331 AND 4431 VANGUARD ROAD (File Ref. No. 12-8060-20-009670; ZT 16-740866) (REDMS No. 5210355 v. 4)
PLN-121		See Page PLN-121 for full report
		Designated Speaker: Wayne Craig
		STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to allow "vehicle sale/rental" limited to a maximum of 10% of the gross floor area as an additional use at 4331 and 4431 Vanguard Road, be introduced and given first reading.

5. APPLICATION BY FOCUS CONSTRUCTION LTD. FOR REZONING AT 9760 SEALILY PLACE FROM "SINGLE DETACHED (RS1/E)" TO "SINGLE DETACHED (RS2/B)"

(File Ref. No. 12-8060-20-009680; RZ 16-741423) (REDMS No. 5280131)

PLN-152

See Page PLN-152 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9680, for the rezoning of 9760 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

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	6.	APPLICATION BY KAIMANSON INVESTMENTS LTD. FOR REZONING AT 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431 AND 4451 BOUNDARY ROAD FROM "SINGLE DETACHED (RS1/F)" AND "TWO-UNIT DWELLINGS (RD1)" TO "HIGH DENSITY TOWNHOUSES (RTH1)" (File Ref. No. 12-8060-20-009681; RZ 15-713048) (REDMS No. 5304796 v. 3)
PLN-170		See Page PLN-170 for full report
		Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9681 to:

Include the Hamilton Area Plan density bonus and community **(1)** amenity provisions within the "High Density Townhouses (RTH1)" zone; and

Rezone 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431 and (2)4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.

7. APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM "SINGLE DETACHED (RS1/F)" TO "TOWN HOUSING (ZT49) - MOFFATT ROAD, ST. ALBANS SUB AREA AND SOUTH MCLENNAN SUB-AREA (CITY **CENTRE**)"

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5271445 v. 2)

PLN-219

See Page PLN-219 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be introduced and given first reading.

Pg. # ITEM

8. APPLICATION BY AMAN HAYER FOR REZONING AT 3411/3431 LOCKHART ROAD FROM "SINGLE DETACHED (RS1/E)" TO "SINGLE DETACHED (RS2/B)"

(File Ref. No. 12-8060-20-009683; RZ 15-716841) (REDMS No. 5302073)

PLN-242

See Page PLN-242 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9683, for the rezoning of 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

9. MANAGER'S REPORT

ADJOURNMENT



Planning Committee

Date:	Tuesday, February 7, 2017
Place:	Anderson Room Richmond City Hall
Present:	Councillor Linda McPhail, Chair Councillor Bill McNulty Councillor Chak Au Councillor Alexa Loo Councillor Harold Steves
Also Present:	Councillor Carol Day
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 January 17, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 21, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. RICHMOND SENIORS ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM (File Ref. No. 07-3400-01) (REDMS No. 5290445)

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Committee commended the Richmond Seniors Advisory Committee for their work in the community.

Minutes

1.

It was moved and seconded

That the staff report titled, "Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.

CARRIED

 CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM (File Ref. No. 07-3070-01) (REDMS No. 5285393)

Committee commended the Child Care Development Advisory Committee for their work in the community.

It was moved and seconded

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY AJIT THALIWAL AND RAMAN KOONER FOR REZONING AT 9320 DIXON AVENUE FROM "SINGLE DETACHED (RS1/B)" TO "SINGLE DETACHED (RS2/K)" (File Ref. No. 12-8060-20-009624; RZ 16-735119) (REDMS No. 5161511)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.

CARRIED

4. APPLICATION BY 1002397 BC LTD. FOR REZONING AT 9851, 9891/ 9911 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-009659; RZ 10-552879) (REDMS No. 5243375)

Cynthia Lussier, Planner 1, and Wayne Craig, Director, Development, reviewed the application, highlighting that the proposed Agricultural Land Reserve (ALR) buffer was reviewed and supported by the Agricultural Advisory Committee (AAC).

2.

In reply to queries from Committee, Mr. Craig noted that the proposed drive aisle will allow access to future adjacent developments. He added that through the development permit process, any significant revisions to the proposed landscaping plan will be presented to the AAC.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

CARRIED

5. APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 7140/7160 MARRINGTON ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009668; RZ 16-741244) (REDMS No. 5257121)

In reply to queries from Committee, Mr. Craig noted that staff worked with the applicant to have the proposed corner lot development front both street frontages. He added that the proposed development will provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

 APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11660/11680 MONTEGO STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C) (File Ref. No. 12-8060-20-009673; RZ 16-741547) (REDMS No. 5256478)

Steven De Sousa, Planning Technician – Design, reviewed the application, noting that the proposed development will provide two secondary suites and a cash-in-lieu contribution for future frontage improvements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

3.

7. MANAGER'S REPORT

(i) The Gardens Development

Mr. Craig provided an update on The Gardens development, noting that the Development Permit application was referred to the upcoming February 20, 2017 Public Hearing. He added that the applicant has scheduled a public information meeting for February 16, 2017 at The Gardens site and that staff will be in attendance. He further noted that the applicant is still interested in pursuing the proposed ten storey building height.

Cllr. Steves left the meeting (4:10 p.m.) and returned (4:11 p.m.).

(ii) Public Consultation on House Size on the ALR

Mr. Craig and Terry Crowe, Manager, Policy Planning, provided an update on the public consultation to introduce potential regulations limiting house size on the ALR, noting that (i) a consultation session with the AAC and the Farmer's Institute is scheduled for March 1, 2017 in City Hall, (ii) a public information session is tentatively scheduled for March 2, 2017 in City Hall, and (iii) staff will provide advanced copies of the consultation material to Council via a memorandum anticipated to be distributed on February 17, 2017.

A newspaper article titled "Pitt Meadows mayor offended by mega home application on protected farmland" from Metro News was distributed (attached to and forming part of these minutes as Schedule 1).

Discussion ensued with regard to (i) action taken by other municipalities to regulate house size on the ALR, (ii) the timeline of the consultation process, and (iii) public notification of the consultation process.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:21 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, February 14, 2017.

Councillor Linda McPhail Chair Evangel Biason Legislative Services Coordinator

Pitt Meadows mayor offended by mega home application on protected farmland

Residents says the city can no longer sit by as protected land is exploited by investors targeting lots for massive real estate projects.



JENNIFER GAUTHIER/METRO

The owners of this 33-acre lot in Pitt Meadows, protected under the Agricultural Land Reserve, have applied to build a 31,000 square foot mega home on the property, drawing concern from residents and the city.

By: Matt Kieltyka Metro Published on

An "insulting" application for a mega-structure on Agricultural Land Reserve at the far end of a quiet rural road in Pitt Meadows has galvanized the community into action, its mayor says.

Mayor John Becker told Metro he expects his council to follow others, like those in Delta and Richmond, looking at regulating house sizes on protected farmland after residents were shocked to learn of an application for a massive 31,000 square foot estate home on a 33-acre lot on Ford Road.

The property, a former berry farm, was purchased by Sinominco Investment Group in 2011 and has already had two large residential structures built on it recently.

Agricultural Land Reserve:

- Farm wedding cancellations not the fault of the ALC: Chair
- Farmers forced to cancel weddings amid B.C. land use crackdown

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, February 7, 2017.

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The thought of an even bigger structure built on the same lot has outraged neighbours concerned about valuable ALR land being taken advantage of during the region's housing affordability crisis.

One of those concerned neighbours happens to be Paul Kershaw, a professor at the University of British Columbia's School of Population Health and founder of Generation Squeeze who has become a prominent voice in Metro Vancouver's housing debate.

"That's not why we have an agricultural land reserve. Something is going crazy now when we're building almost hotel-sized structures on it," he said of the application four lots down the road from him. "We already have a problem with expensive home prices and if the land reserve is being created as this space where you can build homes more massive than can be built anywhere else, that's just contributing to the increase in overall prices while compromising the quality of the land."

Kim Grout, the CEO of the Agricultural Land Commission, the independent agency tasked with protecting B.C. farmland and enforcing ALR legislation, said she is concerned about the growing trend of so-called monster homes on protected farmland.

But the size of principle residences on ALR land is regulated by municipalities, not the ALC, she said.

"The principle dwelling is covered by the Local Government Act and so we ourselves aren't able to regulate it," Grout said. "If it's not in our regulation, we can't get involved in establishing criteria for it. But, of course, we encourage municipalities to do so."



JENNIFER GAUTHIER/METRO

The property, a former berry farm, was purchased by Sinominco Investment Group in 2011 and has already had two large residential structures built on it.

Grout said the ALC has worked with the Ministry of Agriculture and municipalities in the past on a bylaw standard to regulate home sizes on ALR land, but uptake has been "all over the map."

Some cities have taken action themselves.

Delta, for example, restricts single-family dwellings on agricultural land to 5,005 square feet.

The City of Richmond last month adopted a report proposing four possible bylaws that will go to public information meetings in March.

"So there will be discussion and public consultation and great debate in Richmond for two months, and then we'll make a decision," said Richmond Coun. Harold Steves, a farmer himself.

Kershaw questioned why his municipality hasn't taken the same kind of action as Delta and Richmond.

"What's frustrating about the Pitt Meadows example is that we're sort of caught in this jurisdictional no-mans land," he said. "The ALC says, 'We don't have any jurisdiction over the size of a home' and then the municipality says, 'Well, we don't really have any bylaws that speak to the size of homes on acreage."

While Becker said he'd prefer the province to "step up to the plate with some kind of uniform approach" instead of having municipalities individually tackle it "in some piecemeal fashion", he said it's time for Pitt Meadows council to revisit the issue.

Becker said the city tried to tackle house sizes on ALR land (which makes up 85 per cent of Pitt Meadows) several years ago, but council's efforts "went down in flames" due to the lack of public consultation.



JENNIFER GAUTHIER/METRO

The Agricultural Land Commission has worked with the Ministry of Agriculture and municipalities in the past on a bylaw standard to regulate home sizes on Agricultural Land Reserve, but uptake has been "all over the map," said Kim Grout, CEO of the ALC.

This latest application has been the subject of discussion at in-camera council meetings and Becker beleives there's now a groundswell of support from residents.

"With respect to the specifics of this monster structure, it really has galvanized people's attention that this is an issue," the mayor told Metro. "Clearly – 31,000 square feet – I don't call this a home. I call it a structure. To suggest that it [is a residence] is, frankly, an insult to my intelligence. You can call a horse a cow, but it's not going to give milk."

This time around, he's determined to do a better job engaging landowners, the Indo-Canadian community (which he said has a tradition of housing multiple generations on one property), investors and other stakeholders. "It is certainly my sense that there are sweet spots to be found on this where there is a reasonable restriction on the structure footprints of residences," he said. "As a community, we're going to have to deal with this."

The application for the estate home has not yet gone to council or been approved.



Report to Committee

То:	Planning Committee	Date:	January 30, 2017
From:	Cathryn Volkering Carlile General Manager, Community Services	File:	07-3300-01/2017
Re:	Richmond Intercultural Advisory Committee 201 Plan, 2016 Annual Report, 2017 Work Program, a Reference		

Staff Recommendation

- 1. That the Richmond Intercultural Advisory Committee (RIAC), Draft Intercultural Strategic Plan 2017-2022, be adopted by Council;
- 2. That the RIAC 2016 Annual Report and 2017 Work Program be adopted by Council; and
- 3. That the RIAC Terms of Reference be referred to staff for review and that any recommended changes are brought back to Council to ensure that the committee continues to be an effective resource for Council and the community.

alcarles,

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

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials: DW
APPROVED BY CAO	·

Staff Report

Origin

The mandate of the Richmond Intercultural Advisory Committee (RIAC), as outlined in its terms of reference, is to "enhance intercultural harmony and strengthen intercultural co-operation in Richmond". The City supports RIAC by providing an annual operating budget, a Council liaison and a Staff liaison.

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

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

- 2.1. Strong neighbourhoods.
- 2.2. Effective social service networks.

This report has also been written in response to two commitments in the Social Development Strategy. The first of these commitments, under Goal 2 Action 15 is to 'Implement, Monitor and Update the Intercultural Strategic Plan and Work Program'. The second commitment, under Goal 2 Action 26, is to 'Review the City's Advisory Committee Structure to determine: Mechanisms for ensuring committees are best positioned to provide helpful and timely advice to City staff and elected officials".

Attached to this report are the RIAC Draft 2017-2022 Intercultural Strategic Plan (Attachment 1), the RIAC 2016 Annual Report to Council and proposed RIAC 2017 Work Program (Attachment 2) and the RIAC Terms of Reference (Attachment 3).

Analysis

2017 - 2022 Intercultural Strategic Plan

In January 2013, Council approved the 2012-2015 Richmond Intercultural Advisory Committee (RIAC) Intercultural Strategic Plan. In 2016, RIAC began a process of updating the plan to reflect the current community context to 2022. The resulting 2017-2022 RIAC Intercultural Strategic Plan re-affirms the City Intercultural Vision for Richmond to become the "most welcoming, inclusive and harmonious community in Canada". It has re-visited the strategic directions and work program from the 2012-2015 Plan and revised them to reflect future work.

In launching this current review, it was acknowledged that the 2012-2015 Strategic Plan provided a solid foundation for preparation of an updated document. The new plan for 2017-2022 builds on the key vision, values and strategic directions of the 2012 -2015 plan, while making it more focused and relevant to Richmond today.

The demographic profile of Richmond continues to change. In addition to high levels of immigration from mainland China, there are new arrival of refugees (principally from Syria and Iraq). The refugee communities, although relatively small in comparison to those in other municipalities, face multiple barriers. The Filipino community has also grown substantially and has an active and visible role in Richmond's cultural and civic life.

There have also been some high profile issues that have developed in the community (e.g. signage) that have illustrated the need for innovative approaches to research, explore and promote cultural harmony. In 2017, the City's Community Social Development department will be embarking on a Cultural Harmony Plan and RIAC's work will help to complement this.

To support the implementation of the 2017-2022 Intercultural Strategic Plan, four strategic directions have been identified that will form the basis of future RIAC annual work programs. These strategic directions are:

- 1. Address language, information and cultural barriers that interfere with building a welcoming community and ensure that information on City and community activities is available for newcomers and residents in a manner that appreciates the needs, communication skills and traditions of different cultural groups;
- 2. Address the perception and reality of racism and discrimination in the community. Dispel misconceptions related to culture that maintain stereotypes and foster prejudice;
- 3. Work to explore potential areas of alignment between the intercultural vision and other governmental and stakeholder systems, policies and planning processes. Use "best practice" methods to make decisions and prevent cross-cultural misunderstanding and antipathy; and
- 4. Support the development and integration of Richmond's immigrants while doing this in a way that respects family and cultural traditions.

2016 Annual Report

Highlights of RIAC's activities for 2016, as summarized in the Annual Report (Attachment 2) include:

- The update and launch of the second Tagalog edition of the City's Newcomers Guide;
- The culmination of a partnership with the Canadian Race Relations Foundation (CRRF) and the planning of a public forum on cultural harmony, which was held on January 21, 2016;
- Planning sessions that resulted in the development of the 2017-2022 RIAC Intercultural Strategic Plan;
- Planning of the second City of Richmond Diversity Symposium that was held on November 18, 2016; and

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- Providing input and support on the:
 - Food Security Strategy for Richmond;
 - City of Richmond Police Services Consultation;
 - > City of Richmond's Use of Language on Signage pilot project and outreach;
 - RCMP "Block Watch" initiative; and
 - > City of Richmond Affordable Housing Update public consultation.

2017 Work Program

RIAC has used the draft 2017-2022 Intercultural Strategic Plan to develop and prioritize a proposed Work Program for 2017. Some highlights of the proposed actions include:

- Updating the Richmond Newcomers Guide and assisting with the identification of future funding sources, revision of protocols and Terms of Reference;
- Developing a project plan for the "Hi Neighbour" community engagement initiative;
- Developing an outreach strategy to find ways of involving aboriginal residents in the work of RIAC;
- Assisting City staff with the planning and implementation of the City's 3rd Annual Symposium project (to be held late 2017);
- Continuing to promote civic engagement with new immigrant groups and building intercultural understanding through the partnership with the Canadian Race Relations Foundation (CRRF);
- Assisting with implementation and providing feedback on the City's Social Development Strategy, where and when appropriate.
- Assisting with the distribution of the 2017-2022 Richmond Intercultural Strategic Plan and Work Program to key stakeholders; and
- Meeting with a wide range of community stakeholders to build awareness, consensus and commitment in assisting with implementation of the 2017-2022 Richmond Intercultural Strategic Plan.

In addition, RIAC will continue its primary function of serving as a resource to City Council on intercultural matters, providing information and advice as required and responding to Council requests as they arise.

RIAC Terms of Reference

The current RIAC Terms of Reference was approved by Council at the meeting held January 28, 2008. The Terms of Reference (Attachment 3) contains the following:

- Purpose of the Committee
- Mandate of the Committee
- Role of the Committee
- Principles

Staff have noted that some of the language in the RIAC Terms of Reference may no longer be appropriate and an overall review is now warranted. Staff are recommending that a review be undertaken and recommendations from that review be brought back to Council for consideration. Updated Terms of Reference will better enable RIAC to implement its work programs and continue to be an effective resource for Council and the community. A review of the City structures aligns with Social Development Strategy Action #26.

Financial Impact

The RIAC operating budget of \$2,500 for 2017 reflects the existing funding plan, as budgeted.

Conclusion

RIAC's Draft 2017-2022 Intercultural Strategic Plan and 2017 Work Program present steps to further achieve the Council approved vision for intercultural life in the City: "for Richmond to be the most welcoming, inclusive and harmonious community in Canada". RIAC will continue to execute its mandate and mission as a resource for Council and respond to intercultural issues as they arise. RIAC's Terms of Reference are to be reviewed by staff and any recommended changes are to be brought back to Council for consideration. This will ensure that RIAC continues to be effective in supporting Council and in implementing its work programs and the Intercultural Strategic Plan.

Am MM

Alan Hill Cultural Diversity Coordinator (604-276-4391)

- Att. 1: Draft 2017–2022 Intercultural Strategic Plan
 - 2: RIAC 2016 Annual Progress Report and RIAC 2017 Work-Program
 - 3: RIAC Terms of Reference

Richmond Intercultural Advisory Committee Draft 2017-2022: Intercultural Strategic Plan

Prepared by: Richmond Intercultural Advisory Committee

Acknowledgements

Richmond Intercultural Advisory Committee (RIAC), 2016 Membership

<u>Citizen Appointees</u> James Hsieh Lawrence Lim Mohinder Grewal Christopher Heathe Wendy Yuan Joan Page

Organizational Appointees Diane Bissenden, Richmond Health Services (Chair) Shashi Assanand, Ministry of Children & Family Development Nigel Pronger, RCMP Richmond Detachment Viet Vu, Richmond Centre for Disability Aileen Cormack Richmond Seniors Advisory Committee Diane Tijman, School District #38 Phyllis Chan, Richmond Community Services Advisory Committee Parm Grewal, Richmond Community Services Advisory Committee Diane Sugars, Richmond Community Services Advisory Committee Barbara Bawlf, Richmond Community Services Advisory Committee

City Council Liaison

Councillor Derek Dang

City Staff Liaison

Alan Hill, Cultural Diversity Coordinator

For further information regarding RIAC and the RIAC 2017- 2022 Intercultural Strategic Plan, please contact Alan Hill, Cultural Diversity Coordinator, City of Richmond (604-276-4391, ahill@richmond.ca).

For additional copies of this document, please visit the City of Richmond website at www.richmond.ca.

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Introduction

RIAC Mandate

The Richmond Intercultural Advisory Committee (RIAC) was established by Richmond City Council in February 2002 to assist the City in working toward its corporate vision of making Richmond the "most appealing, liveable, and well-managed city in Canada."

The mandate of RIAC, as outlined in its terms of reference, is to "enhance intercultural harmony and strengthen intercultural co-operation in Richmond." RIAC achieves this mandate through several interrelated functions, such as providing information, options and recommendations to City Council and community stakeholders regarding intercultural issues and opportunities, and responding to intercultural issues referred by Council.

To be able to implement its mandate, RIAC has an Intercultural Strategic Vision and Work Program. The current Intercultural Strategic Plan came to an end in 2015 and RIAC made a commitment in its '2016 Annual Work Program' to update the Intercultural Strategic Plan to reflect current Council Term Goals and the City of Richmond's Social Development Strategy 2013-2022.

RIAC recognizes that the successful achievement of the Intercultural Vision necessitates the City to work in partnership, especially in a facilitative role, with numerous stakeholders that make up the Richmond community. The Intercultural Strategy cannot be successfully implemented without the participation and involvement of the many diverse cultural groups and interested stakeholders in Richmond.

Stakeholders include federal and provincial governments, institutions, agencies, educational organizations, the private sector, community, associations, the media, religious and cultural groups, and the general public.

RIAC Vision for Intercultural Life in Richmond

To achieve the overall vision of the City, "to be the most appealing, liveable and well-managed community in Canada," Richmond will continue to incorporate an understanding of diversity into all its planning and services.

Richmond's Intercultural Vision: "for Richmond to be the most welcoming, inclusive and harmonious community in Canada"

The vision for intercultural life in Richmond:

Promotes:

- Pride and acceptance of Canadian values and laws.
- Pride and respect for diverse heritages and traditions.
- Pride and participation in community life.

Recognizes:

• That "culture" is an integrated pattern of thought, speech, action and behaviour which is passed on from one generation to another, through education and learning.

• That "culture" evolves, and Richmond's culture is shaped by historic patterns and traditions, current practices and trends, and future planning.

Embraces:

 The concept of "Interculturalism", a culturally interactive and vibrant process, as the next step for Canadian multiculturalism.

Richmond Context

Intercultural Strategic Plan

During the 2012-2015 Intercultural Strategic Plan, there were significant changes to the context in which RIAC operates. A major development was the launch and implementation of the City of Richmond Social Development Strategy, whose prioritised actions the 2017-2022 Intercultural Strategic Plan will complement. Richmond City Council also adopted a new set of Council Term Goals for 2014- 2018 and these goals have also been taken into account in the planning of this document.

Since the endorsement of the 2012-2015 Intercultural Strategic Plan, Richmond has come to experience greater cultural diversity with arrivals in Richmond coming from a greater number of countries of origin than before. There has also been a marked increase in the number of Mandarin speaking immigrants arriving from Mainland China. This group is now residing in Richmond in greater numbers than the Cantonese speaking immigrants who originated from Hong- Kong. Cantonese speakers from Hong-Kong were until recently, the largest single group of immigrants in the community.

Another major change in Richmond is that the Filipino community is now the second largest immigrant community. This community is somewhat hidden and is often assumed to be more integrated into mainstream Canada because many Filipinos speak English well. However this community faces many barriers and Richmond has very few specific support structures to meet their needs.

Since the endorsement of the 2012-2015 Intercultural Strategic Plan, Richmond has developed a more diverse refugee community. Many of these refugees are from Arabic countries, particularly Iran and Iraq, and there are also some from Afghanistan. In early 2016, Richmond became home to a small number of Syrian refugees. There is also a well-established refugee community from Somalia that are often outside the reach of mainstream services. Since 2012, a much more confident Aboriginal community has become evident. Although this is a small community it has not had high levels of involvement in intercultural planning and is a community that RIAC anticipates to engage in the future.

This 2017-2022 Intercultural Strategic Plan update recognises that there is an increased need for innovative ways to build and maintain community. This also reflects the current operating priorities for non-profit, immigrant- serving agencies. Immigrant serving agencies are now directly funded by the Federal Government and the emphasis is on community planning and promoting cultural harmony. The main manifestation of this has been the development of the Richmond Community Collaborative Table (CCT) coordinated by Richmond Multicultural Community Services (RMCS). The CCT has developed an immigrant settlement plan for Richmond to the end of 2019.

Guiding Framework and Rationale

Strategic Considerations

• Council Term Goals

The 2017-2022 Intercultural Strategic Plan has been developed with reference to the Council Term Goals. There are five Council Term Goals that specially build a framework for this document. These goals are:

- A Safe Community: Maintain emphasis on community safety to ensure Richmond continues to be a safe community.
- A Vibrant, Active, and Connected Community: Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.
- A Well-Planned Community: Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.
- **Partnership and Collaboration:** Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.
- Well-informed Citizenry: Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.

City of Richmond- Social Development Strategy 2017- 2022

The City of Richmond Social Development Strategy has been a major framing and reference point in the development of this document. The main strategic direction in the Social Development Strategy that relates to RIAC's mandate and directions is Strategic Direction 5: Build on Richmond's Cultural Diversity.

Guiding Principles for Action

The following were agreed to by RIAC as foundation principles for the 2017-2022 Intercultural Strategic Plan:

Inclusion:	Participation by all sectors of the community is to be invited and encouraged.
Co-operation:	Partnerships are to foster co-operation, rather than competition.
Collaboration:	The interests (e.g. needs, goals, concerns) of all stakeholders are to be considered in decision-making processes.
Dynamism:	Flexibility and adaptability are required to stay abreast of emerging needs, issues and opportunities and being open to new ideas and approaches.
Integration:	Cultural diversity is to be recognized as a core aspect of Richmond life, and the principles of multiculturalism and the vision of interculturalism applied.
Interculturalism:	Recognized as a core aspect of Richmond life.
Equity:	Strategic initiatives are to be implemented in a manner that is fair to all groups, communities and individuals in need.

City and Stakeholder Intercultural Roles

It is acknowledged by RIAC that improving intercultural harmony requires full stakeholder participation and that neither the City nor any one stakeholder can achieve it alone.

The City's role is to:

- Emphasize leadership and facilitation; and
- Utilize existing City resources, including staff time and existing budget levels, unless otherwise approved by Council.

Stakeholders' (see Appendix A) roles include:

- Participation;
- Mutual support;
- Funding; and
- Resource sharing.

Strategic Focus Areas

To guide stakeholders in their involvement in the implementation of the 2017-2022 Strategic Plan, RIAC identified the following strategic areas of focus:

- Coordination;
- Partnerships;
- Research;
- Education & Training;
- Promotion & Information; and
- Project Management & Planning.

2017 - 2022 Intercultural Strategic Plan Development Planning Process

This timeline outlines the planning process that guided the development of the draft 2017-2022 Intercultural Strategic Plan.

Fall 2015

A workshop was conducted with RIAC members to review strategic directions and identify draft 2017-2022 actions. This workshop:

- reviewed the achievements and outstanding items contained in the 2012-2015 RIAC Intercultural Strategic Plan;
- reviewed Council Term Goals;
- reviewed the Social Development Strategy;
- reviewed the RIAC Mandate;
- identified key guiding principles; and
- identified draft 2017-2022 Intercultural Strategic Plan action items.

Spring 2016

A second planning workshop was held with RIAC members to review and finalise action items and identify community stakeholders and engagement strategies. This workshop:

- revisited and reviewed Council Term Goals;
- revisited and reviewed the Social Development Strategy;
- reviewed draft 2017-2022 action items and revised or added items as appropriate; and
- · identified stakeholders and strategies of engagement.

Summer/Fall 2016

- RIAC members engaged stakeholders and reviewed feedback on the draft 2017-2022 Intercultural Strategic Plan; and
- Stakeholder's feedback was integrated into the draft 2017- 2022 Intercultural Strategic Plan.

<u>Fall 2016</u>

• RIAC endorsed the draft 2017-2022 Intercultural Strategic Plan.

2012 - 2015 Intercultural Strategic Plan Evaluation

Achievements made from 2012-2015 and any outstanding work items have been taken into account in the development of the 2017-2022 Intercultural Strategic Plan.

2012 - 2015 RIAC Achievements

RIAC has achieved successes over the period of the 2012-2015 Strategic Plan. Greater details of RIAC achievements can be found in the annual RIAC reports to City Council. Brief highlights of these achievements include;

Community Dialogue

 This initiative was designed to engage citizens who do not normally participate in intercultural dialogues by providing them with an opportunity to discuss Richmond's changing cultural dynamic. This process included a questionnaire, a day of community dialogue with sessions in multiple languages and a major community event in the spring of 2012.

National Aboriginal Day

• The RIAC Youth Sub Committee was the lead on this initiative in partnership with SD38, VCH, Pathways Aboriginal Project and the City of Richmond. This work resulted in the first ever National Aboriginal Day event to be held at Richmond City Hall.

Social Development Strategy

• RIAC gave feedback on this document, which directs the social development agenda in the City and the City's relationship with its community partners in relation to social service provision.

Kiwanis Place Making

 A Simon Fraser University (SFU) researcher asked the committee for input into "place making" for the Kiwanis senior's affordable housing development. This research was conducted to understand how space is experienced by seniors transitioning into affordable housing and to identify how to create a role for seniors to participate as active "place makers" in community planning.

Diversity Symposium

• This 2015 event informed municipal staff/partner organizations on best practices in the area of community and neighbourhood building within intercultural environment and explored possible actions between different levels of government in relation to social inclusion and community building.

2012 - 2015 Outstanding Work Program Items

A number of outstanding work items contained in the 2012-2015 Strategic Plan were not implemented. This was due to capacity/resource issues or because they had become less relevant. These work items were revisited in the development of the 2017-2022 update and included;

The Encouragement of Intercultural Programming

- RIAC forum with City Departments to highlight best practices in culturally inclusive arts and cultural programming; and
- The creation of a "Richmond Day" to celebrate diversity in the city.

The Identification of Barriers Faced by New Immigrants

• Explore possible partnerships and concept of a new annual event to welcome immigrants.

Encourage Dialogue and Discussion with Immigrants Regarding Involvement in Civic Life

• RIAC to develop a lecture series on the principles of interculturalism.

2017 - 2022 Strategic Directions.

To achieve the Richmond's Intercultural Vision: *"for Richmond to be the most welcoming, inclusive and harmonious community in Canada",* RIAC is committed to establishing and working towards the following four strategic directions:

- 1. Address language, information and cultural barriers that interfere with building a welcoming community
- 2. Address the perception and reality of racism and discrimination in the community.
- 3. Work to explore potential areas of alignment between the intercultural vision recommended in this plan and other governmental and stakeholder systems, policies and planning processes.
- 4. Support the development and integration of Richmond's immigrants.

Key Overarching Commitments

To assist in the implementation of the 2017-2022 Plan Strategic Directions, RIAC has made the following overarching commitments:

a) To invite stakeholders to share and find ways to make resources available (e.g. stakeholder staff, volunteers, facilities, equipment, funding) to implement the Intercultural Strategic Plan and Work Program.

The City will support the implementation of this Strategic Plan and Work Program through its existing contributions, which include providing:

organizational support for RIAC;

- space for RIAC meetings, public forums and other RIAC sponsored events; and
- facilitating connections with City departments, programs and resources (e.g. communications, recreation programming, community facilities) to explore possibilities to assist in the implementation the 2017-2022 Plan.
- b) When asked, work with and support training initiatives by stakeholder organisations that encourage attitudes, practices and communication skills that are central to achieving the intercultural vision and adhering to the principles set out in this plan.

Strategic Directions

To support the implementation of the 2017 -2022 Strategic Plan, for each strategic direction, specific initiatives have been identified. These are outlined below and are also suggested for consideration by RIAC stakeholders.

1. Address Language, Information and Cultural Barriers

Address language, information and cultural barriers that interfere with building a welcoming community and ensure that information on City and community activities is available for newcomers and residents in a manner that appreciates the needs, communication skills and traditions of different cultural groups.

Suggested RIAC Strategic Actions

- Continue to provide input on updating the Newcomer's Guide and add other languages as necessary. Review design and content to ensure that it is consistent with the RIAC mandate;
- Develop RIAC promotional materials to provide the community with easy to find and up to date information about RIAC events and engagement initiatives;
- Make recommendations for improving two way communication between RIAC and City departments to ensure that RIAC members feel confident discussing issues and transferring knowledge in the community; and
- Build on and improve RIAC member's knowledge of intercultural issues through continuing to feature guest speakers at RIAC meetings and through sharing relevant information and educational opportunities.

Indicators of Success

- Richmond residents can communicate and understand one or both of the official Canadian languages;
- There are fewer language barriers that are interfering with Richmond being a connected community;
- All Richmond residents have the ability to equally participate in public life; and

• Richmond residents and visitors know where to go to get information and assistance on settlement related issues.

2. Address the Perception and Reality of Racism

Address the perception and reality of racism and discrimination in the community. Dispel misconceptions related to culture that maintain stereotypes and foster prejudice.

Suggested RIAC Actions

- Support and promote a range of inter-ethnic community dialogues that focus on all types of diversity;
- Support and promote interfaith community events to recognize, understand, and celebrate harmony and diversity;
- Support and promote the 'Hi Neighbour' initiative within Richmond; and
- Support and promote partnerships to facilitate greater engagement with Aboriginal communities.

Indicators of Success

- Richmond is an inclusive, respectful and harmonious community;
- The reality of racism has been defined and dialogue on the issues carried out;
- · Richmond residents have a better understanding and respect for different cultures;
- There is sense of belonging for all residents of Richmond; and
- There is increased social integration in Richmond.

3. Explore Areas of Alignment between RIAC Intercultural Vision and Governmental and Stakeholder Systems.

Work to explore potential areas of alignment between the intercultural vision recommended in this Plan and other governmental and stakeholder systems, policies and planning processes. Use best practice methods to make decisions and prevent cross-cultural misunderstanding.

Indicators of Success

- City departments are more aware of the diverse cultural values and realities of the population of Richmond;
- City and stakeholders organizations are aware and informed of the work of RIAC;
- City Advisory Committees are reflective of the community; and

• City uses an "intercultural lens" to inform planning processes.

Suggested RIAC Actions

- Promote the intercultural values and vision to ensure they are reflected in City events and operational practices;
- Build relationships and promote the intercultural vision through the facilitation of engagement strategies for partners and stakeholders;
- Develop capacity building programs for RIAC committee members to ensure the committee operates at full capacity and that individual members talents are fully utilised; and
- Work with City staff and community partners to research and promote best practices in intercultural project development and planning.

4. Support the Development and Integration of Richmond's Immigrants.

To support the development and integration of Richmond's immigrants while doing this in a way that respects family and cultural traditions.

Suggested RIAC Actions

- As and if requested by the COR and its community partners, assist with the promotion of employment opportunities and training for immigrants;
- Assist the COR and its community partners to engage the community in building "cultural bridges" and learning opportunities that allow the sharing and understanding of cultural traditions;
- Work with the COR and its community partners to devise innovative approaches to engage immigrant youth in intercultural dialogue; and
- Support engagement with the Richmond business sector to build cultural capacity by informing and educating on interculturalism and developing project partnerships.

Indicators of Success

- Immigrant families are supported with their integration into the community;
- Multicultural identities are supported across and between generations;
- Richmond community centres have intergenerational and multicultural programming; and
- All Richmond residents are proud to live in Richmond and are proud of the diversity in the community.

Next Steps

To implement the Intercultural Strategic Plan 2017 – 2022 Work Program the following next steps are proposed:

- Meet with a wide range of stakeholders to build awareness, consensus and commitment for stakeholders' participation in implementing the 2017 - 2022 Richmond Intercultural Strategic Plan and Work Program.
- 2. Establish annual intercultural priorities within annual RIAC work programs that will be presented to Council for feedback and endorsement.
- 3. Produce achievable annual work programs by ensuring:
 - all relevant existing resources have been identified;
 - community partnerships and stakeholder involvement have been established; and
 - funding has been applied for from diverse sources.
- 4. Assist in building community capacity in building intercultural harmony.

Appendix A 2017 - 2022 Richmond Intercultural Strategic Plan and Work Program

Stakeho	Stakeholder Index
÷	. RCMP/Fire Rescue
~	2. NGOs
<i>с</i> і.	Business Sector
4	Community Associations
Ċ.	SD38
9.	Faith/Cultural Groups
2	VCH

2017- 2022 Richmond Intercultural Strategic Plan and Work Program

7. VCH 8. Other Levels of Government 9. Local Media				
Strategic Areas and Specific Initiatives	Proposed RIAC Actions**	Possible City Actions***	Proposed Stakeholders * (see index below)	Indicators of Success.
Strategic Direction #1 – Address language and information and cultural barriers				
Continue to provide input on updating of the Newcomer's Guide and suggest other languages as necessary (including Arabic for the incoming refugees). Review design and content to ensure this is consistent with the RIAC mandate.	Assist in identifying appropriate sources of sponsorship.	Assistance with administration and research. Assistance with project planning, Newcomers Guide Protocol Implementation.	1,2,3,4,5,7,	Sponsorship identified. Guide content reviewed and updated.
	Community need for additional languages researched.	Facilitation and guidance on sponsorship opportunities. Assistance with administration and research-identification of additional languages.	1,2,3,4,5,7,	Additional languages identified. Community need mapped.
Increase awareness of RIAC through the support of the development of easy to find and up to date information about RIAC events and engagement initiatives.	Community consultation supported to ascertain information needs.	Assistance with administration and research.	1,2,3,4,5,7,8,9	Consultation supported.
	Web content reviewed as appropriate.	Assistance with administration and research.	1,2,5,7	Web content reviewed.
	Development of a promotional leaflet/fiyer that introduces the work of RIAC and interculturalism.	Assistance with design and printing.	1,2,5,7	Pamphlet produced.

Appendix A 2017 - 2022 Richmond Intercultural Strategic Plan and Work Program

Communications plan produced.	Guest speakers identified and asked to meetings.		RIAC outreach plan developed. Advisory role in Diversity Symposium.	Database of faith groups produced.	Interfaith outreach plan developed.	Project plan developed.	Outreach plan developed.
1,4	1,2,3,4,5,6,7,8,9		1,2,4,5,7	2,6	2,6	1,2,4,5,7	2,4,5,
Assistance with administration and research. Assistance with plan production and distribution.	Assistance with administration and research.		Assistance with administration and research.	Assistance with administration and research.	Assistance with administration and research.	Assistance with administration, research and dissemination.	Assistance with administration and research.
RIAC communications plan produced and disseminated.	Issues and guest speakers identified and annual guest speakers schedule produced.		RIAC outreach plan produced. On-going advisory role with the City of Richmond Diversity Symposium.	Database of faith groups produced.	Interfaith outreach plan developed.	Develop a "Hi Neighbour" project plan.	Propose and support outreach to promote engagement with Aboriginal communities.
Improve two way communication between RIAC and City departments to ensure that RIAC members feel confident discussing issues and transferring knowledge in the community.	Build on and improve RIAC member's knowledge of intercultural issues by continuing to feature guest speakers at RIAC meetings and through the sharing of relevant information, and educational opportunities.	Strategic Direction #2 - Address the perception and reality of racism and discrimination in the community.	Support a range of inter-ethnic dialogues that focus on all types of diversity.	Support interfaith events to recognize, understand, and celebrate harmony and diversity.		Adoption of the "Hi Neighbour" initiative in the City	Welcome the Aboriginal voice at the RIAC table; create partnerships in the community to facilitate greater engagement with Aboriginal communities.

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Appendix A 2017 - 2022 Richmond Intercultural Strategic Plan and Work Program

	1,2,5,7 RIAC input given on City plans and strategies.	1,2,3,4,5,6,7,8,9 Annual partnership event held.	1,2,5,7 Capacity building program developed.	1,2,5,7,8 Annual best practice session held.	1,2,5,7,8 Toolkit developed.		1,2,4,5,7 City employment opportunities promoted.
	Assistance with administration and research.	Assistance with administration and research.	Administrative support.	Administrative support.	Assistance with administration and research.		Assistance with administration and research.
	RIAC involvement in City consultation processes.	Produce and disseminate an annual event plan.	Develop capacity building program for RIAC members.	Annual meeting and best practice sharing sessions held with other municipal diversity committees.	Municipal best practices tool kit and resource guide developed.		When requested, promote employment marketing opportunities.
Strategic Direction #3 - Explore Areas of Alignment between RIAC Intercultural Vision and Governmental and Stakeholder Systems.	Work to ensure that the Intercultural Vision is reflected in City events and operational practices	Build relationships and promote the Intercultural Vision through the facilitation of an annual RIAC event for partners and stakeholders.	Develop capacity building programs for RIAC committee members to ensure that the committee operates to its full capacity and that individual members talents are fully utilised.	Work with City staff and partners to research and promote municipal best practices in intercultural	project development and planming.	Strategic Direction #4 - To support the development and integration of Richmond's immigrants.	Recommend and promote City employment opportunities to new immigrant and diverse groups.

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Appendix A 2017 - 2022 Richmond Intercultural Strategic Plan and Work Program

Community bridge building opportunities identified.	Outreach plan developed.	Community engagement manual developed.
1,2,3,4,5,6,7,8,9	1,2,3,4,5,6,7,9	1,2,3,4,5,6,7
Assistance with administration and research.	Assistance with administration and research.	Assistance with administration and research.
Plan produced that identifies opportunities for building bridges between communities.	Outreach plan developed to engage Richmond corporate business sector.	Community Engagement Manual developed that indicates best practice in immigrant youth engagement.
Engage the community in building "cultural bridges"; learning opportunities that allow the sharing and understanding of cultural traditions	Engage with Richmond's business sector to build cultural capacity – inform and educate on interculturalism and develop project partnerships.	Work with community partners to devise innovative approaches to engage immigrant youth in intercultural dialogue

Means stakeholder involvement will be sought, including providing resources (e.g., support, volunteer/staff time, ideas, facilities, funding, and programs). RIAC's role will be to facilitate, coordinate, promote, etc. as the case may be. Resources that the City may contribute are limited and may include staff time, materials, funding, and meeting space, subject to Council approval. * * *

Richmond Intercultural Advisory Committee

2016 Annual Report and 2017 Work Program

1. INTRODUCTION

Richmond City Council established the Richmond Intercultural Advisory Committee (RIAC) in February 2002 to assist the City in working towards its Corporate Vision of making Richmond the "most appealing, liveable, and well-managed community in Canada". The mandate of RIAC, as outlined in its Terms of Reference, is to "enhance intercultural harmony and strengthen intercultural co-operation in Richmond". In 2016 the RIAC continued to work to achieve its goals as laid out in the 2016 Richmond Intercultural Advisory Committee Work Program.

Throughout 2016, the Committee invited guest speakers to present on current intercultural issues. The aim of inviting these speakers was for the committee to gain knowledge of Richmond's diverse cultures and assist in communication between these communities, City of Richmond staff (CoR) and elected officials. Newly appointed members, who replaced the outgoing members, were welcomed and the collaboration between the new and the continuing members made 2016 a successful year (see Appendix A).

In keeping with the committee's operational procedures, a Chair and Vice-Chair were elected in January 2016 for a one year term.

2. RIAC's 2016 ACTIVITIES

Guest Speakers

January - Ted Townsend, CoR Corporate Communications and Mark Corrado, CoR Community Safety Policy and Programs- Police Services Consultation.

Mr. Townsend and Mr. Corrado introduced the City of Richmond's formal public consultation on police services that was underway. Under Council's direction, the City conducted an ongoing, comprehensive review of police services. As a result of that review, Council identified two options that were then under consideration for the delivery of police services in Richmond:

- continuation with the current service provided by the RCMP; or
- establishing an independent Richmond police force.

Before any final decision was made, Council was seeking community input on the two options. RIAC was one of the groups to be asked for feedback. RIAC was also asked to circulate information out about the review to community contacts and to help mobilize the community.

February - Christopher Heathe, CellProne

Chris Heathe introduced the CellProne project. The project is a practical and fun way of starting conversations with strangers as well as a way of promoting cultural harmony and breaking down social barriers between people. The group developed the CellProne wristband, and by wearing the wristband people will know that you are willing to have an open and friendly conversation. The CellProne group came to RIAC as they were looking for more volunteers to get involved and a small amount of funding to be used to produce wristbands.

CellProne, had at that point, yet to become a registered non-profit, but were considering that as a future priority. More details on the project and how to get involved are available on the project's Facebook page.

March - Jessie Sutherland, "Scaling Up - Elder Abuse Awareness"

The "Scaling Up" initiative was introduced as part of the "Finding Home" project which supports individuals and neighbourhoods to foster a sense of belonging, build inclusive communities and increase effectiveness in responding to personal and community challenges. This is achieved through seniors and neighbourhood dialogues, community engagement & diversity training, keynote addresses, asset mapping and publications. The "Scaling Up" project involved diverse newcomer groups of seniors from across the Lower Mainland in dialogue to explore senior-led solutions to such issues as financial abuse, loneliness and community connection. The dialogues explored what home meant to each individual and different cultural idea of what home means, and examined challenges faced by seniors and identified workable next steps that seniors themselves could take forward. For more information on this project visit www.worldviewstrategies.com or www.findinghome.ca.

April - Cpl Kevin Krieger, Richmond RCMP Block Watch.

The RCMP introduced "Block Watch", which is a program where neighbours work with each other to prevent crime in the neighbourhoods in which they life. The program is well established but it was reported that it needs to do more outreach to newcomers and diversify its membership base. RIAC discussed the idea of assisting with this and finding innovative ways to link Block Watch to the ongoing RIAC "Hi Neighbour" initiative. The RCMP representatives were open to this idea and the conversation will be continued at a later date.

May - Albert Lo, Chairperson, Canadian Race Relations Council

Albert Lo, who is a Richmond resident, gave an overview of the work of the Canadian Race Relations Council (CRRC). Mr. Lo talked to RIAC on the mandate and history of the CRRF. In 1988, the Government of Canada and the National Association of Japanese Canadians signed the Japanese Canadian Redress Agreement. The Agreement acknowledged that the treatment of Japanese Canadians during and after World War II was unjust and violated principles of human rights. Under the terms of the agreement, the federal government also promised to create a Canadian Race Relations Foundation, which would "foster racial harmony and crosscultural understanding and help to eliminate racism."

The Federal Government proclaimed the Canadian Race Relations Foundation Act into law on October 28, 1996. The Foundation officially opened its doors in November 1997. The Foundation's office is located in Toronto; however its activities are national in scope. It operates at arm's length from the Federal Government, and its employees are not part of the federal public service. The Foundation has registered charitable status.

RIAC recently partnered with CRRF on one of a number of symposiums to "take the pulse" of Canadian attitudes towards multiculturalism.

June - Mary Wilson, Black History Month

Mary Wilson is a Richmond Resident that is involved in organizing and promoting Black History Month activities in our community. Black history refers to the stories, experiences, and accomplishments of people of African origin. The African-Canadian population is made up of individuals from a range of places across the globe including the United States, South America, the Caribbean, Europe, Africa, and Canada itself.

Every year, Canadians are invited to participate in Black History Month festivities and events that honour the legacy of black Canadians, past and present. Canadians take this time to celebrate the many achievements and contributions of black Canadians who, throughout history, have done so much to make Canada the culturally diverse, compassionate and prosperous nation it is today. During Black History Month, Canadians can gain insight into the experiences of black Canadians and their vital role in the community.

Mary asked RIAC to think about where she may be able to develop partnerships and where there may be funding for events in 2017.

June - Joyce Rautenberg and Monica Bennington CoR - Affordable Housing

The CoR Affordable Housing team, Joyce Rautenberg, Affordable Housing Coordinator and Monica Bennington, Affordable Housing Planner, presented on the Affordable Housing Strategy update. RIAC members were invited to participate in a stakeholder workshop and put forward feedback on behalf of the committee. RIAC members were asked to:

- Identify opportunities and challenges in Richmond related to affordable housing;
- Discuss the City's current affordable housing policies; and
- Explore potential ideas for future policy direction.

September - Eliana Chia, Vancouver Foundation – Neighbourhood Small Grants

Eliana Chia spoke to the committee on Neighbourhood Small Grants. Neighbourhood Small Grants (NSG) is a program that helps build community and strengthen connections right where people live – in their neighbourhood. Small grants of up to \$500 are given to projects led by residents. The goals of NSG are to connect and engage neighbourhood residents and share residents' skills and knowledge. It is also the goal of the program to provide opportunities for participants to learn from each other, build a sense of ownership and pride, respect and celebrate diversity, and promote accessibility and social inclusion. RIAC discussed the idea that the NSG program could be a fit for the proposed "Hi Neighbour" idea.

October - Ann Swann, Vancouver Coastal Health and Anita Georgy, Richmond Food Security Society re: Richmond Food Charter

The speakers presented a PowerPoint about the Richmond Food Charter. This Charter, endorsed by Council in July 2016, is the first step towards a Food Security Strategy for Richmond. It presents a definition of food security, as well as a set of values, principles and commitments to guide a food security program and policy development.

The Charter was developed by a working group including the Richmond Food Security Society, the Richmond Poverty Response Committee, Vancouver Coastal Health and the Canadian Federation of University Women. This group coordinated a series of "Kitchen Table Talks" to better understand the food security needs and aspirations of Richmond residents. The resulting Charter reflects a number of Official Community Plan objectives and is consistent with Metro Vancouver's proposed Regional Food System Action Plan. Culture is one of the key themes, recognizing that culturally appropriate foods are an essential component of food security.

November - Dr. Meena Dawar, Medical Health Officer, Vancouver Coastal Health, 'My Health My Community'- Survey Findings.

Dr. Meena Dawar shared VCH research that highlighted the connections between a person's understanding and sense of community and their physical and mental health. The 'My Health My Community' survey was a voluntary survey that took place between June 2013 and July 2014. It provides a snapshot of the health, lifestyle, and neighborhood characteristics of a cross section of the community of Richmond. The findings were particularly useful to RIAC in planning future community engagement activities. Social Inclusion was shown to lead to an increased ability to access resources and racism and discrimination was shown to impact mental and physical health.

November - Cecilia Achiam, CoR Director, Administration and Compliance: 'Sign Bylaw Update and Public Consultation Process'

Cecila Achiam informed the committee of the steps being taken to create an updated sign bylaw, with a target date of early 2017. The current signage bylaw is deemed to be out of date and not reflective of current City values, practices and challenges. Ms. Achiam informed the committee that a public consultation process was underway and that recommendations made by the public during this process will form the basis of an updated signage bylaw. These recommendations were presented to RIAC and their views were sought.

3. Major Projects for 2016

Newcomers' Guide

A new second edition of the Tagalog language version of the Newcomers Guide was produced with sponsorship for this being secured from Western Union Bank of Canada. This version was launched in August. A community volunteer has been working on an update of the Russian language version.

City of Richmond Diversity Symposium

RIAC helped plan and provide strategic direction to the second City of Richmond Diversity Symposium, which was held in November 2016 at Richmond City Hall. The symposium took the form of a series of talks and workshops aimed at sharing municipal level initiatives that promote/foster community building. Over 100 participants, including stakeholders, community leaders and staff attended. The event, which is to be repeated in 2017, was framed by the City of Richmond's Intercultural Vision.

Developing the RIAC Intercultural Strategic Plan 2017-2022

During the course of 2016 two planning sessions were held to finalise the process of evaluating and updating the 2012 - 2015 Intercultural Strategic Plan. The 2017 - 2022 Intercultural Strategic Plan is the end result of this process. The committee revisited and reviewed:

- Council Term Goals;
- the Social Development Strategy;
- draft 2017-2022 action items and revised or added items as appropriate and;
- identified stakeholders and strategies of engagement.

4. RIAC 2016 Working Group Reports

RIAC - Newcomer's Guide, Lawrence Lim, Project Lead.

In 2016 the Newcomers Guide Sub-Committee produced a new Tagalog version of the Guide. This was possible due to sponsorship from Western Union. The new Tagalog version of the Guide was launched in the summer of 2016 and distributed to community partners and Filipino groups across Richmond.

Hi Neighbour, Phyllis Chan, Project Lead

This year saw the continuation of planning for the 'Hi Neighbour' Project. Research is underway and a project working group has been set up. A project plan is being developed which will be finished in 2017.

City of Richmond 2016 Diversity Symposium

This working group provided input on the 2016 City of Richmond Diversity Symposium that was held on November 18, 2016. RIAC members provided input on the vision, values and content of the event and the RIAC Chair was involved on the day and facilitated the closing of proceedings.

Inter-municipal Best Practice Sharing, James Hsieh, Project Lead.

During the year the lead of this group identified and contacted staff and volunteers involved in similar work to RIAC in other municipalities. This information was shared at RIAC committee meetings. It is intended that this work will be built upon in 2017 through the organizing of an inter-municipal information sharing and networking event.

5. 2016 Financial Statement

	January 1- December 31, 2016
Revenue- City Funding	\$2,500
Expenses	
Forums/Events	\$150
Meeting Refreshments	\$1,983
Printing	\$180
Total Expenses	\$2,313
Balance	\$187

6. RIAC 2017 PROPOSED BUDGET

RIAC is requesting an operating budget of \$2,500 for 2017. This will cover costs incurred by meetings, forums, interpretation/translation of materials and consultant fees (should these be required) associated with the implementation of the 2017 Work Program.

7. ACKNOWLEDGEMENTS

I would like to take this opportunity to thank all RIAC members who have worked so diligently with great enthusiasm throughout the year, Mayor and Councillors for their ongoing support and Councillor Derek Dang (RIAC Council Liaison) for attending the meetings and supporting us. I would also like to extend our greatest appreciation to Alan Hill, Staff Liaison, for undertaking extensive work to ensure that committee needs are met and its goals reached.

Prepared by: Diane Bissenden Chair, Richmond Intercultural Advisory Committee December 2016

Appendix A

RIAC 2016 Membership

Citizen Appointees

Philip He Christopher Heathe Diane Jubinville Lawrence Lim Wendy Yuan James Hsieh Mohinder Grewal Joan Page

Organizational Representatives

Diane Bissenden, Vancouver Coastal Health- Richmond Shashi Assanand, Ministry of Children & Family Development Nigel Pronger, RCMP Richmond Detachment Barbara Bawlf, Richmond Community Services Advisory Committee Diane Sugars, Richmond Community Services Advisory Committee Parm Grewal, Richmond Community Services Advisory Committee Phyllis Chan, Richmond Community Services Advisory Committee Aileen Cormack, Richmond Seniors Advisory Committee Viet Vu, Richmond Centre for Disability Diane Tijman, School District #38

RICHMOND INTERCULTURAL ADVISORY COMMITTEE WORK-PROGRAM 2017

The 2017 work program will have as its central pillar, an extensive roll out of the 2017-2022 RIAC Intercultural Plan. The main focus areas of this new plan are civic engagement and fulfilment of the RIAC intercultural vision and these priorities are reflected in the 2017 Work program.

Council Term Goals 2014-2018

This Work Program supports the following Council Term Goal (2014-2018). RIAC will give priority to providing Council with advice regarding the following Council Goal in 2017:

Goal: 2 A Vibrant, Active and Connected City.

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

Strategy/Initiative	RIAC Actions/Steps	Expected Outcome of RIAC Actions	Indicator of RIAC Success	Partners
1. Address language	and information and	cultural barriers.		
Continue to update the Richmond Newcomers Guide and identify future funding sources.	Revision of protocols and Newcomers Guide protocol document.	Newcomers Guide protocol document revisited and revised.	Newcomers Guide revised and distributed.	City of Richmond Community Services, Vancouver Coastal Health (VCH), Immigrant Serving Agencies, Richmond
	Support the Identification of funding sources.	Funding in place and Guide produced	Funding sources identified and accessed and publication of the Guide.	School District (SD38), Richmond RCMP, others TBD
	Support the update and review of existing versions of the Newcomers Guide.	Newcomers Guide contains updated information.	Existing Newcomers Guides updated.	
Assist in the promotion of the Intercultural Vision to influence the development of key cultural events.	Identify key cultural events in Richmond.	Number of community organizations aware of and incorporating RIAC vision and values.	Number of event organizers contacted	City of Richmond Arts Culture and Heritage, Community based arts and cultural groups, Biohmond Public
	Develop appropriate RIAC marketing material to promote RIAC to cultural event organizers.	Cultural even organizers are aware of RIAC and the Intercultural Vision.	Number of marketing materials produced. Marketing materials developed that promote RIAC vision and values.	 Richmond Public Library (RPL) Gateway Theatre.

Strategy/Initiative	RIAC Actions/Steps	Expected Outcome of RIAC Actions	Indicator of RIAC Success	Partners
2. Address racism a	nd misconceptions.			
Identify opportunities for interfaith dialogue	Faith groups identified and contacted.	Opportunities for interfaith dialogue identified.	Interfaith dialogue facilitated.	Faith Groups, Immigrant Serving Agencies.
	Meeting/forum held to identify opportunities for interfaith dialogue.	Faith groups engaged in dialogue.	Meeting /forum held.	
Promote the City of Richmond Intercultural Vision through outreach to the Richmond business sector.	Identify key messages and develop presentation materials.	Business Sector and service clubs more and understanding of RIAC Intercultural vision and values.	Meeting held with Richmond Chamber of Commerce.	Richmond Chamber of Commerce, Richmond based service clubs (TBD)
	Develop plan to outreach to Richmond Chamber of Commerce.	Business Sector and service clubs more and understanding of RIAC Intercultural vision and values.	Outreach plan developed.	
	Develop plan to outreach to service clubs.	Richmond service clubs connected and aware of RIAC and its values.	Meeting held with Richmond based service clubs	
Work with City staff to assist with the planning and implementation of the City of Richmond Diversity Symposium.	Meet with City staff to provide input into the vision, values and structure of the City of Richmond Diversity Symposium.	Practical actions identified and implemented to encourage intercultural education, planning and programming.	Diversity Symposium incorporates RIAC vision and values.	City of Richmond Community Services, Immigrant serving agencies, SD38, VCH, Other levels of government, others to TBD.

Strategy/Initiative	RIAC Actions/Steps	Expected Outcome of RIAC Actions	Indicator of RIAC Success	Partners
3. Ensure that City of with the Intercult		and stakeholder systems	s, policies and planning p	rocesses are aligned
Continue to assist with implementation and feedback on the City of Richmond Social Development Strategy, where and when appropriate.	Assist and advise on implementation as required.	Actions identified and advise given to assist City of Richmond staff and community partners with the implement of the Social Development Strategy	Practical actions identified and implemented and advice given as and when requested.	City of Richmond – Community Social Development and others
Meet with a wide range of community stakeholders to build awareness,	Identify relevant stakeholders.	Stakeholders engaged	Relevant stakeholders identified.	City of Richmond Community Services, Vancouver Coastal Health (VCH),
consensus and commitment in assisting with implementation of the 2017-2022	Develop outreach plan.	Successful outreach plan implemented, community stakeholders contacted.	Stakeholders engaged.	Immigrant Serving Agencies, Richmond School District (SD38), Richmond RCMP, others TBD
Richmond Intercultural Strategic Plan.	Organize an information sharing and planning forum.	Information and information sharing	Stakeholders engaged.	
4. To support the def family and cultural to		ation of Richmond's imm	igrants while doing this in	a way that respects
The developing of a project plan for the "Hi Neighbour" community engagement initiative.	Research opportunities for a 'Hi Neighbour' project- discuss with relevant stakeholders.	Neighbours connected- newcomers and more established Richmond residents connected around common goals	Research completed/ opportunities identified.	City of Richmond Community Services, Vancouver Coastal Health (VCH), Immigrant Serving Agencies, Richmond School District (SD38), Richmond RCMP, others TBD
Support the development of an outreach strategy to find ways of involving aboriginal	Aboriginal groups identified.	Aboriginal issues reflected in RIAC work programs.	Comprehensive and inclusive list of aboriginal groups and key individuals	SD38, Richmond Youth Service Agency (RYSA)
residents in the work of RIAC.	Outreach plan developed and implemented.	Aboriginal groups contacted and involved in dialogue	Number of aboriginal groups/individuals contacted.	

Attachment 3

Terms of Reference

Richmond Intercultural Advisory Committee

Terms of Reference Richmond Intercultural Advisory Committee

1. Purpose

These terms of reference shall apply to the "Richmond Intercultural Advisory Committee" (RIAC).

2. Mandate

The purpose of the Richmond Intercultural Advisory Committee is to enhance intercultural harmony and strengthen intercultural co-operation in Richmond.

3. Role

The role of the RIAC is to carry out the following functions:

- advise City Council by providing information, options and recommendations regarding intercultural issues and opportunities
- respond to intercultural issues referred to the RIAC by Council or the community
- assist Council and the community to:
 - develop a vision for improved intercultural relations in Richmond
 - determine appropriate goals, objectives, policies and guiding principles to enhance intercultural harmony
 - periodically review City policies and procedures pertaining to intercultural issues
- encourage and co-ordinate public participation and networking in the identification and development of solutions to intercultural issues
- enhance public awareness of and involvement in intercultural issues
- liaise with other levels of government to address Richmond intercultural issues

4. Principles

The RIAC will follow a community development approach by involving those affected in resolving issues and identifying opportunities.

In doing so, the RIAC will act on the following principles:

Inclusiveness:

- The RIAC will consult with and seek to include Richmond's many cultures and organizations in its activities.

Co-operation:

- The RIAC will co-operate with Richmond's many cultures and organizations to achieve enhanced intercultural harmony.

Partnerships:

- The RIAC will seek and encourage a wide range of partnerships with Richmond's many cultures and organizations to identify enhancing intercultural opportunities and available community resources to address intercultural issues.

Flexibility:

The RIAC will operate with flexibility thereby encouraging Richmond's many cultures and
organizations to determine themselves how they wish to co-operate.

Voluntary:

- Participation in and with the RIAC is voluntary.
- 3. City Councillor Liaison To RIAC

There shall be one Councillor Liaison appointed to the RIAC.

4. Composition

Voting Members:

RIAC shall be comprised of up to 18 Council appointed members consisting of:

- six citizens interested in enhancing intercultural harmony
- four RCSAC representatives
- one representative from each of the following statutory organizations:
 - School District 38
 - RCMP
 - Richmond Health Services
 - Ministry of Children and Family Development
- two youth representatives
- one representative from the Richmond Seniors Advisory Committee
- one representative from the Richmond Committee on Disability

5. Recruitment, Selection and Appointment

- a) Recruitment
 - Recruitment of citizen appointees shall be according to Council policy and procedures (e.g., the City Clerk's office will place appropriate public advertisements in the media to ask for volunteers).
 - RCSAC representatives shall be recruited and nominated by the RCSAC.
 - Statutory organizations shall recruit and nominate their own representatives.
 - Organizations (e.g., School District #38) will be asked to nominate youth interested in participating.

b) Selection

All members of RIAC shall be selected based on one or both of the following criteria:

- Be a Richmond resident or non-resident who has demonstrated an interest in and commitment to improving intercultural harmony in Richmond
- Represents the diversity of the community.

c) Appointment

- All members shall be appointed by Council.

6. Term

- Members shall be appointed for 2-year terms.
 - The RIAC shall have rotating membership so that:
 - eight members shall initially be appointed for a one-year term, and
 - eight shall initially be appointed for a two-year term.
- When these respective initial terms expire, each appointment shall be for a two-year term.

7. Operation and Process

a) Operation

- Each year, in January, RIAC shall appoint a Chair, Vice Chair and Secretary.
- Meetings shall be held a minimum of six times a year.

- Sub-committees may be appointed by the RIAC as necessary. Membership in the sub-committees is not restricted to appointed RIAC members. The sub-committees will report to and take direction from the RIAC.

b) Accountability

The RIAC shall:

- produce annual reports, work programs, budgets and other reports for Council approval
- be required to disclose in writing the nature of their interests and involvement in Richmond to identify any potential conflict of interest.

c) Communication

- The RIAC shall report to Council through the staff liaison to Planning Committee and then to Council.
- The RIAC may communicate regularly with the public.
- RIAC meetings shall be open to the public.

d) Decision-Making Process

- Members of RIAC shall:
 - follow Council decision-making policy and procedures;
 - strive for consensus.
- Each member is entitled to one vote.
- Where RIAC recommendations are brought forward on a basis other than consensus, the submission of minority RIAC member(s) opinions shall be permitted.

8. Resources

- RIAC shall prepare and submit:
 - For the Year Just Completed;
 - an annual report
 - a financial statement
 - For the Upcoming Year
 - a proposed work plan
 - a proposed budget.
- Richmond City Council will review the RIAC annual budget submission and may provide funding subject to City budgetary priorities.
- RIAC may incur expenses only for Council authorized items, and City policy and procedures shall be followed.
- The RIAC may draw upon external consultants and volunteers to assist in fulfilling its mandate, provided that any expenditure can be accommodated within the approved annual RIAC budget.
- City staff support and liaison shall be co-ordinated through the Policy Planning Department.



То:	Planning Committee	Date:	January 23, 2017
From:	Cathryn Volkering Carlile General Manager, Community Services	File:	07-3070-01/2017-Vol 01
Re:	Naming of Child Care Facility - 5688 Hollybridge	Way (C	ressey Cadence)

Staff Recommendation

That the City's child care facility being constructed at 5688 Hollybridge Way (Cressey Cadence) be named the Willow Early Care and Learning Centre.

lileadil

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

REPORT CONCURRENCE	
CONCURBENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials: DW
APPROVED BY CAO	

Staff Report

Origin

A child care facility was negotiated as a community amenity to be constructed by Cressey Gilbert Development LLP (Cressey), as part of a mixed use residential and commercial development at 5640 Hollybridge Way (RZ 12-602449). The project, known as the Cressey Cadence development, includes affordable housing and market residential units, commercial space and a 465m2 (5,000 sq. ft.) child care facility with related outdoor play area.

On October 24, 2016, the Atira Women's Resource Society (Atira) was selected by City Council to be the future operator of the child care facility at 5688 Hollybridge Way. Once the amenity is completed, it will be transferred to the City. As the child care facility will be a City asset, it will require a name in keeping with the City's Naming Public Buildings – Parks or Places Policy No. 2016.

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

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

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

This report supports the City's Social Development Strategy Strategic Direction 4: Action #10 Support the establishment of high quality, safe child care services in Richmond through: 10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.

Analysis

Naming Options for the Child Care Facility

The child care facility, located at 5688 Hollybridge Way, is under construction and scheduled to be completed in the spring of 2017. During the planning and development stage, the facility has been informally referred to as the Cressey Cadence child care facility. Staff are proposing that a different name be chosen to give the facility its own identity to distinguish it from the development's marketing name.

With the help of the City's Archivist and the Environmental Sustainability staff, a selection of potential names was compiled using references such as:

- Historic maps of the City Centre area;
- Previous property ownership records;

- History of Lulu Island, Thomas Kidd;
- The City of Richmond Heritage Inventory, 2005;
- The Brighouse Homestead & Heritage Trees Statement of Significance;
- Joseph Trutch Field Survey Notes of 1859;
- City of Richmond brochure: "Birds: discover Richmond..."; and
- Native Plants & Wildflowers Guide, a landscaping resource on the City's website.

Based on a staff review of these various references, along with suggestions solicited from the Atira Women's Resource Society, three options were identified:

Option 1:	Willow Early Care and Learning Centre - a name derived from a native plant found on the historic Brighouse Homestead site;
Option 2:	Beach Pea Early Care and Learning Centre - a name derived from a native plant that grows in Richmond; and
Option 3:	Song Sparrow Early Care and Learning Centre - a name derived from a common bird found in the area.

Staff considered the following questions to help narrow the name selection to one recommendation:

- 1. Does the name have historical or current relevance to the site or to Richmond?
- 2. Does the name relate to native flora and fauna?
- 3. Does the name distinguish the child care facility from others in the Lower Mainland?

The use of "early care and learning centre" in all three name options has been put forward by Atira as it reflects their program approach.

The first name option (recommended), Willow Early Care and Learning Centre, is derived from historical landscape features. The Cressey Cadence development is being built on land that was previously part of the historic 697 acre Brighouse Homestead owned by Samuel Brighouse, one of Richmond's first aldermen. The City's Heritage Inventory notes that Brighouse brought several thousand tree seedlings from Europe and planted them on his property. Some of the tree species included willow, elm, oak, pine and ash. The willow is also a native plant and was documented in the 1859 Trutch field survey notes as frequently found along the edges of the Richmond's sloughs. There are no existing Lower Mainland child care programs that use this name.

Beach Pea Early Care and Learning Centre, is the second name option and utilizes the name of a native plant. The beach pea is found growing along Richmond's sandy shoreline areas. It has purple or pink flowers and seed pods. If this name were selected it would not duplicate an existing child care centre's name.

The name of the City child care facility put forward in the report is in keeping with the City's Naming Public Buildings – Parks and Places Policy No. 2016.

Financial Impact

There is no financial impact as a result of selecting a name for this City child care facility.

Conclusion

The child care facility at the Cressey Cadence development will be completed in the spring of 2017. The new child care centre will add 37 licensed child care spaces (12 spaces of Group Care Under 30 Months and 25 spaces of Group Care 30 Months to School Age) to the City Centre area. It will have a name that reflects the program being offered and the history of the facility's location.

Staff are recommending that the City child care amenity, currently under construction at 5688 Hollybridge Way, be named the Willow Early Care and Learning Centre.

Sunder

Coralys Cuthbert Child Care Coordinator (604-204-8621)



Report to Committee

То:	Planning Committee	Date:	January 30, 2017
From:	Cathryn Volkering Carlile General Manager, Community Services	File:	11-7000-01/2016-Vol 01
Re:	RCSAC Municipal Responses to Child and Yout	h Pover	ty Report

Staff Recommendation

That the Richmond Community Services Advisory Committee (RCSAC) Report on "Municipal Responses to Child and Youth Poverty", identified in Attachment 1 of the staff report titled "RCSAC Municipal Responses to Child and Youth Poverty Report", dated January 30, 2017, from the General Manager, Community Services be received for information.

Celeacted

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

Att. 2

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Finance Department Human Resources Parks Services	ত ব ব	lileadie		
REVIEWED BY STAFF REPORT / Agenda Review Subcommittee	INITIALS:	APPROVED BY CAO		

Staff Report

Origin

At the February 2, 2016 Planning Committee Meeting, the Richmond Community Services Advisory Committee (RCSAC) presented a report, "Municipal Responses to Child and Youth Poverty". Following discussion, it was resolved:

That the report on Municipal Responses to Child and Youth Poverty, from the Richmond Community Services Advisory Committee, be received for information and be referred to staff for comment and report back.

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

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

- 2.1. Strong neighbourhoods.
- 2.2. Effective social service networks.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.1. Advancement of City priorities through strong intergovernmental relationships.

This report supports the following Social Development Strategy Actions:

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

- 5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond. (Short Term 0-3 years and then Ongoing)
- 5.2 Support initiatives to help individuals and families move out of poverty, specifying the roles that the City and other partners and jurisdictions can play in pursuing viable solutions (e.g. job readiness programs, affordable housing measures). (Short Term 0 - 3 years and then Ongoing)

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

- 3 -

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

- 12.5 Supporting the establishment of family-oriented affordable housing. (Ongoing)
- 12.6 Providing community grants to organizations that offer services to support children and families. (Ongoing)
- 12.7 Providing affordable and accessible child and family-friendly parks, recreation and cultural opportunities, including library programs & services. (Ongoing)
- 12.9 Supporting programs and initiatives that address domestic violence, poverty, mental health and addictions. (Ongoing)

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

This report responds to the February 2, 2016 Planning Committee Meeting referral identified above.

Findings of Fact

In response to Statistics Canada findings as well as concerns expressed by Richmond front line service providers about children, youth and their families struggling to meet basic needs, the RCSAC prepared a report, "*Municipal Responses to Child/Youth Poverty*" (Attachment 1). While Richmond's high child poverty rate (24% as reported in the 2016 BC Child Poverty Report Card, highest in Metro Vancouver) is questioned due to possible unreported offshore income based on Canadian and foreign income tax laws, the RCSAC member organizations work with many children, youth and families whose income is insufficient to meet the basic needs of adequate food, clothing and shelter. For example, the Richmond Food Bank served an average of 2,200 people per week in 2016 (1,400 per week through grocery distribution and delivery, and 800 per week through community partner and school meal programs). This is a significant increase from the combined average of 1,350 per week in 2010. The Richmond Food Bank served are children.

The purpose of the RCSAC report was to explore how various Metro Vancouver municipalities have addressed the needs of low-income families with children and youth, and to inform Richmond service agencies as well as the City of Richmond about measures taken by other municipalities to reduce the impact of poverty on families. Eight municipalities were surveyed

for the study. In addition to Richmond, staff from Vancouver, Surrey, Burnaby, Coquitlam, Township of Langley, Delta and New Westminster were interviewed. Topics covered included income subsidies, housing, child care, food security, health, transportation and recreation.

Since the RCSAC research was completed in 2015, some other actions have been undertaken by the municipalities surveyed. The City of New Westminster has endorsed a Community Poverty Reduction Strategy (December 5, 2016), although it must be noted that both the Surrey and New Westminster poverty reduction plans were initiated and funded by non-City sources. The City of Vancouver has also resolved to pursue certification as a "Living Wage Employer" whereby municipal staff and certain contracted workers will be paid the Metro Vancouver Living Wage or more, as determined annually by the Canadian Centre for Policy Alternatives, currently \$20.64 per hour including benefits (please note that the City of Richmond currently pays above the 2016 Metro Vancouver Living Wage to all regular City employees, starting at \$26.60 per hour including lieu of benefits and fringe). Of the municipalities surveyed, the City of New Westminster is also a certified Living Wage employer.

As emphasized in the RCSAC report, "Richmond compares favourably in the number and types of services targeted to low-income residents in comparison to other Metro municipalities" (pg. 2, Attachment 1).

RCSAC Proposed Actions

The RCSAC review of municipal actions resulted in five proposals for Richmond's consideration:

- 1. That the City of Richmond makes poverty objectives of the Social Development Strategy a priority for implementation and that this priority is well understood by City Council and staff and communicated to the citizenry.
- 2. That the City of Richmond works with community based organizations and other partners to develop a process for a made-in-Richmond Poverty Reduction Plan Strategy, using the City of Surrey's Poverty Reduction Plan (2012) as a guide (Attachment 2).
- 3. That the City of Richmond Community Grants program funding be augmented with 15% of gaming revenues in order to increase the total funds available for community services agencies.
- 4. That the City of Richmond engages in discussion with the City of Burnaby and the City of Surrey regarding their innovative programs serving low-income children, youth and families, expressly:
 - Burnaby and Surrey's cost-sharing agreements for recreational, educational and social programs for vulnerable neighbourhoods, with a view to implementing agreements with School District No. 38 and other funders such as the United Way of the Lower Mainland; and
 - Burnaby's Youth Hub that provides a youth clinic, alternative school and youth centre, with a view to establishing a Youth Hub in Richmond.

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5. That the City of Richmond requests that the Provincial Government adopt a BC Poverty Reduction Plan with targets and timelines.

The following analysis will address these five proposals consecutively, focusing on relevant City of Richmond initiatives.

Analysis

Social Development Strategy Poverty Objectives

The first RCSAC proposal is:

That the City of Richmond makes poverty objectives of the Social Development strategy a priority for implementation and that this priority is well understood by City Council and Staff and communicated to the citizenry.

While all Social Development Strategy (SDS) actions are aimed at improving the quality of life for residents, the themes of social equity and social inclusion, most directly addressing family income disparities, are found in "Goal 1: Social Equity and Inclusion". Within this first goal of Social Equity and Inclusion, four strategic directions are identified:

- (1) expand housing choices,
- (2) enhance community accessibility,
- (3) address the needs of an aging population, and
- (4) help Richmond's children, youth and families thrive.

SDS implementation is underway, including many actions that contribute to improving the quality of life for low-income Richmond residents. Some aim to directly address social inequity, while others enhance the quality of life for all residents. These include, but are not limited to:

Affordable Housing and Homelessness

- Affordable Housing Strategy (AHS) through which subsidized, low-end and market rental units, entry-level home ownership units, and secondary suites/coach houses are secured; a Strategy update is currently underway and will be completed in 2017.
 - Low-end market units are secured in developments larger than 80 residential units in exchange for a density increase; staff work with developers to secure a mix of unit types, including larger 2/3 bedroom units that are suitable for families.
 - Family friendly housing (both rental and ownership) has been identified as a need through community consultation during the first phase of the AHS update; staff will bring policy options forward for Council consideration.
 - Policy encouraging accessible housing will be explored.

• *Homelessness Strategy*, to be updated in 2017, as well as City funding provided for a one-year Homelessness Liaison pilot contract and a centralized housing database.

Child Care

- *City-owned Child Care Centres*, negotiated from private developers and leased to non-profit providers at a nominal rate to increase the availability of quality facilities; currently 6 centres operating, with 6 more negotiated that will provide a combined total of 480 child care spaces.
- *Early Childhood Development Hub*, one of these negotiated facilities, will provide between 69 and 81 child care spaces, as well as space for other child development and family programs; estimated construction completion date of 2019.
- *Child Care Needs Assessment and Strategy* update is currently underway and will be completed in 2017.

Community Grants

- City Grant Programs (Arts & Culture; Child Care; Health, Social & Safety; and Parks, Recreation & Community Events) supporting non-profit societies that improve the quality of life of Richmond residents in a multitude of ways (e.g. direct services to low-income children, youth and families; increasing food security; improving the quality of child care operations and facilities; free neighbourhood and cultural events).
- *Operating Grants* to the Richmond Centre for Disability & Richmond Therapeutic Equestrian Society to provide a range of supports (e.g. recreation, employment skills development and social opportunities) to children, youth and families with disabilities.

Access to Programs and Services

- *Youth Service Plan: Where Youth Thrive (2015 2020)* includes actions targeting low-income and vulnerable youth (e.g. increasing the availability of low cost, no cost programs and services; enhancing life skills and building career training into programs and services; and increasing youth participation in these activities).
- Seniors Service Plan Update: Action and Healthy Living (2015 2020) and Age-Friendly Assessment and Action Plan (referenced as many seniors are an integral part of extended families, often providing care for grandchildren); both include actions to increase the affordability of social and recreational activities for low-income seniors.
- *Recreation Fee Subsidy Program* for all Richmond residents in financial need, currently being updated and will be presented for Council consideration in 2017.
- Recreation Access Card, providing a 50% discount to persons with disabilities.
- *"Low Cost, No Cost"*, a guide to low cost and free programs offered through Arts, Culture and Heritage facilities, Community Centres, and Aquatic and Arenas Services; City and Community Partner events and activities.

- *Barrier Free Richmond*, a guide to a range of accessible City and community resources available to individuals and families living in Richmond, including a section on children and youth.
- *Parks and Park Programs*, including seasonal events in parks throughout the city (e.g. Wild Things at the Richmond Nature Park); over 300 community garden plots; Council-endorsed Richmond Food Charter seeking to increase food security for low-income and other residents.
- Arts, Culture and Heritage Facilities, including free entrance to the Richmond Museum, London Heritage Farm, Steveston Museum and Tram, and the Richmond Art Gallery; a range of free events, programs and activities offered at these facilities and in the community, including Culture Days and Family Day Weekend activities.
- *Minoru Place Activity Centre* programs and services, including free events and specialized programs such as the "Wellness Connections" program for frail, isolated seniors.
- *Library Services and Programs* including no-cost Babytimes, Storytimes, Reading Buddies, Homework Clubs and Parenting Programs, some offered in partnership with non-profit societies (e.g. Touchstone, Richmond Family Place, Richmond Youth Service Agency); "popup" libraries conducted with Syrian refugee families while temporarily housed at the Executive Inn.
- Social Service Wellness Programs in Schools whereby the City provides non-profit
 organizations with the opportunity to offer wellness programs in school gyms through the CitySchool Board Partnership Agreement; combined with sport and recreation non-profits, a total
 of 26 community groups used school facilities in the 2014/2015 school year.
- *Richmond Community Wellness Strategy*, prepared in partnership with Vancouver Coastal Health and the School District No. 38, including strategic actions aimed at "reducing barriers to living a physically active life for vulnerable populations and people living with a disability"; a Strategy update, including two additional focus areas of mental health and social well-being, is underway and will be completed in 2017.
- *Major Events* with free entrance, including Ships to Shore, the Richmond Maritime Festival and the Richmond World Festival, with additional events planned for Canada150 celebrations.

Other Financial Assists

Nominal Lease Payments and Permissive Tax Exemptions for non-profit societies leasing City
properties including Richmond Caring Place Society, housing 13 non-profit tenants serving
children, youth and families; Richmond Family Place; Richmond Centre for Disability;
Richmond Society for Community Living Group Homes; Developmental Disabilities
Association and others.

The breadth and depth of these undertakings demonstrates that, as advised by the RCSAC, social equity strategic directions are indeed City priorities in the SDS implementation. A more comprehensive SDS implementation plan and update will be presented in a forthcoming report to City Council in 2017.

Extensive community consultations are currently underway to develop various social equity plans identified in the SDS (Affordable Housing Strategy Update; Child Care Needs Assessment and Strategy Update; Recreation Fee Subsidy Program Update), and others will be initiated in

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2017 (Homelessness Strategy Update). As these consultations make the SDS very much a "living document" that has the capacity to identify and respond to emerging challenges, issues and trends, staff will continue SDS strategy implementation and communication as an effective means of addressing City roles in supporting low-income residents.

Surrey Poverty Reduction Plan

The RCSAC's second proposed action is:

That the City of Richmond works with community based organizations and other partners to develop a process for a made-in-Richmond Poverty Reduction Plan Strategy, using the City of Surrey's Poverty Reduction Plan (2012) as a guide.

While the City of Surrey participated in the development of this plan, it is not a City of Surrey document as indicated in the above recommendation. It was developed and led by Vibrant Surrey, a non-profit society, with funding from the McConnell Foundation to facilitate poverty reduction efforts. The project was guided by a Steering Committee consisting of representatives of the Surrey Homelessness and Housing Society, the Surrey Homelessness and Housing Task Force, Fraser Health Authority, Kwantlen Polytechnic University and the City of Surrey. The City of Surrey subsequently adopted the Plan as a guide for City actions within its mandate and available resources, while also identifying the need for community action on this Plan.

Many innovative community initiatives aimed at reducing poverty in Richmond have been undertaken, or are currently in progress, under the auspices of numerous non-profit societies, community tables and statutory organizations. While the actions of specific non-profit societies toward this goal are significant and critically important to low-income residents, they are too numerous to list herein. Examples of projects undertaken by community tables, including nonprofit representatives, are described below:

Richmond Children First

Richmond Children First (RCF) is a committee of organizations serving children and their families funded by the Ministry of Children and Family Development. RCF conducted an extensive project, "The Face of Child Poverty", to better understand the circumstances and experiences of low income families, as well as to educate front line staff and stakeholder organizations about these realities. RCF is currently convening a consortium to guide "Avenues of Change", a project administered by Touchstone Family Association with three-year funding from the United Way of the Lower Mainland (2016 to 2018) that aims to improve access to services and social connections for marginalized families living in the City Centre. RCF membership includes representatives of children and family-serving non-profit agencies, Vancouver Coastal Health, Ministry of Children and Family Development, School District No. 38 and City of Richmond staff.

Richmond Homelessness Coalition

As identified in their Terms of Reference, the Richmond Homelessness Coalition (RHC) aims to end homelessness in Richmond with the understanding that permanent affordable housing options and individualized supports are a primary component of generating a

long-term solution to end homelessness. Membership of the RHC includes representatives from local non-profit housing and service providers, Vancouver Coastal Health, BC Housing, RCMP, community organizations and individuals, the faith community, the private sector and City of Richmond staff.

Richmond Poverty Response Committee

The Richmond Poverty Response Committee (RPRC) has received funding from the Vancouver Foundation and the Richmond Community Foundation to conduct a project, "Eliminating Barriers to Participation for People Experiencing Poverty" that will identify and propose local Richmond solutions to persistent barriers that effectively bar low-income people from participating fully in society. The project aims to establish a self-advocacy network of those with lived experience of poverty; facilitate awareness with local service providers; and provide opportunities to bring people together as engaged citizens (e.g. community forums). Organizational representatives, including City staff, will participate as this project progresses.

This list is by no means exhaustive. As reported in the RCSAC 2016 Annual Report and 2017 Work Plan, there are 38 committees or community tables currently meeting in Richmond, many of which are dedicated to improving child, youth and family well-being in the face of financial and other challenges. As illustrated, the City participates in many of these community undertakings, and staff will continue to be involved in such collective action.

Community Grant Funding

The RCSAC's third proposed action is:

That the City of Richmond Community Grants program funding be augmented with 15% of gaming revenues in order to increase the total funds available for community service agencies.

As part of a 2011 City Grant Program Review, the overall City Grant budget was increased by 35% based on an assessment of appropriate funding levels. Even before this increase, the City's grant funding compared favourably with that provided by other municipalities based on a comparative analysis conducted as part of the Grant Program Review. Furthermore, since 2011, the City has increased the City Grant budget annually with a Cost of Living increase to ensure that City Grant levels keep pace with rising costs. In 2016, a total of \$834,655 was distributed through the City Grant Program.

Burnaby and Surrey's Cost-Sharing Agreements for Vulnerable Neighbourhoods

The RCSAC's fourth proposed action is:

That the City of Richmond engages in discussion with the City of Burnaby and the City of Surrey regarding their innovative programs serving low-income children, youth and families, expressly:

Burnaby and Surrey's cost-sharing agreements for recreational, educational and social programs for vulnerable neighbourhoods, with a view to implementing agreements with School District 38 and other funders such as the United Way of the Lower Mainland.

The RCSAC report refers to Community Schools in Surrey and Burnaby. In Community Schools, the school serves as a hub offering a range of programs, services and supports to children, youth, and their families based on partnerships between the school and community service providers.

While the Community School model has not been pursued in Richmond, the City and School District, as well as non-profit agencies, collaborate in many School District and community initiatives (e.g. the annual Learning and the Brain conference; Richmond Children First; and Collaborative Opportunity for Resources, a VCH committee to coordinate family mental health services).

The City and School District No. 38 also have a partnership whereby schools may be used for community recreation activities when not in use for school purposes, in exchange for City services (e.g. grass-cutting). Initiated in 1988 and originally limited to City and community sport and recreation organizations, this partnership was expanded in 2013 to include social service agencies. In the 2014/2015 school year, a total of 26 community groups including the Multicultural Helping House Society and the Richmond Centre for Disability made use of school facilities through this agreement. The agreement is currently undergoing an administrative review.

With respect to other cost-sharing agreements for recreation programs, the City of Richmond's Recreation Fee Subsidy Program (RFSP) is currently under review. The RFSP provides low-income children and youth with access to activities provided by the City and Community Partners through subsidized admissions and program registrations. Staff are currently consulting with Community Partners about the program update, including options that would provide better support to low-income residents through cost-sharing by the City and Community Partners. A report to City Council is anticipated in 2017.

Burnaby's Youth Hub

The RCSAC also proposes that the City engage in discussion with the City of Burnaby regarding:

Burnaby's Youth Hub that provides a youth clinic, alternative school and youth centre, with a view to establishing a Youth Hub in Richmond.

Recently, the BC Integrated Youth Services Initiative, funded by Vancouver Coastal Health, issued a Request for Proposal to establish a new youth services centre in the Metro Vancouver area. Richmond Addiction Services, in partnership with other youth-serving agencies, submitted a proposal to establish such a centre in Richmond. The City of Richmond participated in this process. While the Richmond proposal was not selected, significant collaboration and planning went into the development of the proposal, leaving Richmond well-positioned should another opportunity arise. The City also works in collaboration with Richmond Community

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Associations, School District No.38, Vancouver Coastal Health, RCMP, Touchstone Family Association, Richmond Addictions Services, Richmond Youth Service Agency and others to implement the City's Youth Services Plan through an asset development, relationship-based approach.

BC Poverty Reduction Plan

On May 24, 2016, Richmond City Council endorsed a resolution for submission to the UBCM calling on the Provincial Government to develop a Poverty Reduction Strategy, with subsequent UBCM endorsement of a similar resolution at their 2016 Convention. In May 2014, the City also endorsed a UBCM resolution requesting that the Province develop a Social Policy Framework "that will set out key policy directions, values, priorities, roles and expectations, and guide the creation of public policy to meet our social needs now and into the future". The City has also advocated to the Province on many other occasions on behalf of residents needing financial relief (e.g. April 2016 letter seeking the elimination of additional bus pass fees for Persons with Disabilities; October 2016 letter requesting the re-instatement of tuition-free status for all Adult Basic Education courses). However, British Columbia remains the only province or territory in Canada without a poverty reduction strategy.

The Province has worked with select communities around the province to develop local poverty reduction plans. The City of Surrey, as well as New Westminster, participated in the BC Government's "Community Poverty Reduction Strategies" initiative to create or build on local poverty action plans. The project began as a partnership with the UBCM Healthy Communities Committee for administering the program. This partnership, initiated in 2012, included seven communities from around the province and was intended to expand to 40 more over the subsequent two years, although this did not occur. While some variation in local challenges emerged, communities concurred that an overarching provincial vision was needed. UBCM withdrew from this partnership in October 2015, indicating that UBCM would continue to advocate for a provincial poverty plan, deemed to have the greatest potential to effectively reduce poverty in BC.

While acknowledging the critical importance of taking action within municipal mandates, as illustrated by Richmond's many actions, staff concur with the UBCM's assertion that a provincial plan has vastly greater potential for effective poverty reduction. With no direct mandate or funding source to substantively address income disparity, the cost of living or social service provision, municipalities are better positioned to play supporting roles, and Richmond has made significant commitments in this regard.

Next Steps

Staff will continue to develop, implement and update the many strategies and initiatives outlined in the SDS that aim to improve the quality of life for low-income children, youth and families. Given the number of community consultations currently underway to update social equity strategies, staff do not recommend establishing a separate Poverty Reduction Plan at this time. With respect to the Youth Hub, community stakeholders have laid the groundwork for such a centre through recent collaboration and the City will continue to support such an endeavour, as well as continue to work with various stakeholders in the delivery of programs and services to

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youth. The City will also continue to participate in community-based initiatives aimed at reducing child, youth and family poverty, currently lead by non-profits, community tables and other levels of government, in partnership with funders and stakeholders. Council will be apprised as reports come forward from these various initiatives.

Financial Impact

None.

Conclusion

The RCSAC has provided a valuable scan of Metro Vancouver municipal actions to reduce poverty for children, youth and their families. The RCSAC also recognizes that Richmond compares favourably in comparison to other Metro Vancouver municipalities with respect to programs and services aimed at reducing poverty. Many SDS actions with the goals of equity and inclusion are currently underway, and others will be implemented as resources permit.

Through City actions, including advocacy to senior governments and staff participation in numerous community initiatives, the City will continue to seek ways to make Richmond "the best place in North America to raise children and youth" and to mitigate the significant challenges facing families struggling with insufficient resources.

Lesley Sherlock Social Planner (604-276-4220)

- Att. 1) RCSAC Communication Tool and Report, "Municipal Responses to Child/Youth Poverty"
 - 2) Surrey Poverty Reduction Plan, July 2012

RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC)

REPORT

TO RICHMOND CITY COUNCIL

ON

MUNICIPAL RESPONSES TO CHILD AND YOUTH POVERTY DECEMBER 2015

RCSAC Richmond Community Services Advisory Committee

Mayor Brodie and Councillors To:

From: Daylene Marshall and Alex Nixon, Co-Chairs, RCSAC

Cathy Carlile, Kim Somerville and Lesley Sherlock CC:

Date: December 10, 2015

Municipal Responses to Child/ Youth Poverty Report 2015 Rc:

Issue	Potential impact	Agency or individuals affected	Suggested action
The RCSAC commissioned	The study compared responses	Various Departments	That Richmond City Council accept the
the Richmond Poverty	that municipalities have adopted	of the City of	report's findings and recommendations:
Response Committee (PRC)	to address the needs of low-	Richmond; and	
to investigate and report back	income families with children	Low-Income families	1. Make poverty objectives in Richmond's
on municipal responses to	and youth. The report found that	that include children	Social Development Strategy a priority for
child and youth (ages 0-18)	although the City of Richmond	and/or youth; and	implementation;
poverty in a number of Metro	has a comparable number and	Richmond service	2. Work with community based organizations
Vancouver municipalities.	types of services targeted to low-	agencies that provide	and other partners to develop a process for a
Cities chosen for the study	income families, other	services and	made-in-Richmond Poverty Reduction Plan
were: Vancouver, Surrey,	municipalities have better	programs for low-	Strategy, using the City of Surrey's Poverty
Burnaby, Richmond,	integrated approaches and more	income families.	Reduction Plan (2012) as a guide, see link:
Coquitlam, Township of	responsive programs and		http://www.surrey.ca/community/11554.aspx;
Langley, Delta and New	services. Since Richmond still		3. Augment the Community Grants program
Westminster. Criteria	has the highest level of people		funding with 15% of gaming revenues in order
compared were: income	living in poverty (22.4%)		to increase the total funds available for
subsidies, housing, childcare,	compared to the other		community service agencies;
food security, health,	municipalities and the Metro		4. Engage in discussion with the Cities of
transportation and recreation.	Vancouver average (17.4%), the		Burnaby and Surrey on their innovative
The report supports	report shows there is still work		programs serving low-income children, youth
Richmond's Social	to be done. The report		and families wit a view to implement same,

expressly:Burnaby and Surrey's cost-sharing agreements for recreational, educational, and social programs for vulnerable	 neighbourhoods; and Burnaby's Youth Hub with a youth clinic, alternative school and youth centre; 5. Request that the Provincial Government adopt a B.C. Poverty Reduction Plan with targets and timelines. 	
		•
recommends we follow other municipalities' best practises to improve the lives of our residents.		
Development Strategy, Equityrecommends we follow otherand Inclusion and Goal Imunicipalities' best practisesAction 5 that "initiates aimprove the lives of ourprocess to improve theresidents.	characteristics and challenges of low-income residents in Richmond."	

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RCSAC REPORT ON

MUNICIPAL RESPONSES TO CHILD/YOUTH POVERTY

SEPTEMBER 2015

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Executive Summary and Recommendations

Background

This report supports Council's 2014-2018 Term Goal # 2: A Vibrant, Active and Connected City: "Continue the development and implementation of an excellent and accessible system of programs and services, and public spaces that reflect Richmond's demographics, heritage, diverse needs, and unique opportunities, and that facilitate active caring, and connected communities."

This RCSAC report was commissioned to investigate and report back on municipal responses to child/youth poverty in a number of Metro Vancouver municipalities. Cities included in the study were: Vancouver, Surrey, Burnaby, Richmond, Coquitlam, Township of Langley, Delta and New Westminster. Criteria studied were: income subsidies, housing, childcare, food security, health, transportation and recreation.

Summary

The purpose of this report is to review and compare responses that these eight (8) municipalities have adopted to address the needs of low-income families with children and youth. <u>Richmond compares favourably in the number and types of services targeted to low-income residents in comparison to other Metro municipalities. However Richmond still has the highest level of people living in poverty at 22.4% compared to all the studied cities and the Metro Vancouver average of 17.4%. In addition, subsequent to the completion of this report, the "My Health, My Community" report was released and it reports that Richmond residents' "overall general and mental health is significantly lower compared to health authority and regional averages." It also reports that 38% of residents have a household income of less than \$40,000/year. This result, combined with a higher child/youth poverty rate indicates that there is still work to be done.</u>

Data from this report may be used by Richmond service agencies and the City of Richmond to further support services and programs that lessen the impact of poverty on Richmond families. The report will also be shared with the other Metro Vancouver cities for their information and action.

Richmond's Strengths

- Low Income Resource Directory administered by Richmond Cares Richmond Gives
- Roving Leaders outreach and recreation program for vulnerable youth;
- Current review of the Recreation Fee Subsidy Program;
- Low Cost/ No Cost recreation activities brochures;
- Community Grant program for community non-profits delivering \$2.2 m in 2015;
- Affordable Housing Strategy securing 500 affordable rental units;
- Nine (9) community gardens on City-owned land;
- 200 childcare spaces in City-owned facilities;
- Adoption of the Richmond Children's Charter;
- Ongoing operation of the Garrett Wellness Centre;
- Richmond Social Development Strategy.

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Building on Richmond's Strengths

Richmond Social Development Strategy in particular, directly addresses the criteria chosen for the study. The First Theme is: Equity and Inclusion—e.g. improving efforts to reduce financial barriers to participation in City programs, finding ways to address affordable housing and homelessness concerns in Richmond.

Goal 1 Action 5 also states: Acknowledging that income data from Statistics Canada and other sources alone does not present a complete or fully reliable picture of poverty in Richmond, work with community based organizations, senior governments and other partners to initiate culturally-sensitive process to: (5.1) improve the characteristics and challenges of low income residents in Richmond and (5.2) Support initiatives to help individuals and families move out of poverty, specifying the roles that the City and other partners and jurisdictions can play in pursuing viable solutions (i.e. job readiness programs, affordable housing measures).

Recommendations:

- 1. <u>Recommendation</u>: That the City of Richmond makes poverty objectives of the Social Development Strategy a priority for implementation and that this priority is well understood by City Council and Staff and communicated to the citizenry.
- 2. <u>Recommendation</u>: That the City of Richmond works with community based organizations and other partners to develop a process for a made-in-Richmond Poverty Reduction Plan Strategy, using the City of Surrey's Poverty Reduction Plan (2012) as a guide. See link: <u>http://www.surrey.ca/community/11554.aspx</u>
- 3. <u>Recommendation</u>: That the City of Richmond Community Grants program funding be augmented with 15% of gaming revenues in order to increase the total funds available for community service agencies.
- 4. <u>Recommendation</u>: That the City of Richmond engages in discussion with the City of Burnaby and the City of Surrey regarding their innovative programs serving low-income children, youth and families, expressly:
 - Burnaby and Surrey's cost-sharing agreements for recreational, educational and social programs for vulnerable neighbourhoods, with a view to implementing agreements with School District 38 and other funders such as the United Way of Lower Mainland; and
 - Burnaby's Youth Hub that provides a youth clinic, alternative school and youth centre, with a view to establishing a Youth Hub in Richmond.
- 5. <u>Recommendation</u>: That the City of Richmond requests the Provincial Government to adopt a B.C. Poverty Reduction Plan with targets and timelines.

Report prepared by Lynda Brummitt,

Project Coordinator, Richmond Poverty Response Committee

Introduction

Child Poverty in British Columbia and Richmond in particular has remained stubbornly high since the beginning of the 21st century. As provinces across the country have initiated Poverty Reduction Strategies with targets and timelines to address systemic issues relating to poverty, the call for a similar strategy for BC has gone unheeded by the provincial government. In the place of provincial strategy, community poverty reduction pilot projects were put in place in 2012 by the BC Government, in partnership with the Union of BC Municipalities, in seven BC communities. Two of the communities, Surrey and New Westminster, are included in this current study. The first progress report on the pilot communities was released in spring 2014. The communities selected for the pilot benefitted from funding for coordination for development of community action plans and 72 families of 108 referred, benefitted from tailor-made strategies out of poverty. The report itself acknowledged "that families cannot forge a path out of poverty until their most basic needs – including food, shelter and health care – are addressed".¹ This is the same challenge that faces local municipalities, the level of government closest to the children living in poverty, with the least means to make the systemic changes contributing to poverty in their community.

Richmond Community Services Advisory Committee (RCSAC) and Richmond Poverty Response Committee (RPRC) share an interest in where the City of Richmond fits with other Metro Vancouver cities, with regard to finding workable responses that assist families living in poverty. The purpose of this report is to review and compare the responses that the selected municipalities of the lower mainland (study municipalities) are adopting to address child/youth poverty issues in their communities. The data from this report may be used by RCSAC member agencies to further support programs and services that lessen the impact of poverty on Richmond families. The report will also be shared with the City of Richmond and other Metro Vancouver cities for their information and action.

Parameters of Study

As requested by the RCSAC Executive, the Richmond PRC agreed to undertake a study to review municipal responses to child/youth poverty. The age demographic is birth to 18 years and geographic scope is municipalities with similar populations. Initiatives were included in areas such as: income subsidies, housing, childcare, food security, health, transportation and recreation.

Prior to commencing this project, a consultation was held with a task group of Richmond PRC and the Child Poverty Action Team of Richmond Children First to review the criteria and determine the lower mainland communities to be included in the study. By population, compared to Richmond, the municipalities of Vancouver, Surrey, Burnaby Coquitlam, Langley and Delta were selected (three communities of higher population and three of lower population). Giving consideration to the social planning capacity of lower mainland communities, it was agreed to include New Westminster, which has a much smaller population than the seven others, but has a social planner on staff. The criteria

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for collecting information was expanded to include community grants, and information to be gathered included process, policy and programs, as each apply to the criteria selected.

Child Poverty in Study Municipalities

Poverty is: Not having breakfast sometimes; being afraid to tell your mom that you need new shoes; sometimes really hard because my mom gets scared and she cries; not being able to take swimming lessons; not getting to go on school trips; being teased about the way you are dressed; (Grade 4 & 5 children- ISARC: 1998)ⁱⁱ

In Metro Vancouver, using the low-income after tax measure (LIM-AT), 395,095 individuals are considered to be living in poverty, or 17.4% of the total population. Metro Vancouver is slightly higher than the provincial rate of 16.4%. The following table compares the general poverty rate between the study municipalities, using the after-tax low income measure.ⁱⁱⁱ Six of the study municipalities have a higher proportion of their population living in poverty compared to the provincial rate of 16.4%. However, when compared to the poverty rate in Metro Vancouver of 17.4%, only 3 of the study municipalities, Vancouver, Burnaby and Richmond have higher proportions of people living in poverty.

	Population/private	In low income in	Prevalence of low
	households for	2010 based on	income in 2010
	income status	LIM-AT	based on LIM-AT (%)
Province BC	4,245,795	696,850	16.4%
Metro Vancouver	2,272,730	395,095	17.4%
Vancouver	590,210	121, 020	20.5%
Surrey	463,340	71,695	15.5%
Burnaby	220,260	46,360	21%
Richmond	189,305	42,365	22.4%
Coquitlam	125,015	21,620	17.3%
Township of Langley	103,145	11,730	11.4%
Delta	98,745	10,105	10.2%
New Westminster	65,090	10,980	16.9%

National Household Survey Community Profiles 2011

When considering child poverty, the picture is slightly different. Among the study municipalities, 4 have higher proportions of their populations under age 18 living in poverty compared to the BC and Metro Vancouver average. At 25.4%, Richmond has the highest proportion of children under 18 living in poverty, followed by Burnaby (23.1%), Vancouver (22.4%) and Coquitlam (21.1%). In absolute numbers, the City of Surrey has the most children, 20,355, living in poverty but proportionally, it represents 18.7% of children under the age of 18.

The table below considers the child poverty rate for children under the age of 18. It does not show proportion of the subset of children under 6 living in poverty. For all study municipalities, except New Westminster, the proportion of children under 6 living in poverty is less. In New Westminster, the proportion of children under 6 living in poverty is less. 18.9%, while the proportion of children under 18 living in poverty is 17.2%. This is of particular concern given the influence of early years of life on a child's future health and development.

· · · · · · · · · · · · · · · · · · ·	Population in Private	Prevalence of low	Prevalence of low
	households for income	income in 2010	income in 2010
	status	based on after –tax	based on LIM-AT
	u/18 &	measure u/18	(%)
Province BC	823,410	157,250	19.1
Metro Vancouver	439,425	85,535	19.5
Vancouver	88,470	19,855	22.4

Surrey	109,045	20,355	18.7
Burnaby	38,215	8,835	23.1
Richmond	34,790	8,820	25.4
Coquitlam	26,150	5,515	21.1
Township of Langley	24,080	3,415	14.2
Delta	21,980	2,720	12.4
New Westminster	10,360	1,780	17.2

National Household Survey Community Profiles 2011

To add to our understanding of poverty within Metro Vancouver and the study municipalities it is helpful to note the mapping information that is provided in the 2014 Child Poverty Report Card issued by First Call^{iv}. Based on the LIM-AT 2012, poverty data was mapped by census tract and illustrates where the children living in poverty live. The following table compares the study municipalities using the two extreme categories – proportion of children living in poverty of >40% and proportion of children living in poverty <10%.

	# of Census Tracts >40%	# of Census Tract<10%
	Child Poverty	Child Poverty
Vancouver	5	2
Surrey	2	3
Burnaby	2	0
Richmond	2	0
Coquitlam	1	1
Township of Langley	0	3
Delta ·	0	4
New Westminster	0	0

Source: Fact Sheet #10: Child Poverty in Metro Vancouver

It is generally accepted that growing up in a poor household negatively affects children, not only in the short term but potentially across the life-cycle. These effects also have implications for society which means it is important that local governments take into account the plight of children and youth living in poverty within their jurisdiction.

"The economic benefits of investing in children have been extensively documented. Investing fully in children today, will ensure the well-being and productivity of future generations for decades to come. By contrast, the physical, emotional and intellectual impairment that poverty inflicts on children can mean a lifetime of suffering and want - a legacy of poverty for the next generation..." Carol Bellamy, Executive of UNICEF, 1995-2005^v

FINDINGS FROM STUDY MUNCIPALITIES

Local governments have a unique and important role in building communities that matter. They shape the conditions that attract people and capital and ensure funding is used effectively to build attractive and sustainable communities that offer opportunities to all residents. A municipality's services, programs and facilities form a social infrastructure upon which people rely to earn a living and raise their families.^{vi}

The above quote is taken from a report by Vibrant Communities Canada, based on the results of work done in 13 communities across Canada, over 10 years. The report notes that while senior levels of government control the majority of political levers that influence prosperity, the full benefit of such of those policies can not be realized without the coordination at the city-region level. The report goes on to identify and provide illustrations of ways in which municipal governments across Canada have raised awareness and changed attitudes, addressed needs of those currently living in poverty and focused on changing public policy to break the cycle of poverty.

Through the process of gathering information for this report, it was identified that several municipalities have developed overarching social planning strategies that have helped to "connect the dots" and knit together other strategies and initiatives that contribute to addressing quality of life and well-being, including poverty. It is interesting to note that all four municipalities with social planning strategies also have social planners and/or social planning departments. The development of the strategies included information gathering and data sharing as well as extensive community consultation and poverty was included as an important community concern. Each of the documents is comprehensive and reflects the high level priorities of each city or municipality. The following are some interesting notes relating to poverty reduction and alleviation.

- <u>The City of Vancouver, A Health City for All</u>. This strategy is a long-term, integrated plan to improve the health of people, the community and the environment. Vancouver's strategy was adopted in September 2014, with 13 major goals and targets for each goal. There is a goal for "Making Ends Meet" and the targets are to reduce the poverty rate by 75% and increase the median income by at least 3% per year.
- <u>City of Surrey, Plan for Society Wellbeing of Surrey Residents</u>. The City of Surrey's Social plan was adopted in 2006 and has five priority areas that include community development and inclusion, housing and homelessness and poverty reduction strategy. The poverty reduction strategy was developed by a community group Vibrant Surrey. The City of Surrey and other community partners participated in the development and it was adopted by Council in 2012. Council receives regular staff progress reports on the social plan. Continued participation in the Surrey Poverty Reduction Coalition and implementation of the poverty reduction plan was identified as a priority for 2015-2017 in latest progress report.
- <u>City of Richmond, Building our Social Future</u>. Council adopted the Social Development Strategy in 2013. Future steps include developing the work plan for implementation and regular monitoring and reporting. The needs of people living in poverty are woven within the goal for social equity and inclusion expanding housing choices, enhancing community accessibility and acknowledging working with community-based organizations and senior levels of government to understand the characteristics of people living in poverty and supporting initiatives to help families move out of poverty, as well as poverty alleviation initiatives.
- <u>City of Burnaby, Social Sustainability Strategy.</u> The strategy was adopted in 2011 and an implementation plan was adopted in 2013. Priority actions for phase 1 include economic security and affordable, suitable housing, and leasing of city-owned properties for non-market supportive housing.

The City of Surrey and New Westminster are participating in the community poverty reduction pilot project of the Province of BC. City of Surrey, has adopted a poverty reduction strategy and New Westminster is in the process of developing a poverty reduction strategy. In the City of New Westminster the social planner was able to provide support to the working group that was formed. The initial work has identified 6 priority areas, several of which are poverty related – childcare, access and inclusion and affordable housing. The remaining study municipality with social planning capacity is the City of Coquitlam which has identified 2 priorities – housing affordability and multiculturalism.

Study Results

The following table provides an overview of the results of this study with the details in the following paragraphs.

	Vancouver	Surrey	Burnaby	Richmond	Coquitlam	Langley	Delta	New West
Social Plan	√	1	1	· 🗸				
1.Recreation	V.	\checkmark	✓	~	V	\checkmark	V	×
2.Grants	√	√	1	~	1	\checkmark		~
3.Housing	√	~	~	1	1			✓
4. Food Security	√	✓	√	1				

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5. Childcare	√	\checkmark	\checkmark		\checkmark
6.Health		 \checkmark	\checkmark	\checkmark	
7. Income Subsidy	. 🖌				 \checkmark
8. Transit					

1. Recreation

Vancouver: The City of Vancouver has the Leisure Access Program for low income residents and provides access to basic recreation programs – pools, rinks, fitness centres and participating community Centres. The subsidy is loaded on the "OneCard" (used by all residents regardless of income) for discounted access to facilities. Included is free admission and rentals for skating and swimming, 50% discounts for admissions/passes for recreational facilities and programs and local attractions. Youth also are able to receive discounts for fitness centre admissions and the "flexipass" (1, 3 and 12 month passes) for swimming pools, ice rinks and fitness centres although costs may be prohibitive). A Leisure Access Agency pass is available for non-profit staff and volunteers when they accompany and assist clients and foster parents when they supervise their foster children.

Community-based youth workers provide additional supports and resources to youth ages 8 to 18, with a broad range of developmental issues facing youth. Programming varies across the city and is designed and led by local youth in consultation with staff and youth volunteers.

Surrey: The Leisure Access Program in Surrey includes one-year full facility passes for children and youth that includes swimming, skating (including free helmet and skate rental), weight room, fitness classes, and sports drop in. Discounts of 75% are offered for most registered programs. In addition to the Leisure Access Program, information about Kidsport grants and Jumpstart are made available to families for children/youth who want to participate in organized sports or recreation programs.

Surrey has seven youth centres with drop-in lounges, registered programs and activity-specific nights. Free annual memberships provide preteens and youth free access to the youth lounge and drop-in activities. Drop-in activities include video games, foosball, air hockey, gym activities, sports equipment and pool tables. Youth Engagement Projects Teams support youth to plan events that they have developed or support small projects developed by youth. The youth centres also offer pre-teen activities. In addition there are eight Youth Parks for BMX and skateboarding. The City provides year road programming called Surrey Rides and hosts special skateboarding events and camps.

The Community-Schools Partnership (C-SP), an initiative of the school district in collaboration with the City of Surrey, involves community partners working alongside schools in addressing vulnerabilities and creating opportunities for all children to flourish. This initiative supports 25 identified schools, (22 elementary, 3 secondary). The C-SP staff work with schools and partners to develop activities that best meet the needs of the school. Programs include afterschool extended enrichment and learning, recreation and culture programs, parent engagement, youth transition, English Language Learning, school break programming and early learning. In addition to C-SP staff, school and City staff support is provided.

Burnaby: The Recreation Credit program provides financial assistance for low income residents. The program is set up by Burnaby but the application process is administered by designated non-profit agencies. A credit amount for one year is registered in the computer system for the individual who can then use the credit to access swimming pools, skating rinks, fitness classes, indoor cycling, or weight rooms. Information about the Fitness and Arts Tax Credit (federal), is also available on the City of Burnaby website along with a list of Burnaby programs that qualify for the tax credit and links to the relevant Government of Canada website. For grade five students, who are residents of Burnaby, a "Be Active" pass provides free access to a number of activities such as swimming, skating, golf and activities at community centres.

Burnaby has five city-operated youth centres or lounges located in town centres. Depending on the facility, free drop-in activities include a variety of recreational activities, including a pool table, foosball, outdoor games, open gym time,

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computer, board games, cards, TV, and access to kitchen space. Programming is geared to both preteen (10-12) and teen (13-18). Special events are also organized.

In addition to the youth centres, The City of Burnaby has a cost sharing agreement with the School District for coordination of seven community schools to offer a variety of programs and services to meet specific educational, recreational and social needs of the neighbourhood. Most schools are located in more vulnerable neighbourhoods.

Richmond: The Recreation Subsidy Program is available to low income families for admissions and program registration. Each child within a family may access one activity or program per quarter. The fee subsidy program is complemented by a range of free events such as the Arts Centre Truck, Youth Media Arts Lab, Summer Park Program, outdoor movie nights, community festivals and events. The City of Richmond also provides a Grade 5 Activity Pass to all grade 5 students who are Richmond residents. For one year, grade five students have free admission to drop-in swim and skating sessions at Richmond facilities, pre-teen drop-in at local community centres and pitch and putt. In addition, City of Richmond staff are involved in the administration of Kidsport and JumpStart programs that provide further financial assistance for access to organized sports and other costs relating to participation in physical activity such as fees, transportation and equipment.

Currently the Recreation Subsidy program is under comprehensive review as an initiative of the Social Development Strategy. The review will consider fee subsidies within the context of enhanced community accessibility and consideration will be given to program expansion for low income residents, increasing opportunities for participation, better communication about the program, alternate administration and technology improvements.

Youth recreation services are provided through a network of area and youth development coordinators (based at local community centres) and partnerships with youth-serving community organizations. The youth development coordinators, in partnership with the local community association, plan a broad range of youth recreation and activity opportunities for the local area. Several locations have created dedicated youth spaces. At five sites, Nightshift, a free Friday night drop in, is offered that includes activities and gym time. Pre-teen Hangout, is a similar program for pre-teens. Several city facilities have created dedicated youth spaces for youth programing. The media lab at the Richmond Cultural Centre offers the Richmond Youth Media Program.

Local youth programming also supports positive development through leadership development and volunteer opportunities for youth. Several community centres have youth councils or leadership groups. The Roving Leaders program is done city wide, on an outreach basis, to connect with vulnerable youth (which may include low income youth). Youth are mentored and guided through the program and may ultimately end up participating in more traditional youth programs.

The Roving Leaders program provides outreach to vulnerable youth, including low income youth. The focus is to connect and establish positive relations with unaffiliated youth (13 to 18). Youth are mentored and guided through the program with bridging of recreation and cultural activities and/or appropriate services. Youth may be referred to this program and service is individualized to the interests and needs of the youth.

Coquitiam: Get Connected, Get Active is the financial assistance program for recreation activities. Applicants may choose one of three options – 50 free drop-in admissions, 50% off 4 programs over a year or 2 free programs over one year. Each family member may choose the option that best meets their needs. Grade 5 Get Active, Grade 6 Stay program provides free access to recreation programs. In Grade 5, the cardholder has access to all drop-in activities during the school year and in Grade 6 the cardholder has 12 free admissions. The subsidy program is complemented by once a month free swimming and skating sessions, sponsored by a credit union.

Coquitlam offers a Youth Leadership Committee, at two sites. It is no cost and provides bi-weekly meetings for leadership development and volunteer opportunities at community events.

Township of Langley – financial assistance is available through an application process available at local community centres. Financial assistance is in the form of reduced admission or program fees. In addition to financial assistance, reduced admission community swims and swim and gym activities are offered weekly throughout the year. Information about Kidsport and Jumpstart programs is available in the Leisure guide. At one community centre, a weekly youth

lounge drop in and preteen hangout program is offered. A monthly Just Boys and Just Girls session is offered at the same centre for a nominal fee.

Delta: The Leisure Access Assistance Program access to drop-in land and aquatic fitness classes, weight room sessions, public swims, open gyms and public skating. The applications to the program are administered through a central location. Information about Kidsport and Jumpstart is available on the website and in the Leisure Guide. In addition Delta has two memorial funds that provide complete or partial funding for swimming lessons (ages 6 months-12) and introductory recreation programs (ages 6-18) for children. In addition to financial subsidy, Delta has Grade 5 and 6 free Admission Passes for public skate, swim or open gym sessions and for Grade 7 students, a free 10-Admission Pass card. Children's Fitness Tax Credit information is also available.

New Westminster: New Westminster has an income assistance program that provides low income residents with a 50% discount on most programs offered in the Active Living Guide throughout the year. The program is administered by Fraserside Community Services on behalf of the City.

For youth, there is a centrally located youth centre (co-located with Seniors Century House). This youth centre includes a computer lab, full kitchen, multipurpose room for sports and special events, laundry and shower facilities, and a youth lounge. Seniors access the space during the day, and youth have after school/evening access. The Youth Centre is open daily and has a \$15.00 annual membership. An exercise room is on site with weight and cardio equipment. There is a \$1.00 drop in fee or \$10.00 monthly fee for use of this room. Acting as a hub, there are also youth programs in four neighbourhoods throughout New Westminster. Leadership opportunities are offered through the Youth Centre Committee and other committees organized around interests (music, arts, advisory, etc).

2. Community Grants

Vancouver – The grant program is design to strengthen communities and is a comprehensive program with grants provided in 15 areas of funding. In relation to child poverty, the following grant areas are relevant: social innovation, direct social service grants, small capital projects, childcare, neighbourhood organizations (mainly neighbourhood houses), organizational capacity and vantage point bursaries (access to workshops for staff/board members on non-profits.

Surrey: The grant program in Surrey includes the areas of community promotion, cultural and recreational, environment and taxes. The grants are in two categories – on-going from year to year and one time only. A global grant budget is established for each year.

Burnaby: Community grants in Burnaby support volunteer assistance groups including (non-profit community groups) as well as cultural and athletic organizations. Non-profit groups may apply for start-up funding towards overhead but not for salaries or wages.

Community grants falls within a larger program, "Community Capacity Building and Support". This program is based on citizen participation and includes:

- Citizen Plaza Pavers a community project that celebrates the City and raises funds to benefit Burnaby based charities and non-profits
- Burnaby Interagency Council for networking and partnership opportunities
- Festivals Burnaby grants to support neighbourhood and City wide events
- Community Resource Centres four community resource centres owned by City and other properties provide affordable office space/programming space for non-profits (lease grant to offset lease costs)
- Free meeting space free or low cost meeting space in municipal facilities for non-profit groups
- Community Benefit Bonus Policy develops community amenity space including non-profit office space, childcare centres and affordable housing in Burnaby's four town centres.

- Community Schools cost of the coordinator (at each of seven schools) is shared with school district and municipality
- Establishing Business Associations

Richmond: The goals for the community grant program clearly state the intention to assist Council with achieving term goals and adopted strategies, to improve quality of life, assist Richmond based community groups to provide programs to residents and build community and organizational capacity. City grants fund in the areas of arts and culture, child care, health, social and safety and parks, recreation and community events. Each grant area has its own criteria and allocation budget. One and three year grants are awarded. An annual cost of living increase is also factored into the community grants awarded.

Coquitlam: The annual grant program supports community groups and non-profits in the areas of arts, culture and heritage, sports and community. The grant program will fund events, programs, equipment, public art and capital expenditures. A current initiative included in the grant program is Spirit 125 related to the City's upcoming 125th. Eligible expenses include staff/volunteer training, program supplies, marketing and special event costs. On-going operating expenses are ineligible. In addition to the formal community grant program, the City of Coquitlam provides an annual service grant of \$25,000 to Share Family and Community Services, an organization that provides most of the poverty-related services in Coquitlam.

Township of Langley: The annual grant program consists of grants for events and projects and capital improvements (for community halls only). The grants for events and projects have four categories – general, dry grad, major festival grant, scholarship (for each secondary school) and "Nothing without Effort" grant. The general grant is for special events and projects that benefit the Township and involve local residents, has a limit of \$2,500 and funds must not be used for administrative salaries. "Nothing without Effort" is a community matching grant for which a poverty related project could possibly be eligible. The Township will match up to \$5,000 per community (7) for a project that is planned, initiated, and implemented by community members in partnership with the Township. The funds raised by the group in initiating the project may include cash as well as in-kind volunteer labour, donated materials or professional services.

Delta: There is no formal community grant program in Delta. However there are annual service agreements with two Delta community agencies relevant to this report. One agency provides poverty related supports and another provides family resources centres and social/recreation club programs for children and youth. The service agreement for the former includes a grant of \$29,000 and municipal property tax exemption amount. The service agreement for the latter includes a grant for \$113,000 and the municipal property tax exemption amount. This agency also has a license renewal (5-year term) for access to the building where their programs are held.

There is a Facility Rental Fee Grant up to \$1000 that community groups providing an event of benefit to Delta and its residents may access. The grant maybe used for the facility fee or showstage rental. Dry Grads are included in this grant and may receive a grant up to \$1200.

New Westminster: The community grant program has eight funding areas. Those most relevant to children and youth are community grants, childcare and city partnership grants. Community grants support both new and established organizations with start-up or projects on a one-time basis. Eligible activities include special programs, events, community workshops, seed funds for new initiatives and specialized equipment but grant must not be used for operating costs. Child care grants assist licensed, non-profit child care operators with capital expenditures. City partnership grants are designed specifically to assist non-profit, incorporated organizations with the delivery of major services to the community. Non-profit organization involved in poverty reduction and poverty alleviation related activities would be eligible. The focus of the funding is community livability, and social equity, vibrant economy, arts and culture and environmental leadership. Funding is available for one to three years and allows for operating grants.

3. Housing

Vancouver: In the" Healthy City for All" strategy the goal for housing is to have a range of affordable housing choices available for all Vancouver residents. The strategy has housing targets that include 2,900 supportive housing (for specific populations including women and youth), 5,000 new social housing units and 5,000 new units of secured market rental by 2021. Strategies include leveraging City assets to build more affordable housing, and target shelters and supportive and social housing to underserved neighbourhoods. In July 2013 a Chief Housing Officer was appointed by Council to oversee the affordable housing strategy. In July 2014 The Affordable Housing Agency (city owned housing authority) was formed. The goal of the agency is to expedite affordable housing with a focus on incremental non market/ social housing (leveraging city land and partners land), renewal and increased capacity and sustained affordability of aging public social housing stock and private market rental stock, rezoning for new mixed income affordable housing with an emphasis on 2-3 bedroom family housing.

Market rental housing will likely not be affordable for low income families. Within the housing and homelessness strategy, protecting existing supply of affordable rental housing and secondary suites in single family areas will support purpose build rental and provide accommodation for low to moderate income families are included. Specifically related to children and families, in December, 2013 Council appointed the YWCA Metro Vancouver as a lease holder for 31 units of non-market rental housing as part of the New Fire Hall No. 5 building. Low to moderate-income single mothers and their children will be housed in 2 and 3 bedroom units.

In support of the above, Vancouver owns market rental housing and vacancies are posted on the website, along with a database of non-market rental and co-op housing inventory available on line to assist with locating subsidized housing. There is also information available for rental properties with health and safety issues. The City of Vancouver also operates a rent bank. The rent bank aims to increase housing stability by preventing evictions or loss of essential services. One-time interest free loans are available to low income people in temporary financial crisis.

Surrey: The Social Plan for Surrey identified affordable housing and homelessness as a critical component of a healthy community. Implementing the Master Plan for Housing the Homeless is a priority for 2015 to 2017. The Master Plan for Housing the Homelessness has identified women with children and youth among the group of at-risk populations. Council allocated \$9 million+ from the Affordable Housing Reserve Fund to seed the Surrey Homelessness and Housing Fund. The fund is to support made in Surrey solutions to homelessness and housing. The Surrey Homelessness and Housing Society was established by Council to oversee the management and growth of the fund and to make recommendations for awarding grants. Approximately \$200,000 to \$240,000 in grants are awarded annually.

Housing is also included in the Poverty Reduction Plan that was approved by Surrey Council. The biannual 2012-2014 report on the Social Plan, included a report on the Housing First Landlord Project which facilitates a connection between private landlords and the health and services agencies that support people who are chronically or episodically homeless. The Poverty Reduction Coalition hosted a breakfast session with landlords to increase their awareness and understanding of the issue homelessness and experience of the service providers. This event was sponsored by The Surrey Board of Trade.

Burnaby: Affordable and suitable housing is identified in the Social Sustainability Strategy as foundation strategy for achieving economic security. Actions included developing and clarifying criteria for use of the Housing Fund to fill gaps in the city's housing continuum, continue to lease City-owned properties for non-market and supportive housing which is affordable for low income households and advocate the seniors levels of government for programs and policies that reflect a full continuum of housing options and make it easier for municipalities to support affordable and suitable housing.

Previous to the Social Sustainability Strategy Burnaby had adopted polices such as fast-track approvals process, permit fees deferral for non-market housing, grants from the Housing Fund, reduced parking standards, requirement that 20% of units in newly developing community of publicly owned land be affordable.

The Community Benefit Bonus Policy (BBP) is a tool for securing community amenities through development that is occurring in Burnaby's four town centres. This policy has been applied for security affordable/special needs housing. Under this program 6 units of affordable housing, 2-bedroom were secured for families and a nine-unit second stage transition house for women and children fleeing violence (maximum stay 18 months) Housing Fund disbursements have also been made to advance affordable housing within Burnaby.

Richmond: Expanding housing options is included in the social planning strategy as a means for social equity and includes development of a shelter for women and children and using the Affordable Housing Reserve for land acquisitions that will facilitate provision of subsidized housing. The Richmond Affordable Housing Strategy was adopted by Council in 2007. The strategy identified 5 policy areas for responding to the need for affordable housing - identified priority housing types and annual targets for each priority, regulatory tools to facilitate the creation of affordable housing, preservation and maintenance of existing rental housing stock, incentives, building community capacity and advocacy, the position of Affordable Housing Coordinator and maintains a housing reserve fund.

Under the affordable housing strategy, the following has been secured for families and children. Subsidized rental – 15 units to support lone-parent families, with access to child care; Affordable rental housing – 16 3 and 4 bedroom units for women and children will be included in Storeys development; and low end market rental units 238 low end market rental units and an additional 70,857 square feet of floor space in large phased developments which equates to approximately 80-130 units.

Coquitlam: An Affordable Housing Strategy was adopted in 2007 and an Affordable Housing Reserve Fund in 2008. The Affordable Housing Strategy is currently being reviewed. The goal is to work with partners from the non-profit, private and public sectors to ensure a wide variety of housing types, sizes, tenures and prices to meet future housing needs. A draft Housing Affordability Strategy has been developed for discussion purposes.

New Westminster: An Affordable Housing Strategy was prepared in 2010 that includes actions in support of developing affordable, non-market and rental housing. A Tenant Displacement Policy was adopted in 2011 which includes procedures for dealing with displaced tenants. In 2013 a Secure Market Rental Housing policy was adopted that includes strategies and actions aimed at retaining and renewing and enhancing the supply of market rental housing. There is a non-profit rental (100 units)/market rental (80 units) development with Onni Development in progress.

To support the above initiatives, an Affordable Housing Reserve Fund has been established which receives 30% of density bonus revenues. An Inter-Departmental Affordable Housing Review Committee was established to review affordable housing proposals for purposes of coordination, expediting approvals and fast tracking approvals. A Secondary Suite Readiness Guide to assist homeowners with legalizing a suite or building a new one.

4. Food Security

Vancouver: A goal in the Health City Strategy is "Feeding Ourselves Well" and a target for food security includes increasing city-wide and neighbourhood food assets by a minimum of 50% over 2010 levels by 2020. Food assets include community gardens and orchards, community kitchens, community produce stands, etc. The Vancouver Food Strategy has five goals, one being to improve access to health, affordable and cultural diverse foods for all residents. The Vancouver Food Policy Council, provides input to Council regarding the development of food security policies and assists the City with community engagement. The Council also works cooperatively with other agencies to initiate and develop relevant projects.

The community grant program includes sustainable food system grants to non-profits. The focus of the grant program is to support projects that increase access to food, promote inclusion and participation or build sustainable food systems. The Park Board has developed a Local Food Assets Task Force that makes policy recommendations for expanding food assets within Vancouver parks and recreation systems. Neighbourhood food networks are coalitions of citizens, organizations and agencies that act on food security policies - community based food programs that include food

building, education and awareness, engagement opportunities. Asset maps identify community gardens, food programs, kitchen spaces, food stores (particularly for those at risk of food security). Examples of work by the neighbourhood food networks include mobile pocket markets and community food markets that provide fresh food in "food deserts" or lower income areas of the city where access to health, and affordable food is limited., meals programs and bulk buying and community kitchens and food skills training.

Surrey: In the Surrey Sustainability Charter, food and farming is identified as an economic pillar. Recent work has focussed on farming and agriculture business but the City has four established and one proposed community gardens in Surrey parks, with an invitation on its website to community groups to start new ones.

Burnaby: Within the Social Sustainability Strategy, meeting basic needs is the first priority. Updating and relaunching the Healthy Community Initiative is identified as an action as well as working with multiple sectors of the community to develop community gardening and development of a food strategy.

Currently Burnaby has a network of community gardens administered by several non-profit organizations. The information about the location, number of plots, etc is available on the City website. A representative of the City of Burnaby sits on the Burnaby Food First, a group of individuals and community organizations working on food Issues. The City of Burnaby partners The City is also a partner in the bi-annual Empty Bowls Fundraising Gala, which raises money to feed hungry people in Burnaby through a variety of community programs. New community spaces owned by the City include kitchens for programming.

Richmond: Food security is identified in the Building Our Social Future social plan. Among the proposed actions is encouraging development of community gardens and farmers markets along with working with community partners to facilitate food security initiatives. In another section of the plan that focuses on social equity and inclusion, food initiatives such as community gardens and community meals, are identified as community initiatives that promote independence and reduce the cost of living for low income households.

In Richmond there are nine community gardens throughout Richmond. Developed on City properties, the City contributes to on-going development, maintenance and supplies for the sites. The Richmond Food Security Society administers the community gardens. Development of a Food Charter is on-going, led by Richmond Food Security Society. Representatives of City of Richmond, Vancouver Coastal Health and other community partners are involved in this project.

In the remainder of the study municipalities, food security initiatives are less formalized and/or led by local non-profits or community groups. Coquitlam and the Township of Langley have demonstration gardens, in Langley it is a partnership with Langley Environment Partners (LEPS). LEPS also runs community gardens. On the Corporation of Delta website information is posted about local community gardens operated by a local groups. Delta also has a service agreement with Earthwise Society to manage a community garden of eight plots located in a Delta park. The City of New Westminster has a partnership with the New Westminster Community Gardening Society for community gardens located in two parks.

5. Childcare

Vancouver: "A Good Start and a Healthy Childhood" is the first goal in the Healthy City Strategy. In achieving this goal, the City of Vancouver has comprehensive childcare and child development strategies. Childcare is recognized as a public amenity and partnership with non-profit organizations to deliver quality, affordable and accessible childcare. The City role includes facilitating the development of infrastructure to support integrated childcare services, including both licensed group care and other family support services, use of financial tools to leverage facilities and land and offset some operation costs. Within the community grant program there are separate funding streams for childcare enhancement, childcare program development, childcare program stabilization, childcare research, policy development and innovation and school-age care expansion projects.

The Joint Childcare Council, made up of City, Park Board and School District (who work together to provide childcare) along with business and academic institutions have a target of 500 new childcare spaces in Vancouver over 3 years.

Burnaby: The City of Burnaby has a Child Care Policy, since 1993, that outlines a commitment to the critical social and economic role quality childcare has in community well-being. The policy includes municipal mechanisms (planning rezoning, etc) for improving availability, access and affordability. The policy also established the Child Care Resources Group as an advisory body to the Community Issues and Social Planning Committee of Council and also sets out policy for the City of Burnaby, as an employer in relation to personnel practises and options for employees in meeting their childcare needs.

Through the Community Benefit Bonus Policy, five city-owned childcare facilities (143 spaces), have been created. Each centre is leased on a rent free basis to non-profit child care providers for quality reasonably-priced child care. In 2014 The Lease Grant Guidelines Agreement was signed with the school district that will create up to 12 new childcare centre (potentially 500-600 new spaces).

Richmond: In the social plan childcare infrastructure is acknowledged as important to the health and wellbeing of children and families. A key action is supporting the establishment of high quality and safe childcare. In a commitment to childcare document the City outlines a comprehensive child care development policy that includes: child care development advisory committee to advise council on quality, affordable and accessible childcare; the child care statutory reserve fund for child care facility development; city-owned child care facilities that are leased to non-profit childcare providers at a nominal rate; within the city grant program, two grant streams - child care capital grant and child care professional and program development grants available to non-profit child care providers; and regular childcare needs assessments for planning. The City also has a full time Child Care Coordinator to manage City childcare initiatives.

Currently city owned facilities offer 195 licensed childcare spaces, five additional child care facilities have been negotiated which will increase the inventory by 200 and the number of City-owned facilities to nine. In addition, the City of Richmond endorsed the Richmond Children's Charter, developed by Richmond Children First.

New Westminster: The City of New Westminster prepared a child care needs assessment in 2007, and a strategy in 2008, which assisted in creating over 500 licensed child care spaces. In 2014 a new needs assessment was completed that has identified community needs for affordable child care (particularly infant/toddler), lack of licenses spaces, limited availability of flexible, occasional and part-time care, and inability of child care subsidy and special needs supplement to bridge the affordability gap between a parent's ability to pay and the actual cost of child care.

The City of New Westminster has a number of childcare initiatives. Child Care Protocol between the city and school district to provide child care together. The Civic Child Care Grant Program and Reserve Fund, with the former providing \$147,898 to non-profit childcare providers since inception in 2011. The development of the Queensborough Child Education Hub, with 25 spaces for childcare is the first of four planned hubs. The City has endorsed the New Westminster Children's Charter and the Community Plan for a Public System of Integrated Early Care and Learning (\$10/ day Childcare).

6. Health

Burnaby: Burnaby Youth Services developed in 1974 was intended to serve as an alternative to youth court. This service provides short term guidance and counselling for youth and their parents, with a view to preventing future criminal activity. The City of Burnaby is also a partner in the Youth Hub, a multi-sectoral collaborative, integrated youth resource that provides a youth health clinic, alternate school and youth centre.

Richmond: The Garrett Wellness Centre is a community health partnership. It is owned by the City of Richmond and operated by Vancouver Coast Health. The purpose of the centre is to promote independence and empower people to

improve or maintain health status through increased awareness and access to health promotion services. Children, youth and family programs are included. The centre acts as a hub for community wellness.

Township of Langley: Jointly operated by the City and Township of Langley, provides counselling and intervention for children and youth up to age 17 to prevent anti-social behaviour and conflict with the law.

7. Income subsidies

There were no cities or municipalities that had income subsidies for low income families. The City of Vancouver provides financial aid through a Rent Bank Program which provides one-time, interest-free loans to low income people in temporary financial crisis. The City of New Westminster implemented a Living Wage Bylaw in 2011 which ensures that municipal staff, as well as contracted workers, are paid enough to meet basic, locally calculated living expenses.

Many of the study municipalities however, provide low cost, no cost information in the form of brochures and information on websites. Many of the study municipalities however, provide low cost, no cost information in the form of brochures and information on websites.

- The City of Surrey in particular, through the information services of the Surrey Library have a comprehensive list of such brochures in the areas of Education/ESL/Citizenship, Employment and Income, Food and Transportation, Health Services, Housing, Household Goods, Legal Services, Activities in the Community, Activities in the Library. This information is also available on line.
- The City of Richmond provides a seasonal low cost no cost brochure both in hard copy and on line. In addition the Library in partnership with Volunteer Richmond Information Services maintains an on-line Low Income Resource Directory.
- City of Coquitlam has the low cost recreation activities posted on its website.
- City of New Westminster has an Affordable Active Living brochures which lists free and low-cost parks, culture and recreational programs. The "Helping Hand" brochure that covers broad social services and "Survival Guide" includes drop in and food services.

8. Transit

There were no transit/transportation services found that were directed towards low income families. The planning for transit is done at the Metro Vancouver level and the Mayor's Council prepared a transit plan that will be decided by plebiscite. As low income people are higher users of public transit, the outcome of the plebiscite will have an impact *on* low income families and their access to transit.

Several of the study municipalities have identified active transportation as a priority thorough their social plans or other documents. Safe pedestrian and bicycle lanes and paths provide more options for low income families to get about in their communities.

¹ Community Poverty Reduction Pilot Projects 2014 Progress Report, page ii

¹¹ The Impact of Poverty on the Health of Children and Youth, Rachel Singer, April 2003, page 2

^{III} National Household Survey, Community Profiles 2011

^{iv} 2014 Child Poverty Report Card, British Columbia, First Call Coalition, BC Child Poverty in Maps ^v <u>http://www.doonething.org/quotes/children-quotes.htm</u>
 ^{vi} Creating Shared Prosperity: Cities that Lead, Succeed, Vibrant Communities Canada, 2014, page 5



January 25, 2016 To: Mayor and Council, City of Richmond.

CFUW Richmond (Canadian Federation of University Women) has been part of the Richmond community since 1967. CFUW has developed national policy on issues relating to poverty which are supported by clubs in every province. We are aware that BC is the only province without a poverty reduction strategy.

CFUW BC Council has focused on child poverty for the last 4 years. CFUW Richmond has brought our concerns to MLA's and provincial cabinet ministers.

Locally, our club has had members on the Richmond Poverty Response Committee and members served on the Richmond Children First committee looking into child poverty. It produced a Report entitled "It's Not Fair" which told stories of what it is like for families in Richmond living in poverty. We are currently involved in the breakfast program at Brighouse school as we know that feeding children who live in poverty will contribute to their success in school.

We are here today in support for the report from the Richmond Community Services Advisory Committee. The health of our community and especially its children would benefit greatly from a coordinated plan to reduce poverty.

The health of our community and especially its children would benefit greatly from a coordinated plan to reduce poverty..

CFUW Richmond encourages you to work with community partners to develop a Richmond poverty reduction strategy and to support the development of such a plan for the province of BC.

Regards,

Fran Mitchell

CFUW Richmond President.

cfuw-richmond.org



CFUW Richmond

NOLLOR Set OTY CLORE

Feb 2 Planing - Item

Attachment 2



TRANSPORTATION

HOUSING

INCOME

SUPPORT

SURREY POVERTY **REDUCTION PLAN**

July 2012

LET'S DO

Vibrant Surrey

SURREY





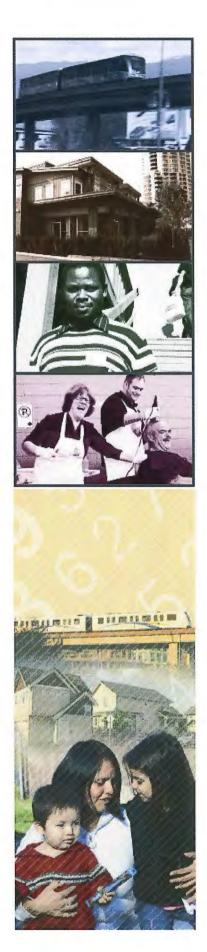
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for the community

Sparc bc







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HOUSING

Acknowledgements

this is How We End Poverty in Surrey could not have happened were it not for the contributions of more than 100 concerned citizens and professionals who came together to develop a practical strategy to end poverty in Surrey. During two community consultation exercises we heard from non-profit and government agencies, faith based groups and engaged citizens who wanted to roll up their sleeves and help. We are truly thankful for all their contributions. We look forward to working with the community to ensure that the recommendations featured in this Plan have every opportunity to see the light of day.

We would also like to acknowledge the partnership that came together to implement the consultation process and to develop the final Plan. With Vibrant Surrey as the lead, this Plan reflects a true partnership between Vibrant Surrey, City of Surrey, Centre for Interdisciplinary Research: Community Learning and Engagement (CIR:CLE) at Kwantlen Polytechnic University, Social Planning and Research Council of BC (SPARC BC), Fraser Health Authority Aboriginal Health, Surrey Homeless and Housing Task Force and Surrey Homelessness and Housing Society. That such a diverse coalition came together to produce the Plan is reflective of the reality that the eradication of poverty is everyone's concern.

A project of this magnitude would not have been possible without the generous financial support from multiple sources. We would like to acknowledge the financial support provided by the following:

- Vibrant Surrey Poverty Reduction Society
- Surrey Homelessness and Housing Society
- United Way of the Lower Mainland
- City of Surrey
- Vancouver Foundation

Finally, we would like to acknowledge the leadership of Councillor Judy Villeneuve, who has worked tirelessly for more than 20 years to support the needs of persons living in poverty. Throughout the development of this Plan Councillor Villeneuve made sure we were all aware that we were doing more than writing a Plan — we had a mandate to produce something that would be of practical value to those most directly affected by poverty. We thank Judy for keeping us grounded to the reality that there are 71,000 real human faces behind the statistics about poverty in Surrey.





Executive summary

Moving to eradicate poverty in Surrey

this is How We End Poverty in Surrey provides a comprehensive set of recommendations to move towards the eradication of poverty in Surrey. The Plan is based on a series of community consultations and is grounded in a set of twelve fact sheets developed to ensure an evidence based understanding of poverty in Surrey. **this** refers to the four broad policy areas or themes that were used to help categorize the recommendations: transportation, housing, income and support.

The main priorities within each **this** category are provided below. In the body of the Plan the recommendations are further developed and include key facts derived from the fact sheets, examples of initiatives already underway in Surrey (we make no claim that this is a comprehensive list), and recommended actions. The recommended actions identify level of responsibility based on federal, provincial, municipal and community categories. In this context community responsibility refers to a wide spectrum of stakeholder groups including the private sector, non-profit, faith based groups and the general citizenry.

PRIORITIES

transportation

- Develop higher density, transit-oriented communities
- Promote walking and cycling
- Advocate for increased transit services
- Advocate for more affordable and accessible transit services

housing

- Advocate for a national housing strategy
- Address homelessness
- Maintain and increase the supply of non-market and social housing
- Ensure market rental housing is accessible and affordable for low income households
- Support the provision of affordable and appropriate housing for all

income

- Advocate for federal and provincial policy and program improvements
- Increase awareness about income services and supports
- Promote local economic development
- Encourage employers to adopt a living wage

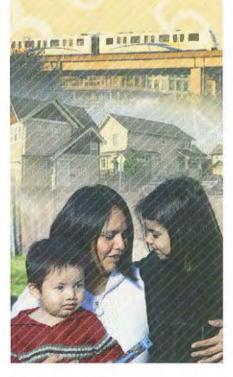
support

- Promote healthy children and youth
- Support education and literacy
- Increase access to post-secondary education
- Build a healthy and inclusive community
- Improve health
 outcomes
- Support the settlement of recent immigrants



Participants provide feedback at the March 2012 Poverty Dialogue.

The Plan represents a starting point — a commitment by the community to take action.



Introduction

According to census data, one in five Surrey residents, about 71,000 people, live in poverty. This is 71,000 too many.

Some population groups are especially vulnerable to poverty. Single parent families, people with disabilities, recent immigrants and refugees, oneperson households and Aboriginal people are over-represented among those living in poverty.

Place also matters. Increasingly there is a trend toward more concentrated pockets of poverty in cities across Canada. This is also the case in Surrey where some neighbourhoods have high levels of poverty and deprivation.

And while the focus of the recommendations of this Plan is on the needs of the 71,000 Surrey residents living in poverty, we know there are multiple consequences of poverty that affect us all. According to a recent federal government report:

"...poverty costs us all. Poverty expands healthcare costs, policing burdens and diminished educational outcomes. This in turn depresses productivity, labour force flexibility, life spans and economic expansion and social progress, all of which takes place at huge cost to taxpayers, federal and provincial treasuries and the robust potential of the Canadian consumer economy...

We believe that eradicating poverty and homelessness is not only the humane and decent priority of a civilized democracy, but absolutely essential to a productive and expanding economy benefitting from the strengths and abilities of all its people."*

If we are all affected by poverty then a key question is this: who is responsible for the eradication of poverty? While the impacts of poverty are most acutely felt at the community level, eradicating poverty requires a serious commitment from both the federal and provincial levels of governments. It is these levels of government that have responsibility for the policies and programs that could effectively increase income levels and provide the social supports to transition individuals and families out of poverty.

Indeed, national and provincial groups have developed comprehensive recommendations for addressing poverty. These include:

• In From the Margins, Federal Standing Committee on Social Affairs, Science and Technology, 2009;

- · Child Poverty Report Card, First Call BC, 2011; and
- A Poverty Reduction Plan for BC, Canadian Centre for Policy Alternatives, 2008.

* Source: *Federal Poverty Reduction Plan: Working in Partnership Towards Reducing Poverty in Canada*, Report of the Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities, November 2010, 40th Parliament, 3rd Session.

6 SURREY POVERTY REDUCTION PLAN • JULY 2012 PLN - 94 SUPPORT

IOUSING

Purpose

The aim of **this** is How We End Poverty in Surrey is to provide a comprehensive and practical set of recommendations to eradicate poverty in Surrey. The Plan does not duplicate the efforts of national and provincial recommendations, but it has drawn inspiration from these documents. While this Plan recognizes a local role to advocate for federal and provincial action, the Plan is primarily focussed on actions that the City of Surrey and local community groups can take to tackle poverty.

The purpose of Surrey's Poverty Reduction Plan is to provide strategic direction for addressing poverty in Surrey. The Plan represents a starting point a commitment by the community to take action. It is expected that the Plan will evolve as other good ideas and opportunities emerge.

About the Plan

this is How We End Poverty in Surrey is focussed in four policy areas – transportation, housing, income and support. Access to affordable housing and transportation, an income that covers living expenses, and supports and opportunities that promote health and well-being and inclusion in the community are key features for addressing poverty among all people and families who are living on very low incomes.

We are hopeful that this Plan, and the set of fact sheets, will be useful to community groups in their proposal writing efforts and to thus bring more financial support to agencies working hard to eradicate poverty in Surrey.

The Plan is organized by the four policy areas or themes — transportation, housing, income and support (this). Each theme includes:

- key facts taken from the Fact Sheets that were developed as part of this project;
- example initiatives highlighting work that is already underway in Surrey to address poverty; and
- priorities and recommended actions.

A word of caution about the examples that were selected to highlight ongoing work. We note that by highlighting one particular initiative we have systematically excluded others that could just as easily have been mentioned. The citation of examples is not meant to suggest what we deem is better or best. Rather, the examples provided are merely meant to recognize that efforts to eliminate poverty are ongoing and rapidly evolving.

Eradicating poverty is not only the humane and decent priority of a civilized democracy, but absolutely essential to a productive and expanding economy.

OUSING

The Plan is primarily focussed on actions that the City of Surrey and local community groups can take to tackle poverty. For each recommendation, we have identified the level of government (federal, provincial or municipal) that we see as responsible for implementation. We have also identified community as a source of responsibility for some recommendations. Here community refers to multiple possibilities including the private sector, non-profit, faith based organizations and the general citizenry. The transportation section also includes Translink. Finally, please note that municipal refers to both the City of Surrey and Surrey Public Library.

Where primary responsibility lies with the federal and/or provincial levels of government, the City of Surrey and community agencies can take action by: advocating to seek resolution to issues; understanding or acquiring and maintaining knowledge about the issue; and supporting the implementation of solutions through actions that are within the City's and/or community's responsibilities or mandates.

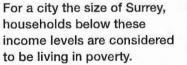
Recommendations that indicate both municipal and community responsibility are actions for which either could take the lead to implement. For example, the City of Surrey may choose to take the lead in implementing a recommendation related to food security. Likewise, a community agency may apply for a grant to undertake a food security project.

Defining poverty

Statistics Canada calculates the income threshold that determines if a household is living in poverty. This calculation takes into consideration differences in family and household size, community size and incomes in community. The graph below shows the low-income cut-offs (LICO) for households of different sizes.

What are the low income cut-offs?

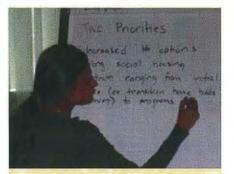
LOW INCOME CUT-OFFS BY FAMILY AND HOUSEHOLD SIZE COMPARED TO THE REGIONAL MEDIAN INCOME





OUSING

INCOME



The March 2012 Poverty Dialogue engaged the community in developing the Surrey Poverty Reduction Plan

Background and methodology

The need for a comprehensive poverty reduction plan for the City of Surrey has been long expressed by numerous stakeholders. It was also acknowledged that a credible plan would need to be supported by authoritative evidence that describes the statistical reality of poverty in Surrey.

In the fall of 2010, the Surrey Homelessness and Housing Task Force (SHHTF) and Vibrant Surrey Poverty Reduction Society took the lead on the initiative. They invited a small group of stakeholders including the City of Surrey, the Fraser Health Authority (Aboriginal Health) and the Surrey Homelessness and Housing Society (SHHS) to actively participate in the community collaboration. This initiative aligned with the City of Surrey's Social Planning Advisory Committee's (SPAC) priorities as SPAC had identified poverty reduction as a priority for their 2010-2011 Work Plan.

This steering committee was successful in attracting the Social Planning and Research Council of BC (SPARC BC) to conduct the research, and with financial contributions from Vibrant Surrey and SHHS the project got underway. Rather than conduct new research, the methodology was to compile data that already exists from a variety of sources including the Census, labour market surveys and the Community Social Data Strategy database housed with Metro Vancouver and SPARC BC. The result of this work was the production of twelve fact sheets in late 2011.

A preliminary dialogue with community stakeholders on November 8, 2011 brought together 22 participants who generated initial feedback on the draft fact sheets and provided input to the development of an Action Plan.

The **this** is How We End Poverty in Surrey fact sheets were prepared to provide an evidence-base for the Surrey Poverty Reduction Plan. The fact sheets compile existing census and other data related to poverty in Surrey including:

• *The Facts on Poverty in Surrey:* Key facts and figures, focusing on four policy areas — transportation, housing, income and support.

• *Living in Poverty in Surrey:* Seven fact sheets focusing on vulnerable population groups — families, seniors, people with health and activity limitations, women, men, Aboriginal people, and immigrants.

In 2011, Vibrant Surrey secured United Way of the Lower Mainland funding to develop the Surrey Poverty Reduction Plan through a comprehensive consultation with a wide range of community partners. The steering committee was expanded to include the Surrey Women's Centre and the Centre for Interdisciplinary Research: Community Learning and Engagement (CIR:CLE) at Kwantlen Polytechnic University.

USING

INCOM

SUPPORT



Roundtable discussions at the March 2012 Poverty Dialogue

Place-based strategies that build upon assets and resources at the neighbourhood level can help to lift low income families and individuals out of poverty. On March 30, 2012, the Poverty Dialogue, a full-day community consultation, was held to engage stakeholders in the development of the Poverty Reduction Plan. Approximately 100 people, representing diverse community and government agencies, participated. The objectives of the dialogue were to: inform stakeholders about the fact sheets and identify how these can be used for advocacy, program development and evaluating progress; and consult with stakeholders on strategies and actions that should be included in the Surrey Poverty Reduction Plan.

Two subsequent focus groups helped to guide the development of the Surrey Poverty Reduction Plan. The Plan was written through the collaborative efforts of CIR:CLE, SPARC BC, City of Surrey Social Planning, Vibrant Surrey, SHHTF and SHHS.

Implementation of the Plan

Vibrant Surrey will coordinate the implementation of this Poverty Reduction Plan through a collaborative community process. This will involve a number of activities, outlined below in General Recommendations.

General Recommendations

• **Communicate the data and strategies** to the broader community including Surrey City Council, Surrey Board of Trade, Surrey Homelessness and Housing Task Force and other coalitions working to address poverty and its impacts, as well as government agencies such as Ministry of Social Development and Ministry of Children and Family Development.

• Make the Fact Sheets accessible for community groups to support program development, advocacy and measuring and reporting on community outcomes and needs.

- Establish a collaborative community roundtable with key government, business, non-profit, and other groups to implement the Plan.
- **Convene community forums** to share progress, determine actions and support community-level decision making.
- Where possible, **update the Fact Sheets with new data** from the 2011 Census and other sources.
- Monitor and report on implementation of the Plan on a regular basis.
- · Participate in the Cities Reducing Poverty Learning Community
- a national network working collaboratively to reduce poverty.

HOUSING

INCOL

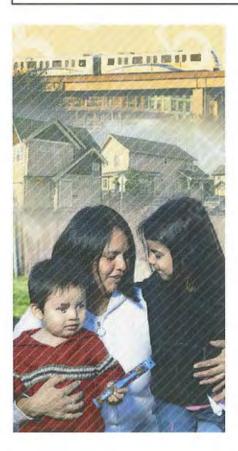
SUPPORT



transportation

Many people in Surrey need to rely on their cars to get to and from work, school, shopping, recreation and medical appointments. For many low income households the cost of transportation can be significant.

Exploring choices to reduce the cost of transportation for low income families and individuals and facilitate greater mobility within and across the region is an important focus of Surrey's Transportation Strategic Plan.¹ This includes promoting and supporting communities that are safe, healthy, and child-friendly and working with community partners and other levels of government to ensure that transportation choices are available to support the well-being and inclusion of all residents.



Key facts

 \bullet Households in Metro Vancouver spend an average of \$803/month on transportation-related expenditures. 2

• The majority of workers who live in Surrey rely on their car to get to and from work. This includes approximately 85% of all workers in Surrey compared to 74% of all workers across the Metro Vancouver region.³

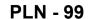
• Public transit can reduce transportation costs for Surrey residents with a three-zone transit pass costing significantly less than owning and operating a vehicle. For example, for a family of three (2 adults and a child), transportation costs can go from approximately \$803 per month using a private vehicle to \$349 per month using public transit.

• 11% of Surrey residents take public transit to get to work. Aboriginal people (19%), people with disabilities (13%), and recent immigrants (19%) are more likely to take public transit to get to work.

• Discounted transit passes targeted to specific households and population groups in the community make a real difference for families and individuals struggling to make ends meet.

² Statistics Canada. (2009). Survey of Household Spending.

^a Statistics Canada. 2006 Census.



¹ 2010 Report on Transportation. Surrey, BC: City of Surrey.



11% of Surrey residents take public transit to get to work.

KEY FACT

The majority of workers who live in Surrey rely on their car to get to and from work.

Current initiatives

Below are some examples of initiatives underway:

• Surrey's Transportation Strategic Plan⁴ addresses access to transit, improved walking and cycling opportunities within the City, and greater connectivity across the region.

SUPPORT

• So far, sixteen Surrey schools have taken part in the HASTE HUB program for Active School Travel.⁵ This program focuses on reducing greenhouse gas emissions by encouraging alternative modes of travel to and from school including walking or cycling instead of driving.

• The City of Surrey Engineering Department has an on-going Safe & Active Schools program to create a safe and friendly environment for children and youth. This program includes traffic and pedestrian safety audits for all public elementary and secondary schools in Surrey supported by an annual program of improvements such as traffic calming, parking controls or new crosswalks.⁶

• In a typical year, 12 new kilometers of cycling routes are constructed in Surrey. With additional one-time funding, 18 kilometers of new cycling routes were either approved or started construction in 2010. Two pedestrian and cycling overpasses above Highways 1 and 99 were also completed in 2010.⁷

• Two post-secondary institutions in Surrey, Simon Fraser University (SFU) and Kwantlen Polytechnic University, participate in Translink's U-Pass program. Participating in this program allows post-secondary students to have unlimited access to transit for \$30/month.

• Translink offers monthly concession fares of \$46.50 for a 3-zone bus pass for seniors, secondary school students (14 to 19 with a valid GoCard), and children 5 to 13. Children 4 or younger ride for free.⁸

• Special discounted fares and accessible transportation is also offered to people with disabilities through Translink's HandyDART and HandyCARD programs.

⁴ Surrey (City of). 2010. 2008 Transportation Strategic Plan. Available on-line: http://www.surrey.ca/files/2010-Transportation-Report.pdf

⁵ HASTE Hub for Active School Travel. 2012. *Action Showcase – View by School District*. Available on-line: http://hastebc.org/showcase/mapped-data-school-district

- ⁶ Surrey (City of). 2012. Safe and Active Schools.
- Available on-line: http://www.surrey.ca/city-services/4791.aspx
- ⁷ Surrey (City of). 2010. 2010 Report on Transportation.

Available on-line: http://www.surrey.ca/files/2010-Transportation-Report.pdf ⁸ Translink. 2012. U-Pass FAQ.

HOUSING

Priorities and Recommended Actions transportation

FEDERAL PROPERTY RESPONSIBLE

Develop higher density, transit-oriented communities

• Create mixed use, compact communities that will allow people to access destinations closer to home and reduce their need to travel, as well as provide them with convenient access to transit services.

• Consider reduced parking standards for new residential developments with good transit access (to reduce the cost of housing).

• Support the provision of shared vehicles in new multi-family residential developments in order to minimize the need for privately owned vehicles.

Promote walking, cycling and other transportation alternatives

r romote waiking, cycling and other transportation alter	natives			
 Promote alternatives to the single occupancy vehicle by raising awareness of walking and cycling opportunities. 	~	\checkmark	\checkmark	\checkmark
• Ensure that residents have the opportunity to choose safe, healthy non-motorized transportation modes for many of their trips through implementation of the City of Surrey's Walking Plan and Cycling Plans.			~	\checkmark
• Encourage the provision of convenient and secure parking and storage for bicycles in new developments, existing public spaces and public facilities.			~	\checkmark
Design new developments that are walkable.			\checkmark	\checkmark
Advocate for increased transit service	10	1	Nº SU	
Implement the City of Surrey Transportation Strategic Plan and South of Fraser Area Transit Plan.	\checkmark	\checkmark	~	
• Increase community shuttles in areas that cannot support conven- tional large bus routes.		\checkmark		
• Monitor the demand and supply of custom accessible transit (HandyDART), to ensure there is sufficient capacity to meet the mobil- ity needs of those not able to use the conventional system.		\checkmark		

TABLE CONTINUES ON NEXT PAGE

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		WHO IS	RESPON	N.	Ą
	FEDERAL	PROVINCY	TRANSLIN.	MUMOR	COMMUNI
Advocate for increased transit service — continue	d				
• Ensure that overcrowding does not limit the mobility of people with accessibility challenges when using the conventional transit system.			\checkmark		
 Implement Light Rail Transit connecting communities South of the Fraser. 			\checkmark		
Advocate for more affordable and accessible tran	sit serv	vices			
 Convene a group that includes the City, Translink, and community stakeholders to work on developing transit solutions for low-income families/individuals. 			\checkmark	~	\checkmark
• Develop a more equitable transit fare structure for people travel- ling around Metro Vancouver Region (eg. from Surrey to Vancouver), including exploring a distance-based pricing system and a longer duration before bus tickets expire.			\checkmark		
• Provide a discounted transit pass rate for individuals and families who are receiving Income Assistance, and for non-profit agencies that provide transit passes to low-income people using their services.			\checkmark		
• Ensure all bus stops, buses, rapid transit stations and services are accessible for people with mobility limitations.		~	\checkmark	\checkmark	
• Explore potential partnerships between supermarkets, transporta- tion providers and other key stakeholders to increase transportation options for low-income families/individuals who face barriers to ac- cessing food.			\checkmark		\checkmark

TRANSPORTATION HOUSING

INCOME

SUPPORT



housing

Access to safe, affordable housing plays an essential role in supporting the economic and social well-being of families and individuals. While housing in Surrey is more affordable when compared to other parts of the Metro Vancouver region, there are still too many families and individuals living in Surrey who are unable to find housing that is affordable with the resources that they have available.

As one of the single largest expenditures in a household's budget, access to affordable housing plays an important role in helping to break the dynamics of poverty and low income. Not only does Surrey's Social Plan⁹ identify housing affordability and homelessness as a priority for the City but the City has taken an active role in working to identify strategies and partnerships that can help to provide an expanded range of housing options for those who need it most.



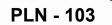
Key facts

• While many households will aspire to own their own home, for some households renting is their only option. Approximately 35% of all households across Metro Vancouver are renters compared to approximately 25% of all households in Surrey.

• Approximately 1 in 3 renter households in Surrey were in core housing need in 2006. This represents approximately 10,430 renter households across the City who are facing challenges in finding suitable housing that costs less than 30% of their household income.

• Approximately 3,495 renter households in Surrey were in "worst case need." These are households that are in core housing need and spending at least 50% of their income on their housing costs. ¹⁰

 ⁹ Plan for the Social Well-Being of Surrey Residents (March 2006). Surrey, BC: The Social Planning & Research Council of BC (SPARC BC). http://www.surrey.ca/files/ SocialPlanFinalReport2006.pdf
 ¹⁰ Statistics Canada. 2006 census.



tin 3

Approximately 1 in 3 renter households in Surrey were in core housing need in 2006. \bullet The 2011 Metro Vancouver Homeless Count identified 400 individuals in Surrey who were without a place to live on the night of the count. This includes 230 individuals who were sleeping outside at the time of the count. $^{\rm 11}$

• The existing inventory of subsidized housing and the rent assistance available through the Province's RAP (Rental Assistance Program) and SAF-ER (Shelter Aid for Elderly Renters) program make a real difference to households in need. There are currently 1,068 families and 1,285 seniors in Surrey helped by BC Housing's Rental Assistance Program (RAP) and Shelter Aid for Elderly Renters (SAFER) programs and approximately 4,376 households living in social housing.

• As of June 2011, there were approximately 1,320 Surrey families who were on BC Housing's Applicant Registry (waiting list) and who were eligible for social housing.

Current initiatives

Below are some examples of initiatives underway:

• In 2007, Surrey City Council established the Surrey Homelessness and Housing Society ¹² with a commitment of \$9.5 million to help work toward solutions for ending homelessness in the City of Surrey.

• The City of Surrey entered into an MOU Agreement with BC Housing in 2008 to leverage opportunities to expand the supply of transitional and supportive housing units available to people who are homeless or at-risk of homelessness. Through this Agreement, 140 housing units and 40 beds have been opened or are under development on City-owned properties. ¹³

• The City of Surrey is currently working on the development of a Master Plan for Housing the Homeless in Surrey. It will provide strategic direction for facilitating the provision of housing and services for people who homeless or at-risk of homelessness in Surrey.

• Local service providers across the City actively work to provide housing, services and supports to help those who are homeless as well as work on strategies and initiatives to prevent homelessness. This includes initiatives like the Homeless Connect Day held every year in partnership with the Regional Steering Committee on Homelessness as well as initiatives like the Surrey Rent Bank which provides short-term assistance to families and individuals who are in crisis and who are at risk of becoming homeless. ¹⁴

¹⁴ Newton Advocacy Group. 2012. *Surrey Rent Bank*. Available on-line: http://www.newtonadvocacygroup.ca/main/wp-content/uploads/2011/06/SRB-Brochure.pdf

¹¹ Metro Vancouver. 2012. Metro Vancouver 2011 Homeless Count Report.

¹² Surrey Homelessness and Housing Society. 2012. *History*. Available on-line: http:// surreyhomelessnessandhousing.org/about/history/

¹³ Surrey (City of). 2011.PLAN for the SOCIAL well-being of Surrey residents. 2010 annual report.

TRANSPORTATION HOUSING INCOME		SI	JPPOR	r
Priorities and Recommended Actions	W	HO IS RE	SPONSIB	IE
housing	FEDERAL	PROVINCIAL	MUNICIPAL	COMMUNITY
Advocate for a national housing strategy				
Develop and implement a national housing strategy.	\checkmark			
Address homelessness				
 Sustain and increase the funding focussed on homelessness until a combined strategy on housing and homelessness is developed to guide federal and provincial investment. 	\checkmark	~		
• Coordinate among all government departments and agencies the policies and programs that address issues related to homelessness such as: justice, health, income, employment etc.	\checkmark	~		
 Maintain and increase the funding for the Unlicensed Supportive Recovery Home Program to enable additional beds to be funded through this program. 		\checkmark		
Complete and implement the City of Surrey Master Plan for Housing the Homeless in Surrey.			\checkmark	
• The Surrey Homelessness and Housing Society to continue providing grants for projects that provide solutions to homelessness in Surrey. The Society will also raise funds to enhance its ability to have an impact on homelessness in Surrey.				~
• The Surrey Homelessness and Housing Task Force to continue to provide a leadership role by coordinating services, building the capacity of local non-profits, engaging the business community, and identifying gaps and solutions to homelessness in Surrey.				~
Maintain and increase the supply of non-market and so	cial ho	using		
 Provide funding to maintain and increase the supply of non-market and social housing in Surrey. 	\checkmark	\checkmark		
• Plan and create the capacity and conditions necessary to develop new social housing projects in Surrey that respond to the needs of diverse population groups.	\checkmark	~	\checkmark	~
• Commit funds to maintain and develop additional housing for urban Aboriginal people.	\checkmark	\checkmark		
• Contribute surplus federal and provincially owned lands in Surrey for the development of social housing at a reduced cost or no cost.	\checkmark	\checkmark		
			4	F

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	W	HO IS RE	SPONSIE	BLE
	FEDERAL	PROVINCIAL	MUNICIPAL	COMMUNITY
Ensure that market rental housing is accessible and afferent for low income households	ordable			
• Raise awareness of the Rental Assistance Program (RAP), Shelter Aid For Elderly Renters (SAFER), Home Adaptations For Independence (HAFI) and other housing services and programs that are available for low-income households.			~	~
• Maintain and increase the funding levels available for rent supplement programs, including the Rental Assistance Program (RAP) for low-income working families.		~		
Sustain and enhance housing stability strategies such as the Surrey Rent Bank.	\checkmark	\checkmark		\checkmark
• Amend the Residential Tenancy Act such that the Residential Tenancy Branch's (RTB) dispute resolution services are more accessible to low income renters and more effective in responding to their needs, and that decisions are enforced by the RTB, and in a timely manner.		~		
 Introduce taxation changes that will stimulate the development of new purpose-built rental housing. 	\checkmark		-	
Support the provision of affordable and appropriate hou	ising			
• Develop and implement a City of Surrey Housing Action Plan that will iden- tify housing issues and strategies for municipal actions that will ensure that there is an adequate supply of housing to meet the full range of incomes and needs in the city.			~	
• Implement a residential rehabilitation program to replace the federal RRAP program, which was terminated in 2011 at the same time that federal funds were transferred to the Province for renovation programs.		~		

INCOME

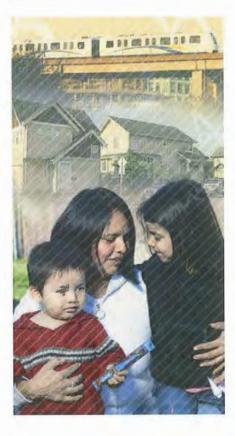
SUPPORT



income

Surrey's Social Plan recognizes that "an inclusive city is one where everyone can participate and benefit from opportunities offered, regardless of economic means."

While there is the potential for families and individuals living in Surrey to benefit from the economic and social opportunities that come with the growth and change that the City is experiencing, there is also the need to work actively to ensure that such opportunities are available to everyone. For some, this might mean improving access to training programs and other initiatives designed to provide greater financial stability to low income families and individuals who are living from pay cheque to pay cheque. For others, it might mean working to strengthen and enhance the social safety net.



Key facts

• Some households are at greater risk of poverty and exclusion. This includes single parent families, recent immigrants and single person households (senior and non-senior).

• Households relying on income assistance are living well below the Low Income Cut-offs. For example, a single person on income assistance receives only \$610 per month, or \$7,320 per year, to live on. This is considerably below the low-income cut-off of \$19,144 per year for a single person household. Likewise, a couple with two children receives \$1,101 per month, or \$13,212 per year, below the low income cut-off of \$35,575 for a family of four.

• Income assistance rates have not increased since 2008 while the cost of food, shelter and other basic essentials has continued to increase.

• A minimum wage of \$9.50 per hour, assuming a 37.5 hour week, translates into an annual income of \$18,525. This income level represents approximately 97% of the poverty line for a single person household, and 77% of the poverty line for a single parent with one child.

• Targeted initiatives like the Federal Child Tax Benefit and OAS/GIS can play a critical role in helping to lift low income families and individuals out of poverty and help to provide the foundation needed for moving forward.

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INCOME



There is significant variation in the employment and economic opportunities available to different groups and sectors of the community.

Targeted initiatives like the Federal Child Tax Benefit and OAS/GIS can play a critical role in helping to lift low income families and individuals out of poverty.

Current initiatives

Below are some examples of initiatives underway:

• The City of Surrey has taken a leadership role in advocating for the federal government to terminate the transportation loan program for government assisted refugees (GARs). Currently GARS, who are humanitarian refugees in desperate need of protection, are required to repay the costs associated with their transportation to Canada and their pre-entry medical costs.

• The Metro Vancouver Urban Aboriginal Strategy (MVUAS) helped to facilitate a partnership between the City of Surrey, the City of Vancouver and ACCESS (an Aboriginal employment agency) to create opportunities for Aboriginal people to develop skills needed to access administrative opportunities within local government including positions within the library system.¹⁵

• The Surrey Public Library, in partnership with OPTIONS, organizes an employment workshop for newcomers, which helps to provide them with the information and skills that they need to find suitable and appropriate work.¹⁶

• The Employment Centre for Persons with Disabilities (ERCPD), located in Surrey, provides employment services to assist people with disabilities to attach to the labour market.¹⁷

• Federal initiatives such as the Universal Child Care Benefit (UCCB), the Child Care Tax Benefit (CCTB) and BC's Family Bonus have helped improve the economic situation of many low income families with this support often lifting a family out of poverty.

• The assistance available through the Federal government's OAS/GIS programs and the indexing of this assistance has helped to provide greater economic stability and reduce the depth of need among many low income seniors living in poverty.

¹⁵ ACCESS.2012. ACCESS Funded Programs. Available on-line: http://programs.accessfutures.com/

¹⁶ OPTIONS. 2012. OPTIONS homepage. Available on-line: options.bc.ca

¹⁷ BC Centre for Ability. 2012. Employment Centre for Persons with Disabilities (ERCPD). Available on-line: http://www.centreforability.bc.ca/?page=25

TOUSING

Priorities and Recommended Actions	W	/HO IS RE	SPONSIE	LE
income	FEDERAL	PROVINCIAL	MUNICIPAL	COMMUNICA
Advocate for federal and provincial policy and program	improv	vement	S	
• Immediately cancel all outstanding refugee transportation loan debt and cease seeking repayment of transportation costs for new government assisted refugees coming to Canada.	\checkmark			
 Make improvements to policies and programs that impact low income individuals and families including: Income Assistance and Disability Benefits Minimum Wage Employment Standards Training Programs for People with Disabilities. 		~		
 Make improvements to policies and programs that impact low income individuals and families including: o Child and Family Benefits o Employment Insurance (EI) o Income Guarantees (at or above LICO) o Employment Programs for Aboriginal People o Live-In Care Giver Program. 	~			
Increase awareness about income services and suppor	ts			
• Increase awareness among low income individuals and families of the Surrey Public Library's services including free job search and resume writing work-shops, and free access to computers and the Internet for job search activities.			\checkmark	\checkmark
• Raise awareness among low income individuals and families of the need to file an income tax return in order to benefit from tax credits. Promote the availability of free income tax filing services for low income people.		96 	\checkmark	\checkmark
• Explore and promote strategies to assist people for whom the new on-line application for Income Assistance is a barrier.		\checkmark	\checkmark	\checkmark
Promote local economic development	44. T	Share.		
• Develop new opportunities to assist people facing barriers to employment to gain employment skills and experience.		\checkmark	\checkmark	\checkmark
• Support the sustainability of non-profit agencies through the development of social enterprise and other related initiatives.		\checkmark	\checkmark	\checkmark

TABLE CONTINUES ON NEXT PAGE

TRANSPORTATION HOUSING INCOME		SU	PPORT	
	W.	HO IS RE		BLE COMMUNIT
Promote local economic development — continued	1 1	1.4	2	
 Ensure that government policies and regulations encourage and support small business development and co-operatives. 	\checkmark	\checkmark	\checkmark	-
Explore the development of micro-loan programs.				\checkmark
Living Wage				
 Government and other employers to pay their regular and contract employ- ees a living wage that allows them to access a good quality of life in Surrey. 	~	~	~	\checkmark

HOUSING

INCOME

SUPPORT



support

Many families and individuals living in low income face real challenges in meeting basic day to day needs.

Access to affordable child care, education and other opportunities can make a real difference in helping families and individuals to overcome the challenges of poverty and low income. Place-based strategies that focus on providing supports to those who are most vulnerable can help to not only address gaps in the social safety net but also to provide low income families and individuals with the kind of stability and support that they need to move forward in their lives.



Key facts

• Local schools, churches, community centres, recreation centres and libraries all represent an important part of the social infrastructure in communities and play an important role in promoting and supporting the well-being of families and individuals.

• On average, fewer Surrey residents have college or university degrees than in the region as whole. In Surrey, 45% of residents have some post-secondary education (college or higher), as compared to 57% in Metro Vancouver.

• Services provided through the non-profit sector as well as targeted strategies across all levels of government can be part of the solution by responding to gaps in the social safety net and helping vulnerable families and individuals access the services and supports that they need in the community.

• Place-based strategies that build upon assets and resources at the neighbourhood level and target resources and services to those in the greatest need also play an important role in helping to lift low income families and individuals out of poverty.

OUSING



The Surrey Library offers free services that support literacy.

KEY FACTS

On average, fewer Surrey residents have college or university degrees than in the region as a whole.

Current initiatives

Below are some examples of initiatives underway:

• In 2011, the City of Surrey opened a 77,000 square foot library in City Centre, which provides a variety of literacy services, employment programs, and family programs in the Whalley area. ¹⁸

• Strong Start BC early learning programs, sponsored by the provincial Ministry of Education, provide free school-based early learning services for adults and their young children, aged birth to five.¹⁹ Twenty-two elementary schools in Surrey have Strong Start programs.

• The First Steps Early Childhood Development Settlement Program, provided by OPTIONS Community Services in collaboration with DIVERSEcity Community Resource Society, and Umoja African Family Services, provides an ECD focussed settlement and developmental support program for young refugee children ages 0-6 years old. This program is offered in both the Whalley and Newton areas.²⁰

• Surrey's Community Schools Partnership, starting with just three schools in 2007, now supports more than 25 schools in identifying specific needs of the children and families, and bringing together community resources to meet those needs.

• As a Welcoming and Inclusive Communities project,²¹ the Surrey Food Bank in partnership with DIVERSECity's Community Kitchen²² held workshops with newcomers on how to use Canadian foods typically found in Food Bank hampers to cook culturally familiar, healthy meals.

• The City of Surrey's Parks and Recreation Department's Leisure Access Program enables low income residents to participate in Parks, Recreation and Culture activities at a reduced cost.²³

• The Sources/Newton Advocacy Group, located in the Newton area, advocates welfare, mental health, and housing issues with all levels of government. It also provides a pro-bono legal clinic and free tax clinic services for low income residents.²⁴

²⁰ OPTIONS Community Services. 2012. *First Steps ECD Settlement Program*. Available on-line: http://www.options.bc,ca/program_info. php?cat_id=4&program_id=71

²¹ Surrey WIC (Welcoming & Inclusive Communities) Project. *Demonstration Projects*. Available on-line: http://www.wicsurrey.org/ demonstration-projects

²² Diversecity Community Resources Society. *Food Security Programs*. Available on-line: http://www.dcrs.ca/index.php?page=Food§ ion=services&cat=community&sub=2

²³ Surrey (City of). 2012. Leisure Access Program. Available on-line: http://www.surrey.ca/culture-recreation/1773.aspx

²⁴ Newton Advocacy Group. 2012. About. Available on-line: http://www.newtonadvocacygroup.ca/main/?page_id=2

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¹⁸ Surrey (City of). 2012. Plan for the Social Well-Being of Surrey Residents. 2011 Annual Report. Available on-line: http://www.surrey.ca/ files/Social_Plan_FINAL.pdf

¹⁹ British Columbia Provincial Government Ministry of Education. 2012. *StrongStart BC.* Available on-line: http://www.bced.gov.bc.ca/ early_learning/strongstart_bc/

IOUSING.

Priorities and Recommended Actions	w	HO IS RE		
support	FEDERAL	PROVINCIAL	MUNICIPAL	COMMUNICI
Promote healthy children and youth	1/100			
 Collaborate with the Ministry of Children and Family Development on their pilot project to reduce child poverty in Surrey. 		\checkmark	\checkmark	\checkmark
• Increase awareness of and access to free early literacy and school readiness programs available through the library, recreation services and other community agencies.			\checkmark	~
• Continue and increase efforts to support and encourage vulnerable youth, including Aboriginal youth, new immigrant and refugee youth, and youth from low-income families, to participate in library, recreation, civic engagement and other community activities.			\checkmark	~
Continue to implement the City of Surrey Child and Youth Friendly City Strategy.			\checkmark	
 Invest in a high quality, universally accessible child care program. 	\checkmark	\checkmark		
Support education and literacy				
 Increase awareness of services offered free of charge at the Library, such as books and DVDS, computers and the Internet, technology training classes, as- sistance with filling out online forms, story-times for children, etc. 			\checkmark	~
• Increase awareness of services offered free of charge at the Library for people with disabilities, including home delivery of books and audio books, specialized computer technology for those with visual impairments, and story-times for adults with developmental and cognitive disabilities.			\checkmark	~
Continue to implement the Surrey Public Library's Learning for Life Strategy.			\checkmark	
• Ensure that the School District No.36 (Surrey) receives an equitable share of provincial education funding, especially for vulnerable students.		\checkmark		
Reduce the student drop-out rate, especially among Aboriginal students.	\checkmark	\checkmark	\checkmark	\checkmark
Reduce the use of cheque cashing and payday loan services by increasing financial literacy.				~

TABLE CONTINUES ON NEXT PAGE

THIS IS HOW WE END POVERTY IN SURREY 25

	w	HO IS RE	SPONSIE	LE
	FEDERAL	PROVINCIAL	MUNICIPAL	COMMUNITY
Increase access to post-secondary education				
• Ensure that an equitable share of post-secondary funding goes to support additional spaces for the growing population in the South Fraser area.		~		
• Develop strategies for making post-secondary education more accessible for vulnerable and under-represented groups.		\checkmark	\checkmark	\checkmark
• Change the student loan program to make loans for publically-funded post- secondary institutions more accessible to low-income students, and to ensure that new graduates are not overly burdened by debt.	\checkmark	\checkmark		
• Explore and consider ways to address problematic lending practices of finan- cial institutions, facilitated by private post-secondary institutions, which leave some students with high debt levels and low-wage employment prospects.		~		\checkmark
Increase the participation of women in trade schools.		\checkmark		\checkmark
Build a healthy and inclusive community				
• Continue to develop activities and opportunities that build social connected- ness and sense of belonging among all Surrey residents, and that specifically include low income individuals/families and neighbourhoods.			\checkmark	~
• Develop strategies and/or initiatives that target low income individuals/fami- lies or neighbourhoods, and enhance access to recreational, cultural, library and other opportunities that promote health and well-being.			\checkmark	\checkmark
• Promote awareness of the City of Surrey's Leisure Access Pass (LAP) that provides free or reduced price recreation services for low income people. Also promote awareness of free-of-charge community events and other opportunities.			\checkmark	~
• Develop and support initiatives to increase low income households' dignified access to healthy food.			\checkmark	\checkmark
 Promote coordination of food security efforts including the coordination of meal programs. 			\checkmark	\checkmark

TABLE CONTINUES ON NEXT PAGE

SUPPORT

TRANSPORTATION

TRANSPORTATION	HOUSING	INCOME		SU	PPORT	Г
			w	HO IS RE	SPONSIB	LE
			FEDERAL	PROVINCIAL	MUNICIPAL	COMMUNIT
Improve health outcor	mes			ber.	MC	c ^{or}
Increase awareness of the heat	alth resources available in th	e community.			\checkmark	\checkmark
 Adopt "plain language" and tr and community social service m 		education materials		\checkmark	\checkmark	\checkmark
Assist low-income individuals, practitioner.	/families to access a quality	primary care		\checkmark	\checkmark	\checkmark
• Ensure that mental health and sible for families and individuals are supporting people with men	who need them. Provide tr			~		
• Expand home support service	es for vulnerable seniors.			\checkmark		
Support the settlemer	nt of recent immigra	ints			1.1	
• Develop strategies to support recent immigrants.	the settlement of refugees	and other vulnerable	\checkmark	~	~	~
• Increase new immigrants' awa able to them.	areness of services and sup	ports that are avail-	\checkmark	\checkmark	\checkmark	\checkmark
Support initiatives that addres	ss the issue of foreign crede	ntial recognition.	\checkmark	\checkmark		\checkmark





Appendix I

Steering committee

Councillor Judy Villeneuve	Chair, City of Surrey Social Planning Advisory Committee and President, Surrey Homelessness and Housing Society
Sonya Boyce	Surrey Women's Centre
Lorraine Copas	Social Planning and Research Council of BC (SPARC BC)
Stephen Dooley	Kwantlen Polytechnic University and The Centre for Interdisciplinary Research: Community Learning and Engagement (CIR:CLE)
Scott Graham	SPARC BC
Laurel Jebamani	The Aboriginal Health Team, Fraser Health Authority
Susan Keeping	Surrey Homelessness and Housing Task Force
Vera LeFranc	Surrey Homelessness and Housing Society
Marlis McCargar	Social Planning, City of Surrey
Mary Miller	Surrey Homelessness and Housing Society
Aileen Murphy	Social Planning, City of Surrey
Alice Sundberg	Vibrant Surrey Poverty Reduction Society
Charlotte Watson	Engineering Department, City of Surrey

OUSING

INCOME



Appendix II

Poverty Dialogue participants

Aaron Cheng Adriana Azzolini Adrienne Montani Ahmed Kafafi Aileen Murphy Alice Sundberg Angel Huang Bruce Ralston Charles Partridge Charlotte Watson Christine Mohr Daljit Gill-Badesha, Darrell Ferner David Kerr David Pereira David Poulette David Woollven David Young **Denise Darrell** Doris Sai-Boateng Elaine Clare Eric Kwon Feezah Jaffer Gary Robinson Gurdeep Khaila Helesia Luke Irene McLellan Jacki Tokaryk Janet Kreda Jean Macdonald Jesse Sangha Joanne Tang Jonquil Hallgate

Judy Peterson Julie Potter Julie Stephenson Karen Abrahamson Karen Norman Kingsley Okyere Kulpreet Singh Lani Caron Laurie Cavan Lindseigh Lochhead Maddy Carlington Manreet Kainth Margaret Mubanda Marlis McCargar Mary Miller Mary Pichette Maxine Larmour Meredith Secton Michel Pouliot Michelle Orfield Michelle Shaw Mike Lally Mishele Blumke Morten Bisgaard Natasha Smith Nina Rihal Nylle Kristine Quines Peter Hill Pooja Khandelwal **Richard Hosein** Rocio Cabrera Ron Savoy CONTINUES ON NEXT PAGE

OUSING





Appendix II - continued

Poverty Dialogue participants

Sandra Olson Sarjeet Purewal Shayne Williams Sonya Boyce Stacey Rennie Susan Keeping Susan Papadionissiou Susan Woronko Tanva Fink Tiffany Nguyen Trish Garner Vera LeFranc Victoria Barr Wanda Stachura Yazmin Hernandez Banuelas Yves Trudel

Collaborative community engagement process

The Surrey Poverty Reduction Plan is the product of a dynamic and truly collaborative community engagement process. More than 100 citizens and professionals took time to attend two separate consultations and provided recommendations to which this Plan is grounded. In other words, the recommendations provided in this Plan have a broad base of multi-sectoral support, and we are very hopeful that this support will enhance the viability of implementation.

PLN - 119 THIS IS HOW WE END POVERTY IN SURREY 31

The Surrey Poverty Reduction Plan is dedicated to the over 71,000 individuals in our City who face the daily challenge of living with limited incomes.

LET'S DO

We hope that the recommendations in the Plan lead to dedicated action on the part of businesses, community agencies and all levels of government that will have a lasting positive impact on the economic circumstances of people living in poverty.

transportation
housing
income
support

WORKINGDESIGN.NET 2012



Report to Committee

Planning and Development Division

To:	Planning Committee	Date:	February 16, 2017
From:	Wayne Craig Director, Development	File:	ZT 16-740866

Re: Application by Christopher Bozyk Architects Ltd. for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to Allow "Vehicle Sale/Rental" on up to 10% of the Gross Floor Area as an Additional Use at 4331 and 4431 Vanguard Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to allow "vehicle sale/rental" limited to a maximum of 10% of the gross floor area as an additional use at 4331 and 4431 Vanguard Road, be introduced and given first reading.

Wayne Craig Director, Development

DB:blg Att. 5

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
Ny track	

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend zoning district "Industrial Retail (IR1)" zone to allow "vehicle sale/rental" as an additional use at 4331 and 4431 Vanguard Road. The proposed "vehicle sale/rental" use will be limited to a maximum of 10% of the building gross floor area. The subject site is located in the East Cambie Planning Area (see Attachments 1 and 2 for location maps and the East Cambie Land Use Map).

Findings of Fact

Project Description

The proponent proposes to undertake the construction of a new three storey (including the roof deck) vehicle storage and repair facility for Autowest BMW. The Zoning Text Amendment will allow approximately 930 m^2 (10,010 ft²) of the facility to be used as a showroom for sale of preowned vehicles. The applicant has indicated that the showroom is essential to the successful operation of the vehicle repair facility. The overall design incorporates 10 workshop bays, a detail shop, a car wash, an 18 space pre-owned vehicle showroom and vehicle storage areas for approximately 279 vehicles. A total of 98 parking spaces are provided for staff and visitors (Attachment 3).

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

The two existing lots will be consolidated to create a single $9,303 \text{ m}^2$ (100,145 ft²) property (net of road dedications). Both properties are currently vacant with no existing structures and no significant vegetation with the exception of three Japanese Cherry trees, two of which are bylaw sized. Surrounding development is as follows:

- To the North and East: Medium sized industrial lots (0.12 ha to 0.25 ha) (0.3 ac to 0.6 ac.) all zoned "Industrial Retail (IR1)" and used for various general industrial purposes.
- To the South: An east-west leg of Vanguard Road and Highway 99.
- To the West: Shell Road, the Shell Road rail corridor and Highway 99.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The 2041 Official Community Plan (OCP) designates the subject site as "Mixed Employment (MEMP)". The MEMP designation applies to areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted including the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

The East Cambie Area Plan (Attachment 2) designates the subject site as "Industrial" which is defined in the OCP as those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things.

The site's current "Industrial Retail (IR1)" zoning provides for a range of general industrial uses, stand-alone offices and a limited range of general retail uses. Retail uses currently permitted in the IR1 zone are generally limited to retail goods that require large floor areas like furniture, carpet, home appliances and building materials. Under the proposed Zoning Text Amendment the proposed vehicle sale/rental use will be ancillary to the industrial uses and will be limited to a maximum of 10% of the building's gross floor area.

It is acceptable to consider and allow limited automobile sales in this OCP designated Mixed Employment area for the following reasons:

- A BC economic consultant has advised that automobile dealership and mechanic repair uses provide the same or more number of jobs and the same or higher salaries, as industrial warehouse uses. This statement is supported by 2016 Statistics Canada information which indicates that an automotive service mechanic / technician can earn between \$28,000 -78,000 annually;
- In comparison, 2016 Stats Can data indicates that an industrial warehouse worker can earn between \$18,000 to \$54,000 per year and, as with any type of job, the higher paid workers are more skilled (e.g., a forklift operator);
- The density of jobs for the proposed uses are typically higher than for warehouse storage operations. The applicant anticipates that the proposed facility will provide approximately 20 full time jobs over the long term.

In summary, the proposed text amendment to allow limited vehicle sale/rental supports the existing auto service use already permitted on the site and the proposed development is expected to generate the same or more jobs and the same, or better, paying jobs as industrial warehouse uses.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have only received a single enquiry from the public about the rezoning application in response to the placement of the rezoning sign on the property. No comments were offered by the caller.

Should the Planning Committee endorse this application and Council grant first reading to the Zoning Text Amendment bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Site Contamination

The subject site had previously been used for automotive repair and machine shop operations. Both of these prior uses are classed as Schedule 2 uses under the Provincial *Environmental Management Act* and the site therefore requires a detailed site review. The Province has issued a letter to advise that the City should not adopt the rezoning for this site until the Province has received and reviewed further information on the contamination and the proposed remediation.

The applicant has engaged a consultant who is preparing the information required for the Province. The consultant has advised City staff that the contamination is primarily hydrocarbon based, and is relatively contained. A plan for excavating and removing the contaminated soils is being prepared for Ministry review. The Zoning Text Amendment Considerations include a requirement that the City receive an acceptable instrument of release prepared by the Province prior to the Bylaw adoption. Prior to the Bylaw adoption the City will require confirmation that any road dedications are not subject to contamination.

Built Form and Architectural Character

Although the proposed building is primarily intended to house industrial permitted uses, it has been designed with the knowledge that this location has an important visual presence from Highway 99, Shell Road and Vanguard Road. The lower floor will be primarily concrete masonry blocks and the main entrance will be emphasized with glazing, a living green wall and a two-storey tilt up concrete panel wall feature. The second floor showroom has a flush glazed curtain wall facing the southern and western elevations visible from adjacent roads. Cast in place concrete will be used for the car wash and detailing facility, as well as the upper floor parking area in the main building. Natural lighting will be provided to interior work areas and solar panels will be affixed to certain roof top areas to supplement the operation's power requirements.

Landscape and treed islands are to be provided throughout the at-grade parking area. Lower height shrubs, vines, perennials and grasses are proposed around the perimeter of the site.

It should be noted that if the Zoning Text Amendment proceeds, a Development Permit will be required.

Existing Legal Encumbrances

Public Utility Statutory Rights-of-Way (SRW Plan 53071 and Plan 45376) run across the subject property adjacent to the east property boundary and a portion of the southern property boundary. The proposed development does not encroach into these 3 m (10 ft.) wide SRWs; however, the Servicing Agreement works may result in the relocation of some portions of the utilities along the eastern property line which may make some sections of the SRW superfluous. A determination of whether the SRW can be reconfigured will be made through the Servicing Agreement.

February 16, 2017

BC Hydro and BC Telephone have utility right-of-way agreements registered on the Titles of the two properties. The proponent will address requirements of these external agencies as necessary.

Transportation and Site Access

The subject site is adjacent to a sharp bend in Vanguard Road; which turns from a north-south roadway to an east-west roadway and then makes its way under Highway 99.

Through discussions with the applicant, a two-step approach is proposed to improve the geometry at this bend. Through the Zoning Text Amendment Considerations, a 31.81 m² (342.4 ft^2) road dedication will be required to address the most critical portion of the corner realignment. To allow for future widening as properties redevelop south of Highway 99 and more traffic moves along Vanguard Road, an agreement will be placed on Title, allowing the City to acquire an additional 385.07 m² (4,145 ft^2) if and when required. The intent is that if redevelopment occurs south of Highway 99 that requires rezoning and warrants road improvements at the corner, those developments will be required to acquire the additional road widening on behalf of the City. The area for future dedication can be used only for parking in accordance with the Zoning Bylaw (Attachment 3).

Vehicle access to the site will be provided by two accesses to Vanguard Road located a safe distance away from the corner bend in the roadway. A pedestrian access will be provided from the main building to the north-south leg of Vanguard Road.

Zoning Bylaw parking requirements for 94 parking spaces will be fully addressed with the proposed on-site parking arrangement. One large loading area is provided and also allows for two medium loading spaces as shared space with the large loading space. The proposed building's parkade will provide up parking and medium-term storage for up to 279 inventory vehicles. Both Class 1 and Class 2 bicycle parking will be addressed through the Development Permit review, but will be required to meet the Zoning Bylaw requirements or provide supportable rationale for a variance to be considered.

Because of the proximity of the development site to Highway 99 and the proposed road dedications, the development plans were required to be reviewed by the Ministry of Transportation and Infrastructure (MOTI). Having no concerns, MOTI has provided a one-year preliminary approval for this development and will have to approve the final Zoning Text Amendment Bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses two bylaw-sized trees and one non-bylaw sized tree on the subject property. The report indicates that there are no trees on neighbouring properties, or street trees on City property. The three trees are located overtop of a sanitary sewer line; which will need to be removed as part of the redevelopment.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings with the following comments:

- The three on-site Cherry trees are too close to the proposed structure and cannot be retained.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

Locations of the replacement trees will be determined through the landscaping plan provided with the Development Permit application.

Green Roof Bylaw Response

City of Richmond Green Roof Bylaw No. 8385 applies to this development as the proposed gross floor area will exceed 2,000 m². The proponent's response to the Green Roof Bylaw includes the following:

- Provision of 20% roof rain water run-off management by means of underground storage tank; with an integrated vegetation irrigation system using the captured storm water.
- Provision of vertical landscaping, plus living/green wall along portions of the eastern and southern elevations of the building. Sections of the green wall will be placed to frame the entrances on these two building faces.

The applicant has submitted a consultant's report providing details on the proposed underground storage reservoir that will be used to collect surface storm water from the building's rooftop. This stored roof water will then be distributed to landscaped portions of the site during the growing season via an irrigation system. The consultant's calculations indicate that the proposed system will achieve the minimum 20% volume reduction generated by a conventional rooftop of equal area.

Details on the plant selections for the vertical landscaping will be provided as part of the required Development Permit application.

The combination of the storm water reduction and the vertical landscaping will achieve the required 100 points necessary for an acceptable response to the Green Roof Bylaw. Registration of a legal agreement is to ensure that the Green Roof response features are installed and maintained is a condition of the Zoning Text Amendment Bylaw adoption.

Proposed Variances

The conceptual development plans (Attachment 3) indicate that there are three areas of the proposed building which will exceed the 12 m maximum height established by the site's "Industrial Retail (IR1)" zoning. These include:

• A tilt up entrance panel is proposed as both an architectural feature/highlight and a functional feature intended to clearly identify the main entrance of the building and is proposed to be 14.02 m (46 ft.) tall.

- The show room roof is proposed to be 12.5 m (41.0 ft.) tall which is needed to accommodate, in particular, clearances for the two floors below
- The proposed roof parapet at 12.62 m (41.42 ft.) to screen parking from surrounding properties.

Details for the requested variances will be addressed in more detail through the Development Permit review.

Site Servicing and Frontage Improvements

As discussed under the "Transportation and Site Access" section of this report, a 31.81 m^2 (342.4 ft^2) road dedication will be required at the bend of Vanguard Road.

A Servicing Agreement is required in the Zoning Text Amendment Considerations to address frontage improvements and the installation of utility services. Frontage improvements include, but are not limited to the following:

- Removal of existing water service connections and installation of new water connections with a water meter.
- Installation of fire hydrants.
- Installation of an approximately 152 m (499 ft.) length of storm sewer with manholes and catch basins along the east property line of the site.
- Installation of a new storm service connection with an inspection chamber along Vanguard Road.
- Installation of approximately 96 m (315 ft.) of new sanitary sewer with manholes along Vanguard Road (east property line) and the removal of the old existing sanitary sewer lines from the subject property.
- Installation of a concrete sidewalk, treed/grassed boulevard, curb and gutter, plus road widening along the eastern property boundary of Vanguard Road.

Issues To Be Resolved Through the Development Permit

A Development Permit/Development Variance Permit (DP/DVP) is required under the Zoning Text Amendment Considerations. The following issues will be addressed through the Development Permit review:

- Proposed height variances to accommodate the entrance tilt panel feature and the proposed building height.
- Reorganizing surface parking to eliminate overlapping handicapped parking spaces.
- Details for the vertical wall planting installation and plant selections.
- Review and refine the landscaping species selections and sizes as necessary. Addressing landscaping security requirements.
- Clarifying the location of a sediment separator and details of maintenance by the owner.
- Provision of bike parking spaces (indoor and outdoor) in compliance with the Zoning Bylaw.

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• Modification of both driveway entrances to ensure a maximum throat width of 7.5 m and installation of a driveway letdown. Roll-over curbs may be accommodated outside the driveway letdown area for large vehicles.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

Staff recommend support for the Zoning Text Amendment of the "Industrial Retail (IR1)" zone at 4331 and 4431 Vanguard Road to allow up to a maximum of 10% of the building gross floor area to accommodate "vehicle sale/rental" as an additional use. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9670 be introduced and given first reading.

David Brownlee Planner 2

DCB:blg

Attachment 1: Location Map Attachment 2: East Cambie Land Use Map Attachment 3: Conceptual Development Plans Attachment 4: Development Application Data Sheet Attachment 5: Rezoning Considerations





City of Richmond





ZT 16-740866

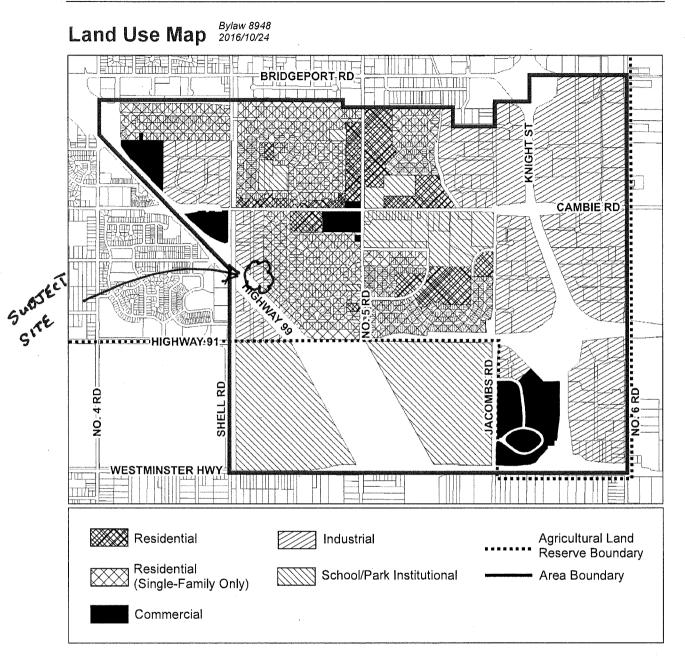
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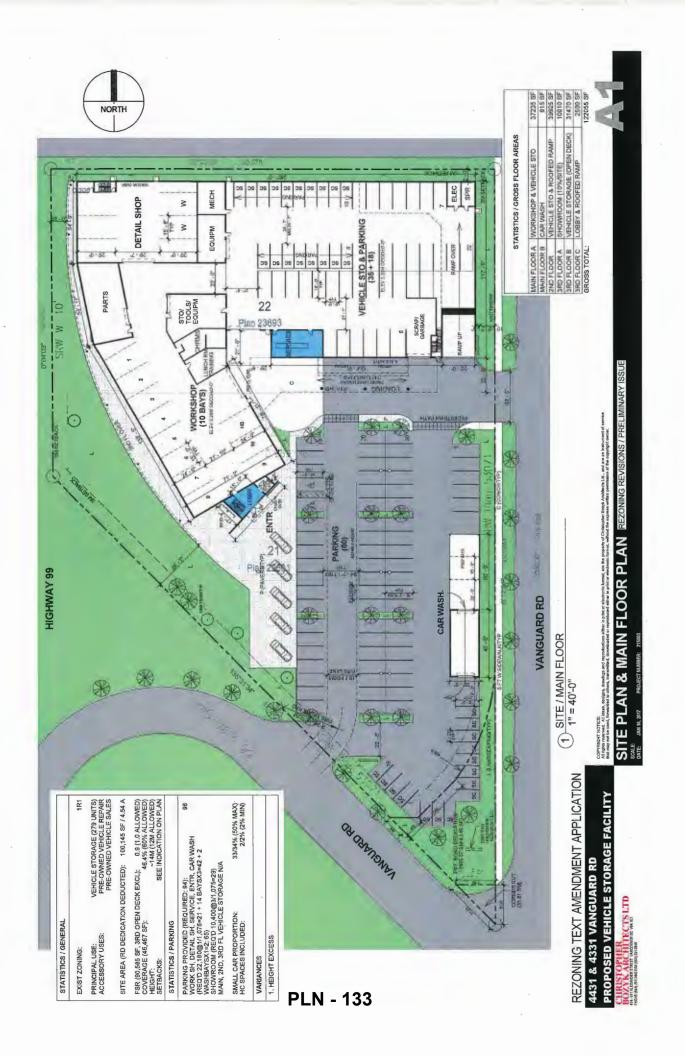
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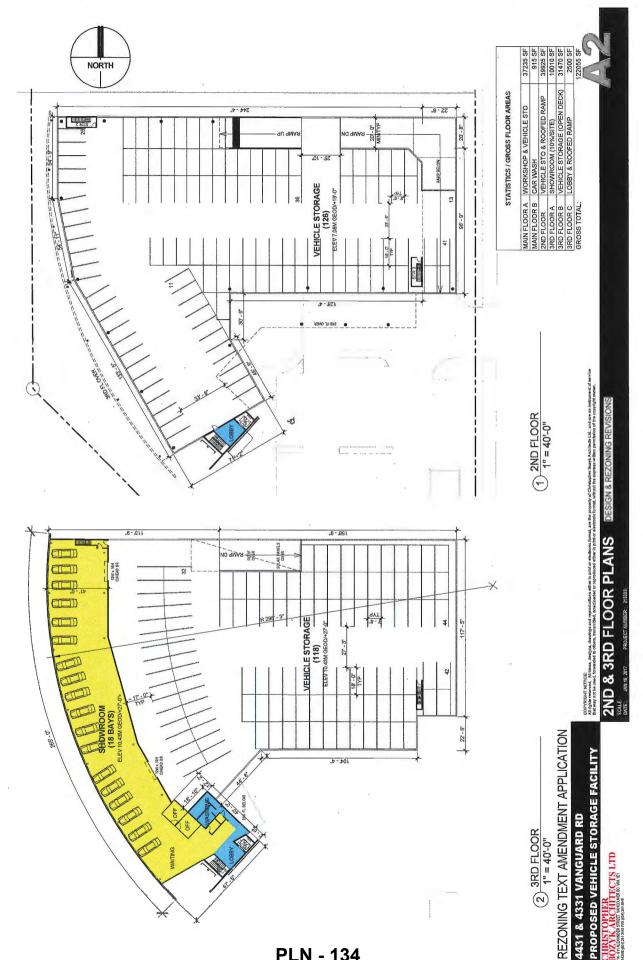
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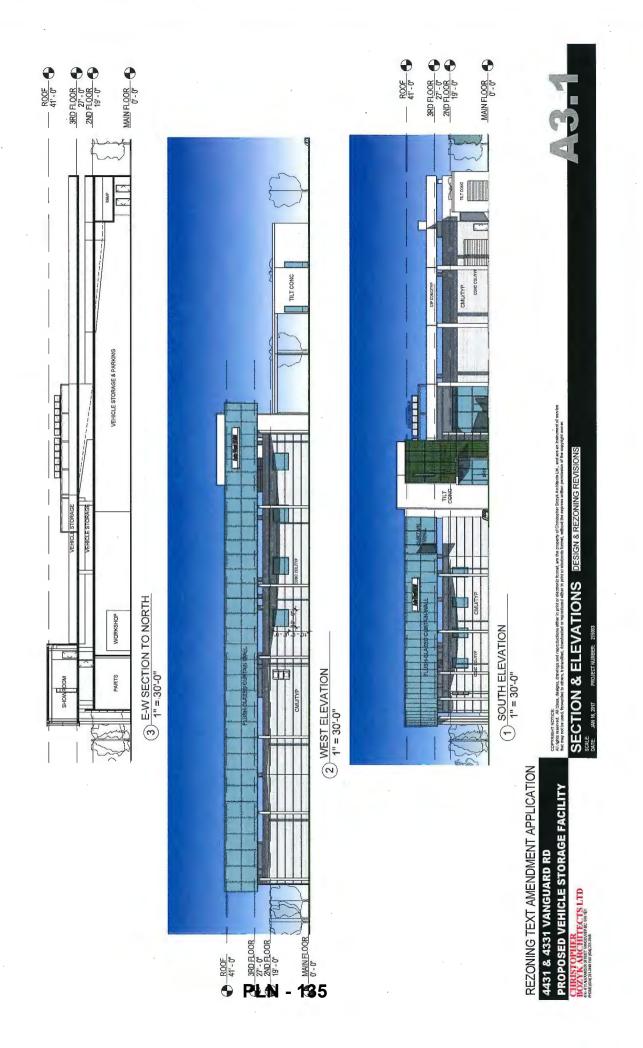
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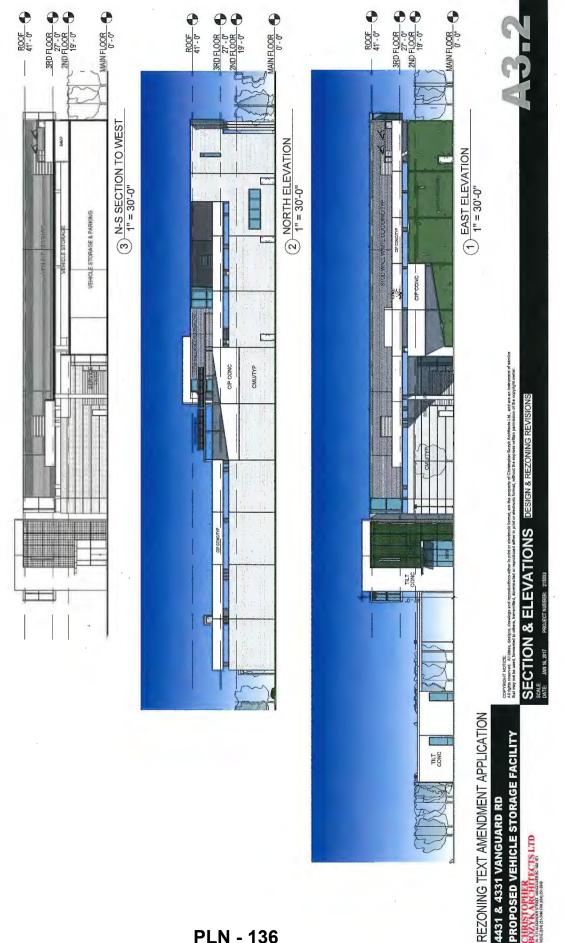


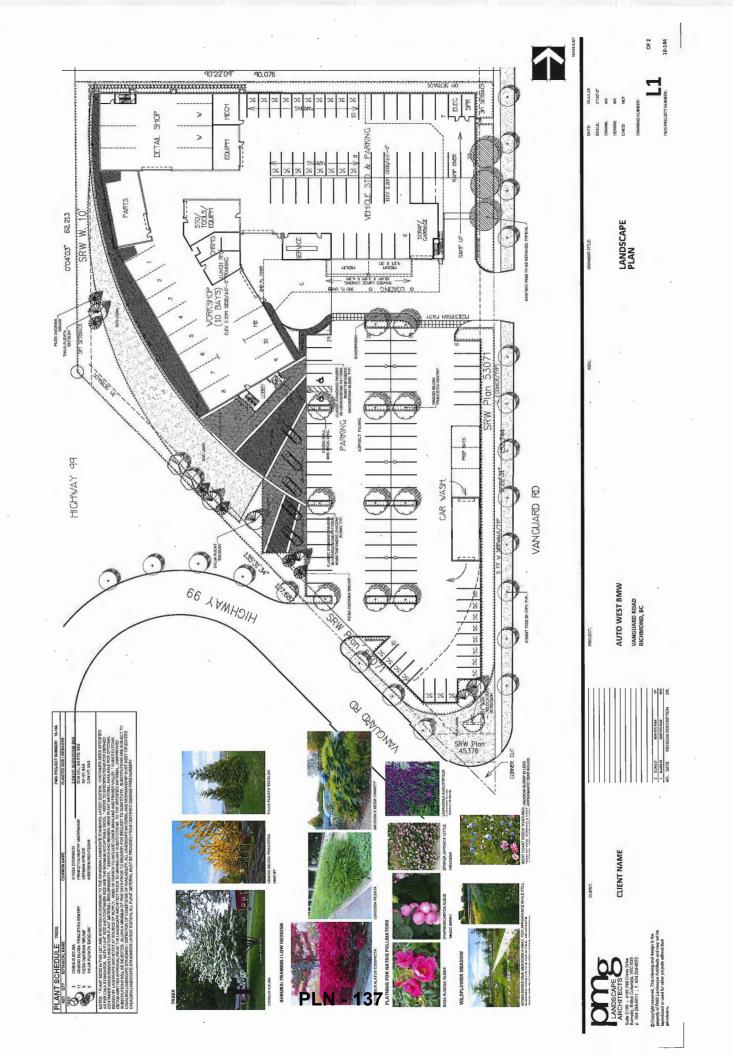


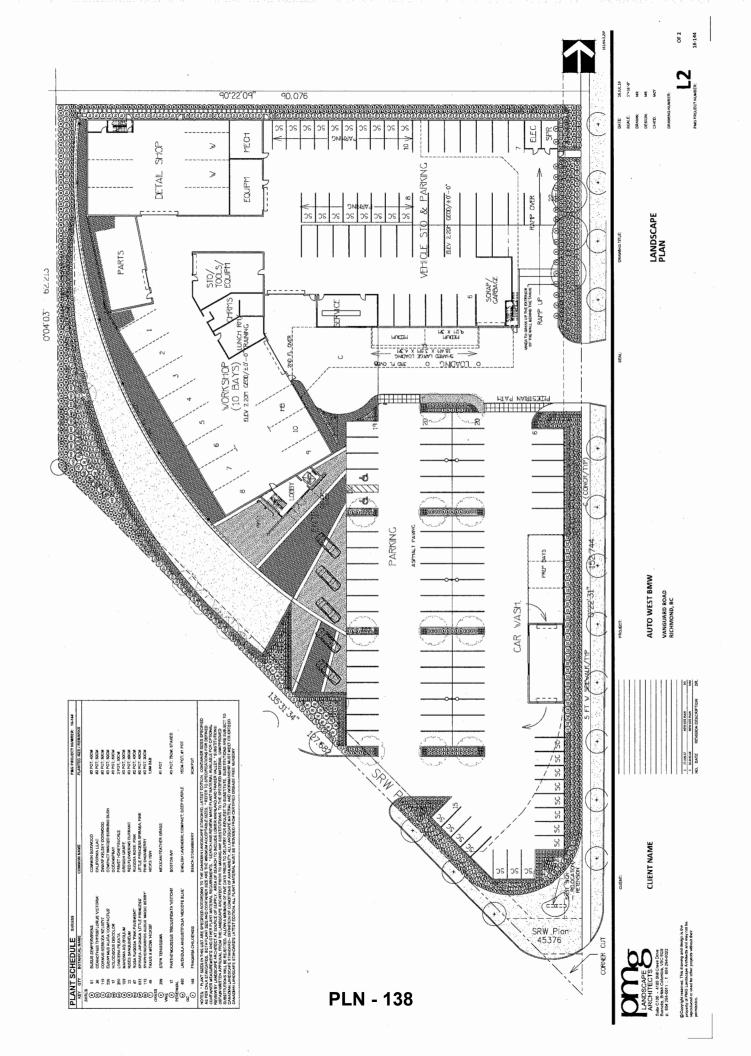


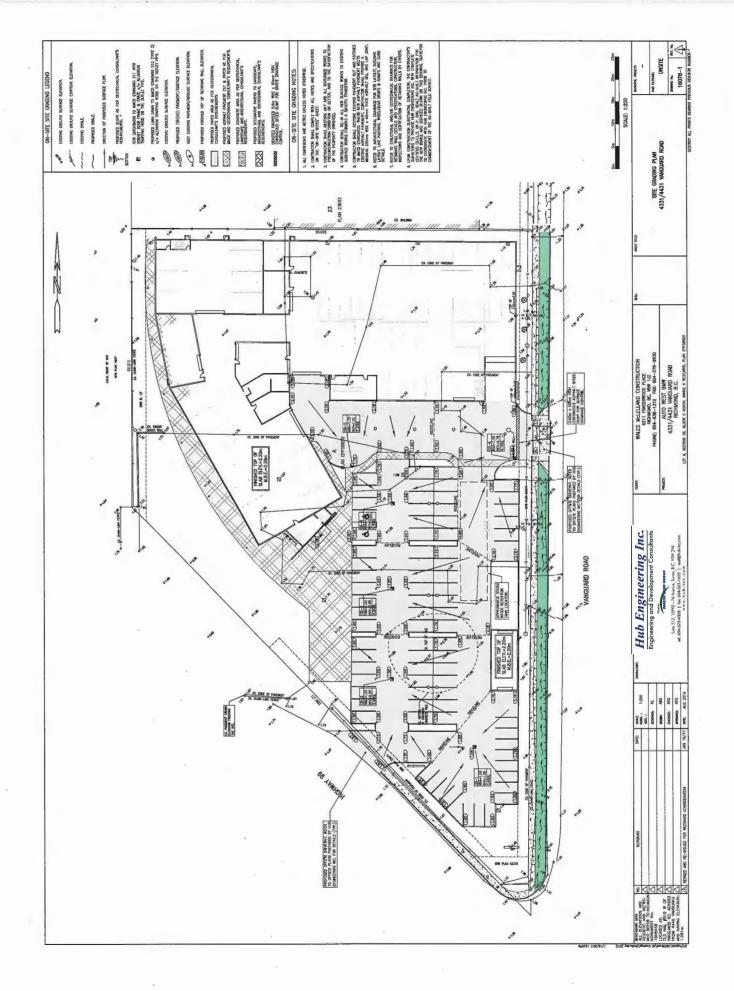




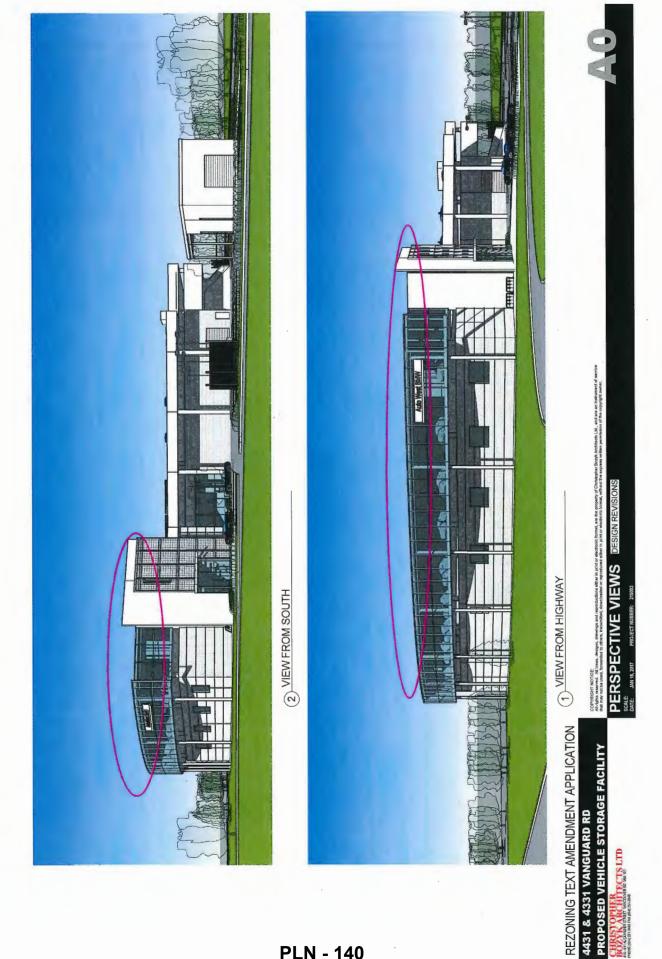


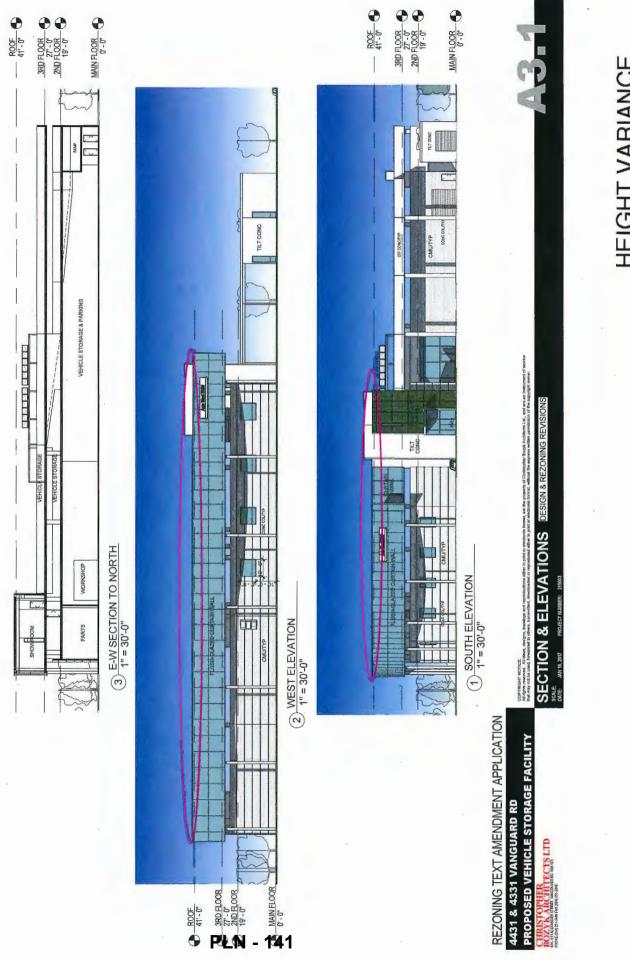




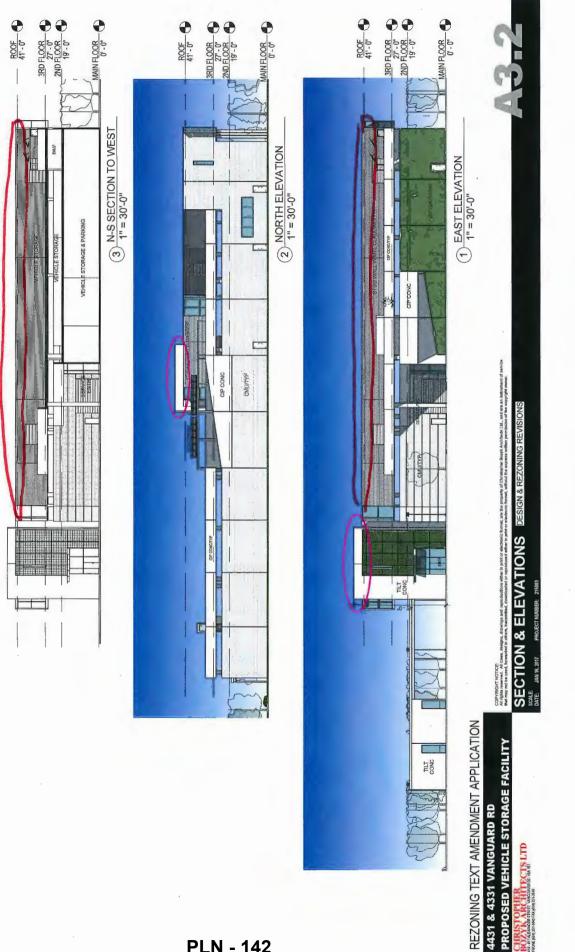


HEIGHT VARIANCE





HEIGHT VARIANCE



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HEIGHT VARIANCE



Development Application Data Sheet

Development Applications Department

ZT 16-740866

Attachment 4

Address: 4331 and 4431 Vanguard Road

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Estlin Holdings Ltd.	Same
Site Size (m²):	9,335.58 m ² (104,487 ft ²)	9,303.77 m ² (100,145 ft ²) after road dedications
Land Uses:	Vacant – no existing structures	Industrial general, commercial vehicle parking and storage, vehicle repair, vehicle body repair or paint shop, up to 10% GFA for vehicle sale/rental.
OCP Designation:	Mixed Employment (MEMP)	Same
Area Plan Designation:	Industrial	Industrial
Zoning:	Industrial Retail (IR1)	Same but with up to 10% GFA for vehicle sale/rental added as an additional use at the subject site.
Other Designations:	FCL: 2.9m GSC – Area A	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0 FAR	0.9 FAR	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 9,303.77 m ² (100,145 ft ²)	Lot A: Max. 8,404.94 m² (90,470 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 60% Non-porous Surfaces: N/A	Building: Max. 44.4% Non-porous Surfaces: N/A	None
Lot Size:	No minimum lot size	9,303.77 m ² (100,145 ft ²) after road dedications	None
Lot Dimensions (m):	No minimum lot width, lot depth or lot area	Width: 62 m at its narrowest point. Depth: 90 m	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0 m Side: Min. 0 m Exterior Side: Min. 3.0 m	Front: Min. 3.0 m Rear: Min. 3.0 m Side: Min. 2.4 m Exterior Side: Min. 11.15 m	None

January 26, 2017

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12 m	14.02 m for the entrance wall, 12.62 m for the show room curtain walls and 12.5 for the showroom roof	Variance required
Off-street Parking Spaces – Based on Use by Floorspace	94 spaces	98 spaces Including 2 HC spaces. 33 are small spaces	None
Off-street Parking Spaces – Total:	94	98 All other spaces allocated for vehicle storage	None
Bicycle Spaces	Class 1: 23 Class 2: 23	Class 1: 23 Class 2: 23	None

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

ATTACHMENT 5



Rezoning Considerations

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

Address: 4331 and 4431 Vanguard Road

File No.: ZT 16-740866

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Ministry of Environment (MOE) Certificate of Compliance or alternative approval for building to proceed granted from MOE regarding potential site contamination issues.
- 3. A Ministry of Environment (MOE) Certificate of Compliance is required prior to dedication of land for road to the City.
- 4. 31.81 m^2 corner cut road dedication at the south east corner of the site at the bend in Vanguard Road.
- 5. Registration of a legal agreement on Title allowing the City to acquire an additional 385.07 m² (4,145 ft²) in the future for road widening. The agreement is to also prohibit the placement of structures, unless authorized by the City, within this area. Surface parking will be permitted as an interim use.
- 6. Consolidation of all the lots into one development parcel (which will require the demolition of the existing buildings).
- 7. Registration of a flood indemnity covenant on Title. (Site is in East Cambie)
- 8. Registration of a legal agreement on Title ensuring that the green roof response, as outlined in the reports by Envirowest Consultants Inc. (dated January 17, 2017) and Hub Engineering Inc. (dated January 18, 2017) is installed and maintained.
- 9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 10. Enter into a Servicing Agreement* for the design and construction of frontage works along Vanguard Road. Works include, but may not be limited to, the off-site works identified in the Engineering Servicing Requirements and the Transportation Requirements outlined below.

ZT16-740866 – 4431/4331 Vanguard Road - Engineering Servicing Requirements:

Scope: CHRISTOPHER BOZYK ARCHITECTS LTD has applied to the City of Richmond for a Zoning Text Amendment to the Industrial Retail (IR1) zone to allow limited vehicle sales as a permitted use at 4331/4431 Vanguard Road.

A Servicing Agreement is required.

a. Water Works:

- a. Using the OCP Model, there is 246 L/s of water available at a 20 psi residual at the 4331 Vanguard Road Frontage and 245 L/s at a 20 psi residual at the 4431 Vanguard Road Frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations

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Initial: ____

must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

- Remove existing water service connection servicing 4331 Vanguard Road. Install a new water service connection, complete with water meter, off of the existing AC watermain fronting the site's east property line.
- Install fire hydrants spaced as per City standard along the proposed development's frontages at Vanguard Road.
- Provide a 3 m x 85 m Utility Statutory Right-of-Way along the south property line. Do not place any permanent structures or trees within the Statutory Right-of-Way and ensure the proposed site's designated parking spaces do not encroach into the Utility Statutory Right-of-Way.
- If the south access to the proposed site requires any widening or repaving, relocate the portion of the existing AC watermain to be affected by potential driveway widening at the south property line.
- c. At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

b. Storm Sewer Works:

- a. The Developer is required to:
 - Install a 600 mm storm sewer, complete with manholes and catch basins in the roadway fronting the east property line of the proposed development, approximately 152 m. The proposed storm main shall tie into the existing ditches to the east and west side of Vanguard Road via headwalls.
 - Install a new storm service connection, complete with an Inspection Chamber, off of the proposed 600 mm diameter storm sewer along Vanguard Road to service the proposed development.
- b. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

c. Sanitary Sewer Works:

- a. The Developer is required to:
 - Install new 200 mm sanitary sewer complete with manholes, spaced as per City standard, along Vanguard Road fronting the east property line of the proposed development; approximately 96 m. The proposed sanitary pipe shall tie into existing sanitary sewer at north property line via manholes.
 - Once the proposed 200 mm sanitary sewer along Vanguard Road is operational, remove and dispose offsite existing 150 mm and 200 mm sanitary sewer located within the property and all existing sanitary service connections off of existing sanitary sewer. Discharge existing Utility Statutory Right-of Way (SRW 53071) along the proposed development's frontage once the existing sanitary main has been removed.

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- Install a new service connection off of proposed sanitary sewer to service the proposed development and reconnect sanitary service to the properties across the street to the east.
- A possible alternative to relocating the sanitary pipe involves moving the proposed building edge back to establish a minimum of 3 m from the existing 150 mm sanitary pipe. That is, the pipe must be at least 3 m from the any proposed onsite works (soil densification, preloading, foundation, etc.). In addition, provide a geotechnical investigation to confirm any impact to the existing on-site sanitary pipe located at minimum 3.0 m from the proposed building edge. If the geotechnical investigation confirms no impact, the existing on-site sanitary pipe can remain at its current location within a 6 m Utility SRW (3m on either side of the pipe) as per the City's Engineering Design Specifications. If the geotechnical investigation identifies impact to the on-site sanitary pipe from proposed onsite works, relocate the sanitary pipe in accordance to the requirements above.
- b. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

d. Frontage Improvements:

- a. The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - When determining required clearance from the existing distribution lines located at the west property line to the proposed building edge.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located on-site, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1. BC Hydro PMT -4 m W X 5 m (deep)
 - 2. BC Hydro LPT -3.5 m W X 3.5 m (deep)
 - 3. Street light kiosk 1.5 m W X 1.5 m (deep)
 - 4. Traffic signal kiosk 1 m W X 1 m (deep)
 - 5. Traffic signal UPS -2 m W X 1.5 m (deep)
 - 6. Shaw cable kiosk 1 m W X 1 m (deep) show possible location in functional plan
 - 7. Telus FDH cabinet 1.1 m W X 1 m (deep) show possible location in functional plan
 - Other frontage improvements as **PL** Nansportation's requirements

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e. General Items:

a. The Developer is required to:

Enter into, if required, 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, 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.**Transportation Requirements**

- MoTI approval required.
- Road dedication required as shown in the attached PDF to allow for the future normalization and/or widening of the intersection.
- Applicant responsible for the design and construction of the following frontage improvements along Vanguard Road:
 - o 1.5 m wide concrete sidewalk at the property line.
 - 1.5 m wide treed/grassed boulevard.
 - \circ 0.15 m wide curb and gutter.
 - \circ Road widening to complete the western $\frac{1}{2}$ of the ultimate 12 m wide driving surface.
- One vehicular access off each frontage can be considered. Maximum driveway throat width at 7.5 m. Any additional width required for large vehicles can be accommodated with roll-over curbs outside the driveway letdown area. Use driveway letdown (as opposed to curb returns).
- Relocate the proposed driveway off Vanguard Road (east/west portion) to as far west as possible.
- Size of parking stalls: confirm size of all stalls meets the Zoning Bylaw (ZB) requirements by showing on the plan the typical stall size. The following are the ZB requirements as the minimum stall dimensions:
 - Regular-size stall: Length (5.5 m) x width (2.65 m).
 - o Small-size stall: Length (5.0 m) x width (2.4 m).
 - Handicapped stall: Length (5.5 m) x width (3.7 m).
- Width of maneuvering drive aisles should be no less than 7.5 m.
- Ensure on-site loading spaces proposed as per bylaw requirements. Applicant to address.
- Ensure both Class 1 and 2 on-site bicycle parking spaces are provided as per bylaw requirements. Applicant to address and show these on the plans.
- Reorganize the surface parking to eliminate overlapping handicapped parking spaces. Each handicapped space must be a minimum of 3.7 m wide.
- Prior to the issuance of BP, a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <u>http://www.Richmond.ca/services/ttp/special.htm</u>>)

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. 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 Department 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

Date

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Bylaw 9670



Richmond Zoning Bylaw 8500 Amendment Bylaw 9670 (ZT16-740866) 4331 and 4431 Vanguard Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
 - a) Adding "vehicle sale/rental" to Section 12.4.3 of the "Industrial Retail (IR1)" zone.
 - b) Inserting the following Section into the "Industrial Retail (IR1)" zone and renumbering subsequent Sections as necessary:
 - "12.4.11.7 "Vehicle sale/rental" uses shall be limited to a maximum of 10% Gross Floor Area (GFA) and shall be permitted only at the following site(s);

4331 Vanguard Road P.I.D. 001-404-008 Lot 22, Plan 23693, Section 36, Block 5 North Range 6 West, New Westminster District."

4431 Vanguard Road P.I.D. 001-403-991 Lot 21, PL 22601 Section 36, Block 5 North Range 6 West, New Westminster District."

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9670".

FIRST READING	 CITY OF RICHMOND
PUBLIC HEARING	
SECOND READING	 APPROVED by Director
THIRD READING	or Solicitor
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



Report to Committee

Planning and Development Division

To: Planning Committee

From: Wayne Craig Director, Development **Date:** February 6, 2017 **File:** RZ 16-741423

Re: Application by Focus Construction Ltd. for Rezoning at 9760 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9680, for the rezoning of 9760 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig Director, Development

JR:blg Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	×	h Enle

Staff Report

Origin

Focus Construction Ltd. has applied to the City of Richmond for permission to rezone 9760 Sealily Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Sealily Place (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing dwelling on the property, which would be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned "Single Detached (RS1/E)."
- To the South: Two single-family dwellings on lots zoned "Single Detached (RS1/E)," with vehicle access from Seaton Place.
- To the East: A duplex on a lot zoned "Single Detached (RS1/E)"; fronting Sealily Place and with vehicle access from the rear lane.
- To the West: A single-family dwelling on a lot zoned "Single Detached (RS1/E)," with vehicle access from Sealily Place. There is a pending rezoning application for this property (RZ 16-735240), to rezone the property from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit a subdivision to create two single-family lots. This application was given third reading on November 21, 2016.

Related Policies & Studies

Official Community Plan/Shellmont Area Plan

The subject site is located in the Shellmont planning area. The Official Community Plan (OCP) designation for the subject site is "Neighbourhood Residential" (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5409

The subject site is located in the area governed by Single-Family Lot Size Policy No. 5409, which was adopted by Council on April 10, 1989, and subsequently amended on October 16, 1995, July 16, 2001, and October 21, 2013 (Attachment 5). The subject property is permitted to rezone and subdivide as per the requirements of the "Single-Detached (RS2/B)" Zoning Bylaw only. The proposed rezoning and subdivision is consistent with this Policy.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) for the sanitary sewer service in the southeast corner of the subject property. An additional SRW for an extension of the sanitary sewer to service the newly subdivided lots will be required. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to each lot is proposed from separate driveways with a shared driveway crossing to Sealily Place.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist, with the following comments:

- Two Western Red Cedar trees (Tag # 171 and 173) located on the development site are to be retained and protected.
- One Crimson King Maple tree (Tag # 174) located on the development site is to be retained and protected.
- Two Lombardy Poplar trees (Tag # 169 and 170) located on the development site; between 100 cm and 96 cm DBH in size, have been historically topped and are in poor condition.
 Remove and replace.
- One Silver Maple tree (Tag # 172) located on the development site; 66 cm DBH in size, has been historically topped and is in poor condition. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Parks Department staff has reviewed the application as it impacts landscaping in the City-owned boulevard. Staff have authorized the removal of the Laurel and Cedar hedge, and have determined that no compensation is required.

Tree Replacement

The applicant wishes to remove three on-site trees (Tag # 169, 170, and 172). The 2:1 replacement ratio would require a total of six replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six trees. The required replacement trees are to be of the following minimum sizes; based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	6 m

Prior to final adoption of the rezoning bylaw, the applicant must provide a \$3,000 Landscape Security to ensure that six required replacement trees are planted.

Tree Protection

Three trees (Tag # 171, 173, and 174) on the subject property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$20,000 Tree Survival Security.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of 2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposed to build a secondary suite on both of the new lots. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the following:

• Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 7.

Financial Impact

This rezoning application results in an insignificant Operations Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals).

Conclusion

The purpose of this application is to rezone 9760 Sealily Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Sealily Place.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and Richmond Zoning Bylaw 8500.

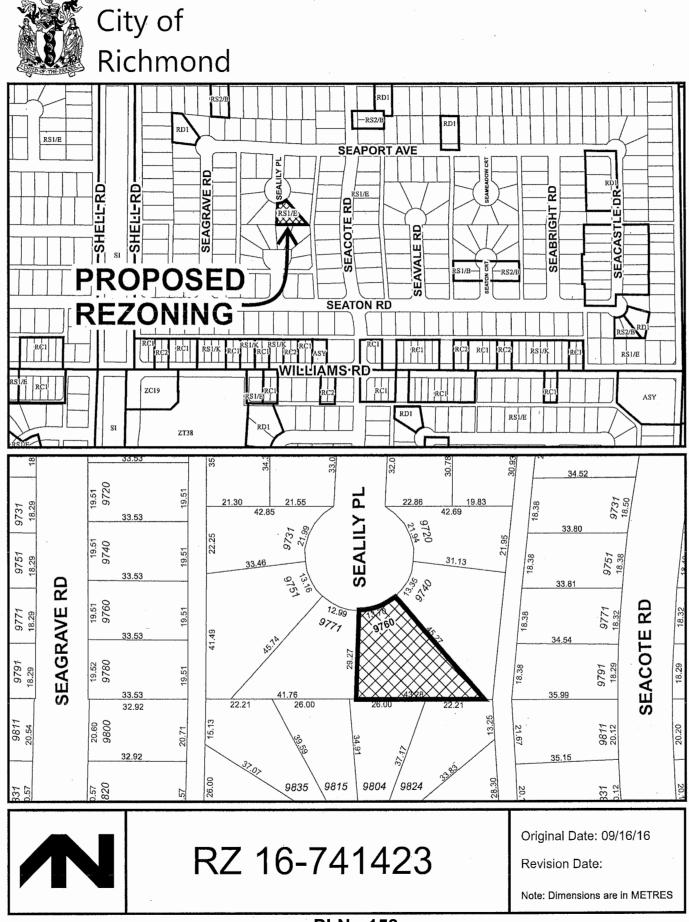
The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

tusi

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

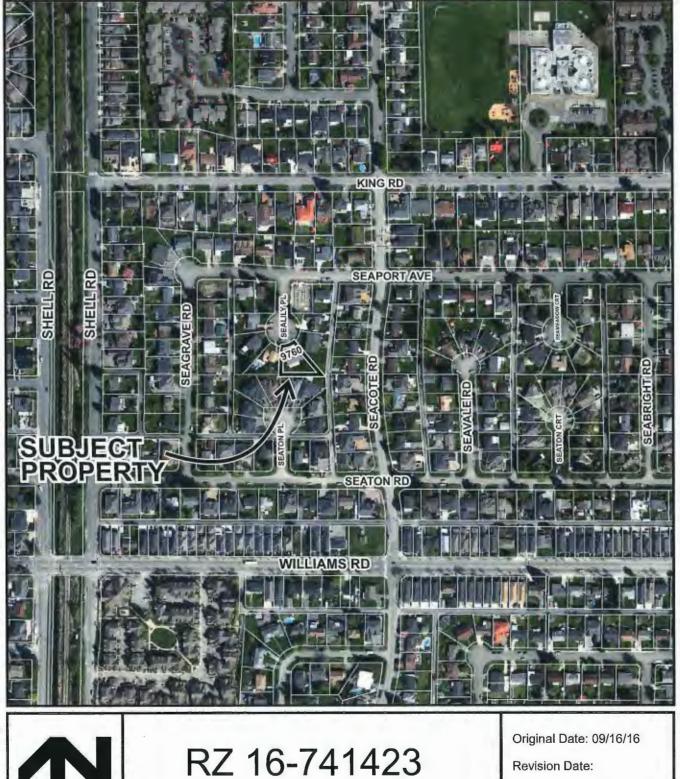
Attachment 1: Location Map and Aerial Photo Attachment 2: Proposed Subdivision Plan Attachment 3: Development Application Data Sheet Attachment 4: Shellmont Area Land Use Plan Attachment 5: Single-Family Lot Size Policy No. 5409 Attachment 6: Tree Management Plan Attachment 7: Rezoning Considerations



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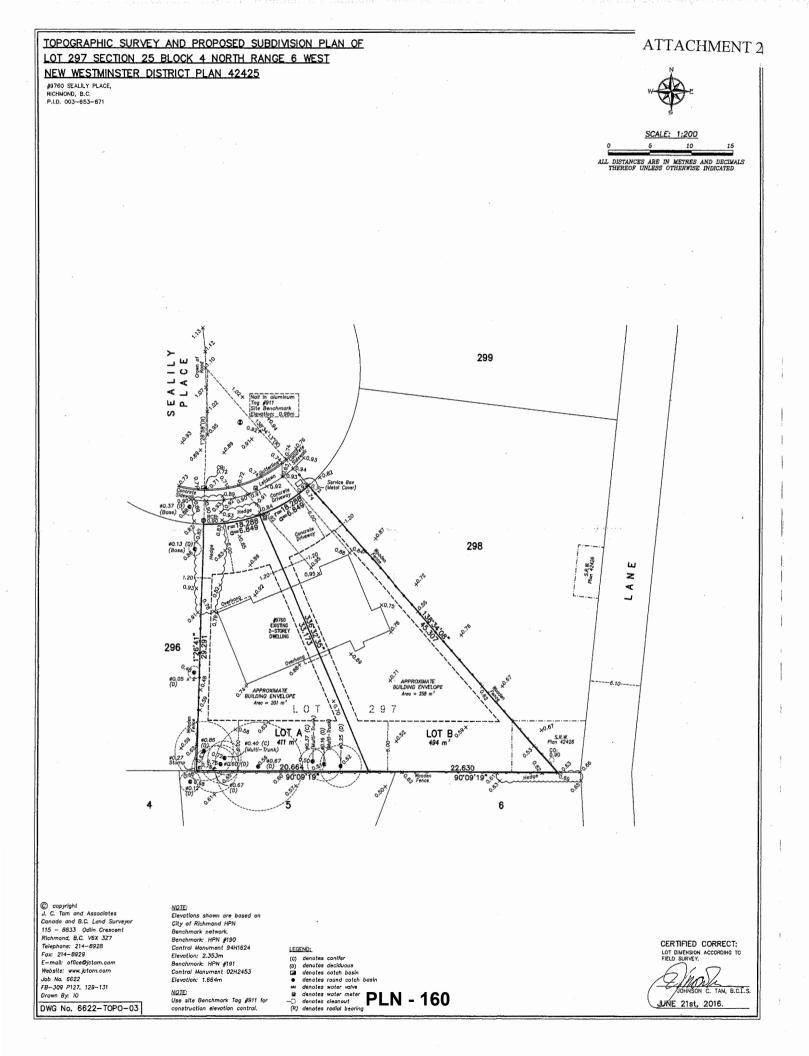
City of Richmond



Revision Date:

Note: Dimensions are in METRES

PLN - 159





Development Application Data Sheet

Development Applications Department

RZ 16-741423

Address: 9760 Sealily Place

Applicant: Focus Construction Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Alan C. L. Chen Audrey I. L. Chen	To be determined
Site Size (m ²):	905 m ²	Lot A: 411 m ² Lot B: 494 m ²
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

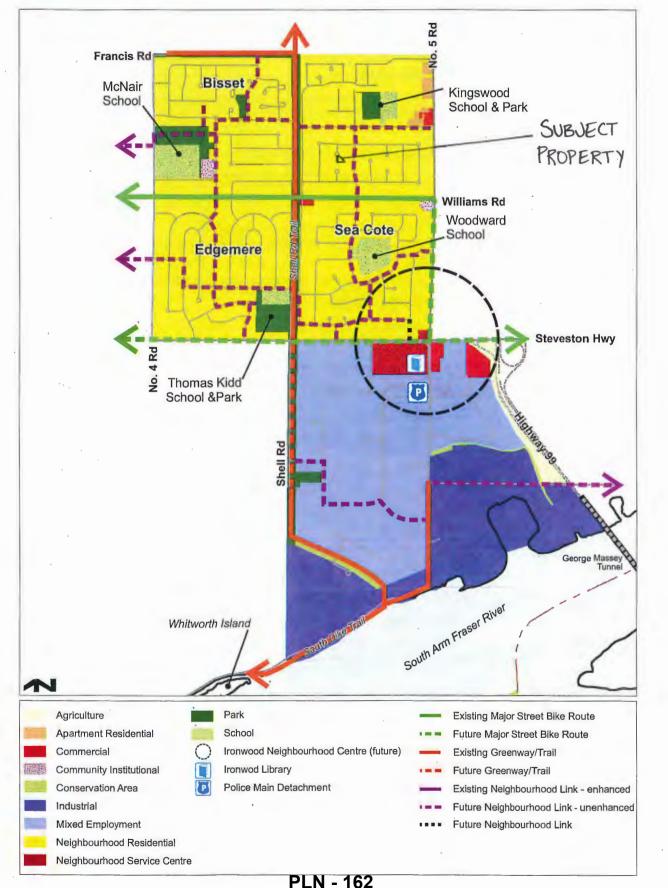
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area:*	Lot A: Max. 226.05 m ² (2,433.18 ft ²) Lot B: Max. 264.33 m ² (2,845.17 ft ²)	Lot A: Max. 226.05 m² (2,433.18 ft²) Lot B: Max. 264.33 m² (2,845.17 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360.0 m²	Lot A: 411 m ² Lot B: 494 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Lot A Width: 13.76 m Lot A Depth: 31.23 m Lot B Width: 14.74 m Lot B Depth: 39.24 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Connected Neighbourhoods With Special Places

ATTACHMENT 4



8. Shellmont

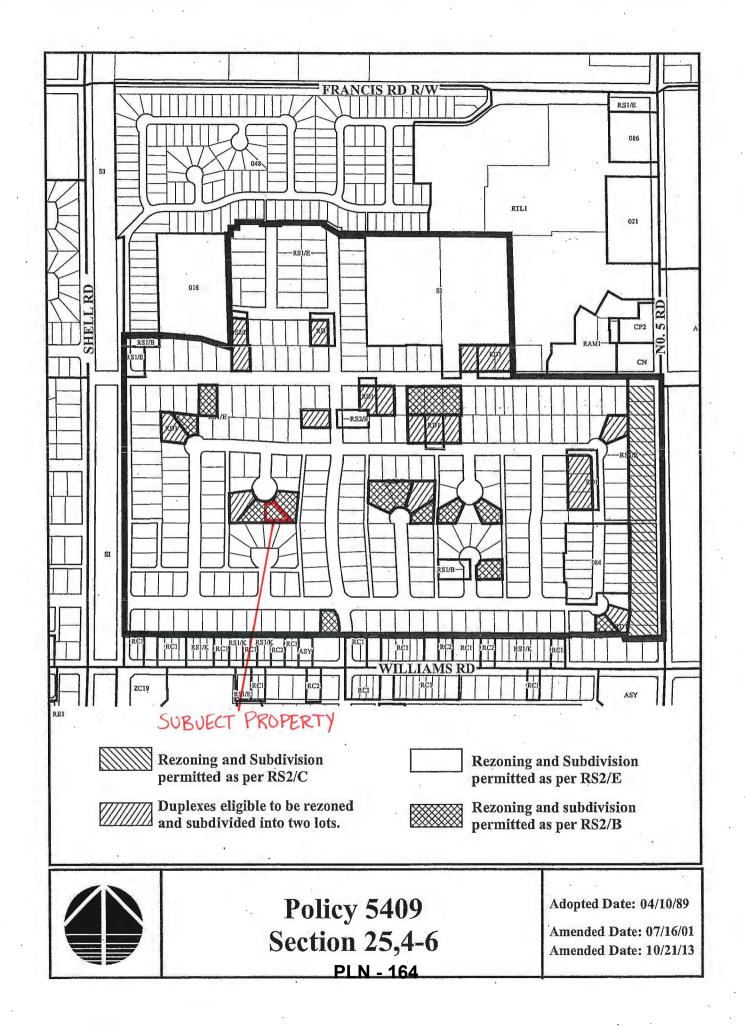
City of Richmond Official Community Plan Plan Adoption: November 19, 2012

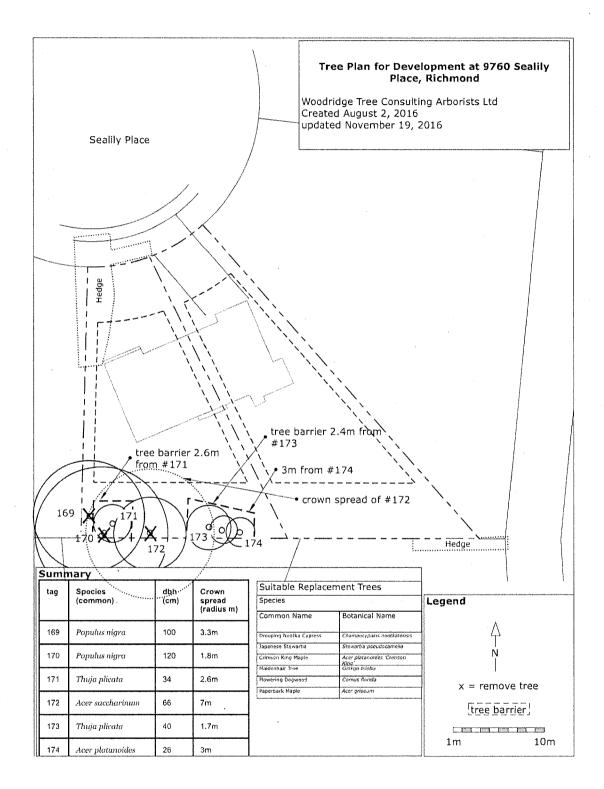


City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: April 10, 1989 Amended by Council: October 16, 1995 Amended by Council: July 16, 2001* Amended by Council: October 21, 2013	POLICY 5409
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-S	SECTION 25-4-6
POLICY 5409	:	
	policy establishes lot sizes for the area generally bou Road and properties fronting onto Seaton Road, in a	
the pro	roperties within the area be permitted to rezone and so ovisions of Single Detached (RS2/E) in Richmond Zo ng exceptions:	
(a)	properties with existing duplexes identified on the a rezoned and subdivided into a maximum of two lots;	accompanying plan may be
(b)	properties with frontage on No. 5 Road may be rezo Single Detached (RS2/C); and	ned and subdivided as per
(c)	properties shown as "cross-hatched" on the accompa and subdivided as per Single Detached (RS2/B).	inying plan may be rezoned
dispos less tl	olicy, as shown on the accompanying plan, is to ition of future single-family rezoning applications in th nan five years, unless changed by the amending ond Zoning Bylaw 8500.	nis area for a period of not
* Original Adoption	on Date in Effect	





Arborist report for 9760 Sealily Place, Richmond Woodridge Tree Consulting Arborists Ltd PLN - 165

9

ATTACHMENT 7



Rezoning Considerations

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

Address: 9760 Sealily Place

File No.: RZ 16-741423

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9680, the developer is required to complete the following:

 Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees). Minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees, as shown below:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	11 cm	6 m

- 2. 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 trees to be retained. 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.
- 3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the three trees to be retained.
- 4. Registration of a flood indemnity covenant on Title.
- 5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to removing the landscaping in the City-owned boulevard, the developer must complete the following requirement:

1. Notify the City Parks Division (604-244-1208, ext. 1317) a minimum of four business days prior to removal, so that appropriate signage can be posted.

Prior to Demolition Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. 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 Department at 604-276-4285.

At Subdivision* or Building Permit* stage, the developer must complete the following requirements:

- 1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- 2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Initial: _____

Water Works

- Using the OCP Model, there is 128 L/s of water available at a 20 psi residual at the Seaport Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Install two new water service connections complete with meter and meter box off of the existing 150 mm AC watermain on Sealily Place.
 - Cut and cap, at main, the existing water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots.
 - Cut and cap the existing storm service lead at the northeast corner of the subject site. Remove the inspection chamber if it is no longer in use by 9771 Sealily Place.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 30 m of sanitary sewer along the south property line of 9760 and 9740 Sealily Place complete with tie-in to the existing manhole SMH362. Terminate sewer with a new manhole and dual service leads off of the manhole.
 - Provide additional utility SRW along the south property line for the proposed sanitary sewer.
 - Tie-in the sanitary service connection for 9740 Sealily Place to the new proposed sanitary sewer along the south property line. Ensure Lot 9740 is adequately serviced during and after the construction process.
- At Developer's cost, the City is to:
 - Perform all tie-ins of proposed works to existing City infrastructure.
 - Cut, cap and remove the existing sanitary service connection and inspection chamber at the southwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Remove and replace concrete sidewalk panels and driveway letdowns as required.

General Items:

- The Developer is required to:
 - Enter into, if required, 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 PLN 167

of Engineering, 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.

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

Date

Bylaw 9680

CITY OF RICHMOND

APPROVED

BK

APPROVED by Director or Solicitor

hl



Richmond Zoning Bylaw 8500 Amendment Bylaw 9680 (RZ 16-741423) 9760 Sealily Place

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 "SINGLE DETACHED (RS2/B)".

P.I.D. 003-653-871 Lot 297 Section 25 Block 4 North Range 6 West New Westminster District Plan 42425

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9680".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



Report to Committee

Planning and Development Division

То:	Planning Committee
From:	Wayne Craig Director, Development

Date: February 14, 2017 **File:** RZ 15-713048

Re: Application by Kaimanson Investments Ltd. for Rezoning at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)"

Staff Recommendations

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9681 to:

- 1. Include the Hamilton Area Plan density bonus and community amenity provisions within the "High Density Townhouses (RTH1)" zone; and
- 2. Rezone 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.

Wayne Craig

Director, Development

MM:blg Att.7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services Engineering	র্তু ব	pe tolle
Affordable Housing		/ /
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Staff Report

Origin

Kaimanson Investments Ltd. has applied to rezone a 1.781 ha. (4.40 acre) site located at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)" (Attachment 1). There is an additional amendment to include the Hamilton Area Plan's density bonus and community amenity contribution provisions within the "High Density Townhouses (RTH1)" zone. The proposed townhouse development includes 120 units within 24 three-storey buildings (Attachment 2).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: Single-family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Townhouse 0.75 FAR)" within the Hamilton Area Plan.
- To the South: Single-family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Townhouse 0.75 FAR)" within the Hamilton Area Plan.
- To the East: Boundary Road and Boundary Canal within the City of New Westminster.
- To the West: Thompson Road and Hamilton Highway Park which is zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as "Neighbourhood Residential (NRES)" and the Hamilton Area Plan designates the site as "Neighbourhood Residential (Townhouse 0.75 FAR)" which allows for three-storey, ground-oriented townhouses (Attachment 4). The development's main east-west driveway will connect to both Boundary Road and Thompson Road to allow for public access via a statutory-right-of-way (SRW) to be registered for the "Shared Street" designated within the Hamilton Area Plan (shown on Site Plan in Attachment 7). There also is a proposed north-south pathway secured through registration of a SRW for public pedestrian access. This pathway will be part of the "Strollway" route designated within the Hamilton Area Plan that will connect Thompson Gate to future developments to the south.

The applicant is also required ensure that the engineering and servicing provisions in the "Construction, Phasing and Interim Design Measures" in Appendix 1 of the Hamilton Area Plan are addressed in the Development Permit and Servicing Agreement. In summary, the development proposal is consistent with the OCP and Hamilton Area Plan.

Environmentally Sensitive Area (ESA)

The development site includes approximately 1.2 ha. (2.96 acres) of ESA which is part of a larger contiguous 1.87 (4.62 acre) ESA that extends south of the development site (Attachment 5). The applicant's Qualified Environmental Professional (QEP) has completed an assessment of the habitat value of the ESA and made recommendations for habitat compensation in accordance with the OCP ESA Development Permit Guidelines. A Development Permit will be required to be considered by the Development Permit Panel prior to consideration of adoption of the zoning bylaw amendment. In summary, the QEP report concludes that:

- 35% of the ESA is non-contiguous "upland forest" with the majority of the trees (Cottonwood and Alder) nearing their end of life and being subject to blow down.
- 65% of the ESA encompasses "old field habitat" which evolved after residential development of the area in the 1960's. Most of the existing small plants consist of invasive species (mainly introduced Red Canary grass) characteristic of overgrown rural lots.

Due to the relatively low habitat value of the ESA and the site grading requirements, the QEP recommended off-site habitat compensation. This compensation included a total of 100 native trees and shrubs to be planted within a small $320 \text{ m}^2 (0.08 \text{ acre})$ area of Hamilton Highway Park.

In consultation with City Parks and Environmental Sustainability staff, off-site compensation habitat was pursued to improve the natural character of the adjacent Hamilton Area Park as part of the City's *Ecological Network*. The ESA habitat compensation area includes:

- A total area of 6,300 m² (1.6 acres) of the currently open grass field is proposed to be replanted with trees in groves averaging 15.0 m (48 ft.) in width along the west side of Hamilton Highway Park adjacent to Highway 91, as well as smaller groves of trees along Thompson Road. These areas will be planted with native vegetation with a minimum of 1,188 trees and 6,475 shrubs/groundcover plants.
- Removal of the areas of invasive species (e.g. blackberries, broom and horsetail) from the southern 2.2 ha. (5.45 acres) of the park to encourage the successful establishment of the proposed native trees and under-storey plants in this portion of the park.

The proposed habitat compensation area will be of a higher habitat value than the existing ESA area within the development site.

In summary, the proposed ESA compensation areas will provide for well-developed, wind-firm, native forested areas that support the City's *Ecological Network* goal of improving habitat in City parks and creating a public amenity.

February 14, 2017

In addition to the off-site habitat compensation, the development will include following native vegetation:

- Six (6) existing coniferous trees will be protected as described in the Tree Retention section below.
- There will be a minimum area of $1,100 \text{ m}^2(0.27 \text{ acres})$ fully planted with native shrubs and trees included within the landscape plans required within the Development Permit; the areas include the north amenity area, on either side of the east-west and north-south Strollways, and along the Boundary Road frontage of development.

Should the rezoning application proceed, the applicant will be required to complete the landscape plan for the habitat compensation in Hamilton Highway Park for the Servicing Agreement. The QEP will also prepare a follow-up report required for the ESA Development Permit on the landscape plans which include the finalized landscape restoration, native planting and invasive species removal specifications, and also include a monitoring and maintenance plan for the ESA compensation area.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received several inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property. These inquiries did not include concerns regarding the development itself and were related to development process for the subject development and adjacent properties should they be developed.

Should the Planning Committee endorse this application and Council grant 1st Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

Analysis

Built Form and Architectural Character

The proposed development includes 120 townhouse units and an amenity building (Attachment 2). The proposed development includes the following elements:

• There are 24 buildings comprised of seven (7) different modern buildings types designed and shaped to provide architectural variation and allow for tree protection.

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- Units will have an average floor area of approximately of 111 m^2 (1,194 ft²).
- The typical building height is three (3) storeys with a maximum of building height of 11.65 m (38 ft.), consistent with the RTH1 zone.
- The two (2) main east-west driveways and one main east-west pathway include gentle curves to provide visual interest. The southern driveway is designated as a "Shared Street" under the Hamilton Area Plan and the pathway provides public pedestrian access between Thompson and Boundary Roads.
- There are also three (3) north-south driveways which connect the two (2) main east-west driveways. There is also a north-south pathway linking the outdoor amenity areas designated as a "Strollway" within the Hamilton Area Plan to provide additional public access to future developments to the north and south.
- The proposed project has 4.5 m (14.8 ft.) side yard setbacks to the adjacent single-family residential areas to the north and south of the development site.
- Setbacks to Boundary Road will be 5.0 m (16.5 ft.) and setbacks to Thompson Road will be 4.5 (15.0 ft.).
- There will be wide central, garden mews of 11 m (38.5 ft.) to 15 m (48. ft.) in width, with common pathways, located between the central rows of townhouse buildings.
- There will be 62 units with side-by-side double garages and 58 units with tandem double garages providing for more unit choice and variation in building forms.

At Development Permit stage, design elements to be addressed include:

- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Adding way-finding signage and lighting for the pathways and driveways.

Existing Legal Encumbrances

There is an existing City covenant (LTO No. BG386398) registered on the Title of 4311 Boundary Road, which restricts use of the lot to a two-dwelling building (duplex). This covenant will be required to be discharged prior to adoption of Bylaw 9681.

Transportation and Site Access

Vehicle and Pedestrian Access

As noted above, vehicle and pedestrian access will be provided by the proposed main east-west driveway which will connect to both Boundary Road and Thompson Road. This driveway will also provide mainly for public vehicle access via a statutory-right-of-way (SRW) to be registered on Title to secure it as a "Shared Street" as required within the Hamilton Area Plan. There will be an east-west central "Strollway" within a SRW to be registered on Title that provides the main public pedestrian connection between Thompson and Boundary Roads. There also is a requirement to provide a north-south pedestrian pathway within a SRW to be registered on Title that provides for a public pedestrian access as part of a "Strollway" within the Hamilton Area Plan. This north-west "Strollway" will connect Thompson Gate in the north to future

developments to the south. The developer and owner will be responsible for liability, construction and maintenance of the Shared Street, north-south Strollway and east-west Strollway.

Parking

The subject development complies with the parking requirements within Zoning Bylaw 8500. There are a total of 240 resident parking spaces within double garages within each of the 120 townhouse units and 24 surface visitor parking spaces. Of the resident spaces, 116 spaces (48.3%) are in 58 tandem garages and 124 spaces are within 62 side-by-side garages.

The applicant will register an electric vehicle parking covenant on Title requiring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.

LEED / Energy Efficiency and Renewable Energy Development

As required by the Hamilton Area Plan, the developer has agreed to ensure that the project has been designed to achieve a Canadian Green Building Council LEED Silver rating. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent.

The LEED Silver assessment will include a review of the City-wide townhouse energy efficiency requirements. These requirements include registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwelling units will be pre-ducted for solar hot water heating, is required before zoning amendment bylaw adoption.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report and tree survey (Attachment 6) which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 78 trees located on the development site to be removed and replaced.
- 11 trees located on adjacent neighbouring properties are identified to be retained and protected and to be provided tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the arborist's findings with the following comments:

- Six (6) trees (labelled with tag nos. 5, 61, 63, 65, 66 and 67) are located on the development site are proposed to be retained and protected. The applicant will provide a \$60,000 tree survival security for these trees.
- A total of 156 replacement trees are required at a 2:1 ratio for the 78 trees to be removed. Tree species and sizes are to be confirmed and included within the Development Permit landscape plans.

Tree Replacement

The applicant wishes to remove 78 on-site trees. The 2:1 replacement ratio would require a total of 156 replacement trees. The preliminary landscape plans include 165 trees on the development site. The off-site landscape plans for the ESA compensation area in Hamilton Highway Park also include 1,188 trees native tree species within the Servicing Agreement park landscape plans to be finalized as a condition of ESA Development Permit issuance.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. Based on the proposed development design, the developer will provide \$939,139 to be contributed to the City's Hamilton Area Plan Amenity Reserve Fund (with the final amount to be confirmed on the total residential floor area shown on the Development Permit plans).

Affordable Housing Strategy

The City's Affordable Housing Strategy is applicable to this development which requires a contribution of \$4.00 per buildable square foot or \$573,520 to the City's Affordable Housing Fund.

Public Art Program

The City's Public Art Program is applicable to this application. The applicant has agreed to make a voluntary contribution of \$0.79 per buildable square foot or \$113,270 to the City's Public Art Program.

Amenity Space

The proposed project will include a 100 m² (1,076 ft²) common indoor amenity building located within main outdoor amenity space near the centre of the development site. There will also be 738 m² (7,944 ft²) of common outdoor amenity area located largely in two (2) outdoor amenity areas located near the centre and on the north side of the development site. The proposed amenity areas are consistent with the requirements of the OCP.

Main features of the central amenity area include:

- Large play area with play equipment and climbing rocks.
- Community BBQ.
- Large open air seating areas.
- Walking pathways.
- Garden planters.

The north amenity area includes three (3) retained trees and the north-south "Strollway", along with park benches.

Site Servicing and Frontage Improvements

The applicant will be undertaking a range of works under a Servicing Agreement for the development as provided in the Rezoning Considerations (Attachment 7), including but not limited to the following elements.

Boundary Road Improvements

Road dedication along the site's entire road frontage to accommodate pavement widening, a 3.0 m (9.8 ft.) wide concrete multi-use pathway, boulevard with grass and street trees, and installation of street lights. The entire surface of Boundary Road will also be replaced and there will be an interim sidewalk built from the development's north property line to the intersection of the Thompson Gate and Boundary Road. The applicant will also upgrade the existing two-way stop at the Boundary Road and Thompson Gate intersection to a four-way stop configuration with marked pedestrian crosswalks.

Thompson Road Improvements

Road dedication taken from the property's entire road frontage will accommodate pavement widening, a concrete sidewalk, boulevard with grass and street trees, and installation of street lights. The entire surface of the road will also be replaced.

Water Servicing

The applicant is required to upgrade the existing 150 mm diameter watermains along the Boundary Road and Thompson Road frontages northward to Thompson Gate. The applicant will also make a voluntary contribution of \$99,500 for the City's construction of a Pressure Reducing Valve (PRV) station. The PRV will be built by the City within a 13 m (42.7 ft.) by 14 m (45.9 ft.) SRW to be registered on Title on the northwest corner of the site.

Storm Sewer Works

The applicant will install a storm main connection to Boundary Canal and make a voluntary contribution of a \$91,500 for the Boundary Road pump station upgrade being built by the City of New Westminster or alternative storm sewer works to be built by the City of Richmond.

Sanitary Sewer Works

The applicant will install a new sanitary service connection on the Thompson Road frontage.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets; such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$30,000. This will be considered as part of the 2018 Operating budget.

Conclusion

The proposed 120-unit townhouse development is the first townhouse rezoning application to be considered under the Hamilton Area Plan and the first new development east of Highway 91.

The development will provide a multi-use pathway on its Boundary Road frontage with pedestrian improvements to the Boundary Road/Thompson Gate intersection and the first leg of a public "Strollway" located between Thompson Road and Boundary Road.

This development will also provide major improvements to Hamilton Highway Park; with the planting of over 7,000 native trees and shrubs to create forested groves totalling over 0.65 ha. (1.6 acres), contributing to the City's *Ecological Network*.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9681, be introduced and given first reading.

Mark McMullen Senior Coordinator - Major Projects (604-276-4173)

MM:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

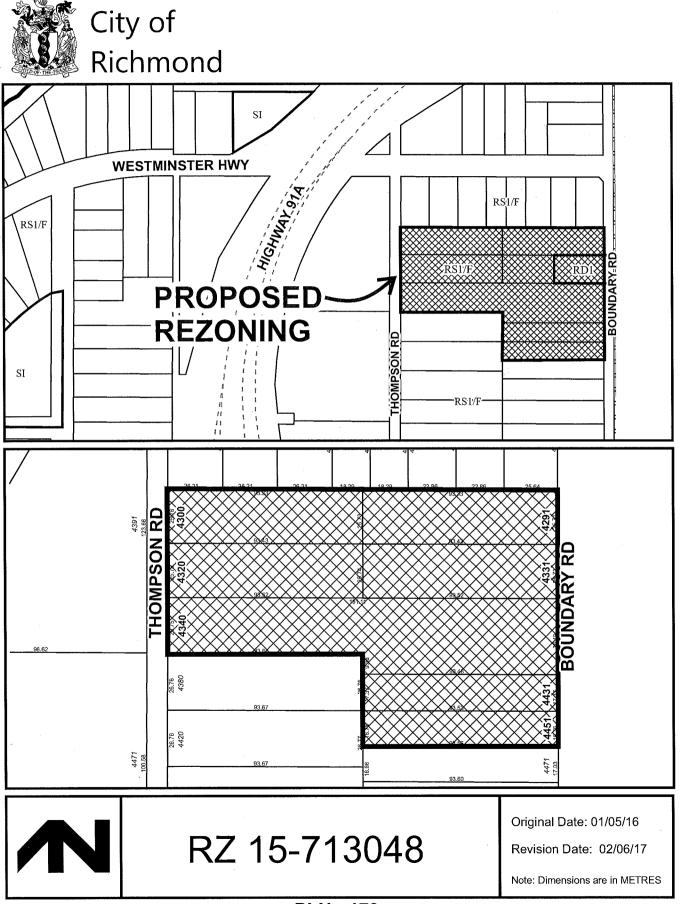
Attachment 4: Hamilton Area Plan Land Use Map

Attachment 5: Environmentally Sensitive Area Report and Map Excerpts

Attachment 6: Tree Survey

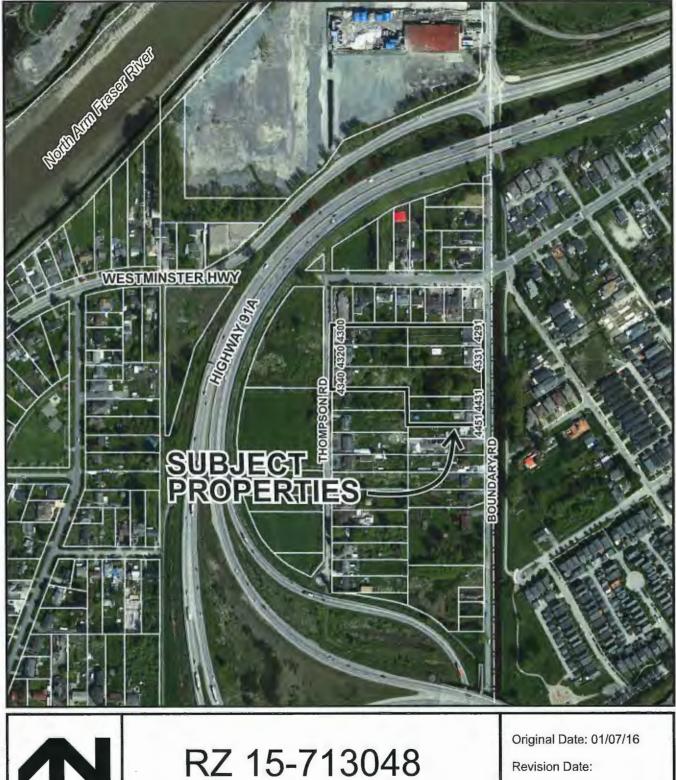
Attachment 7: Rezoning Considerations

ATTACHMENT 1



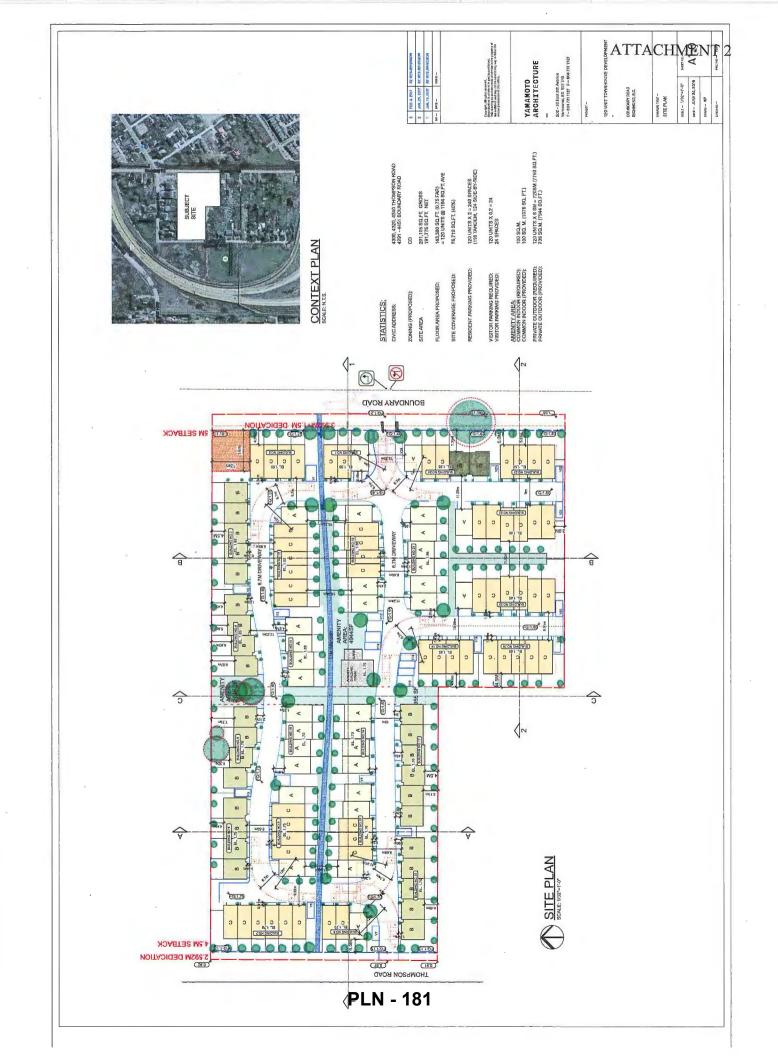
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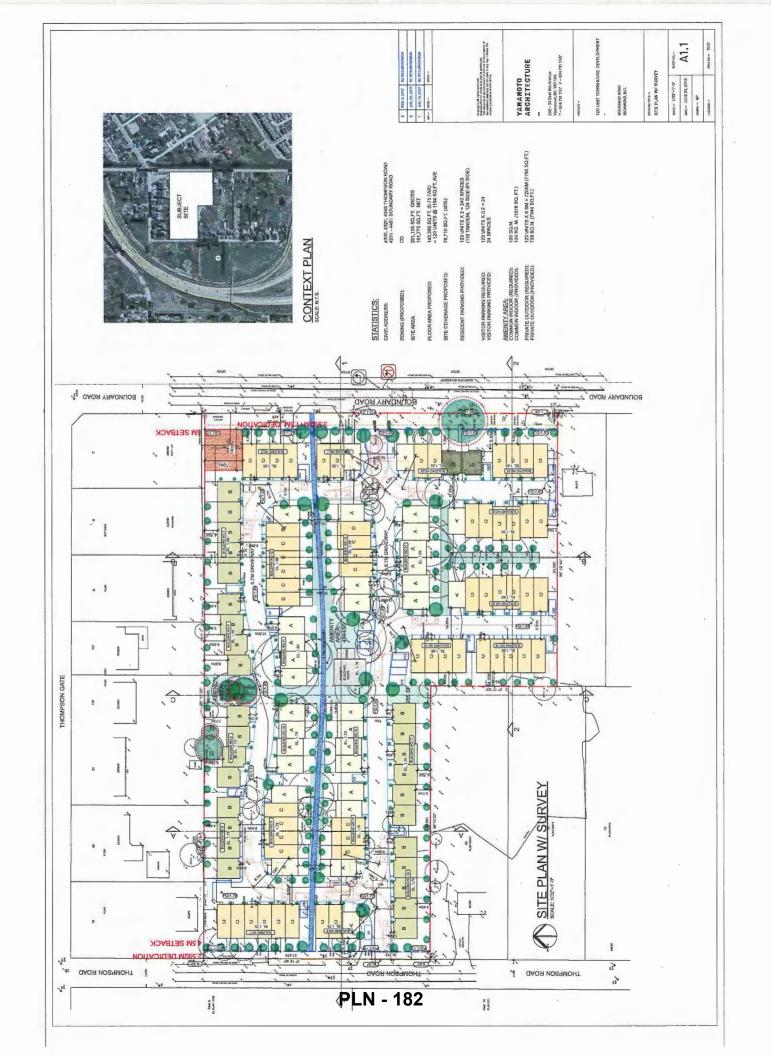


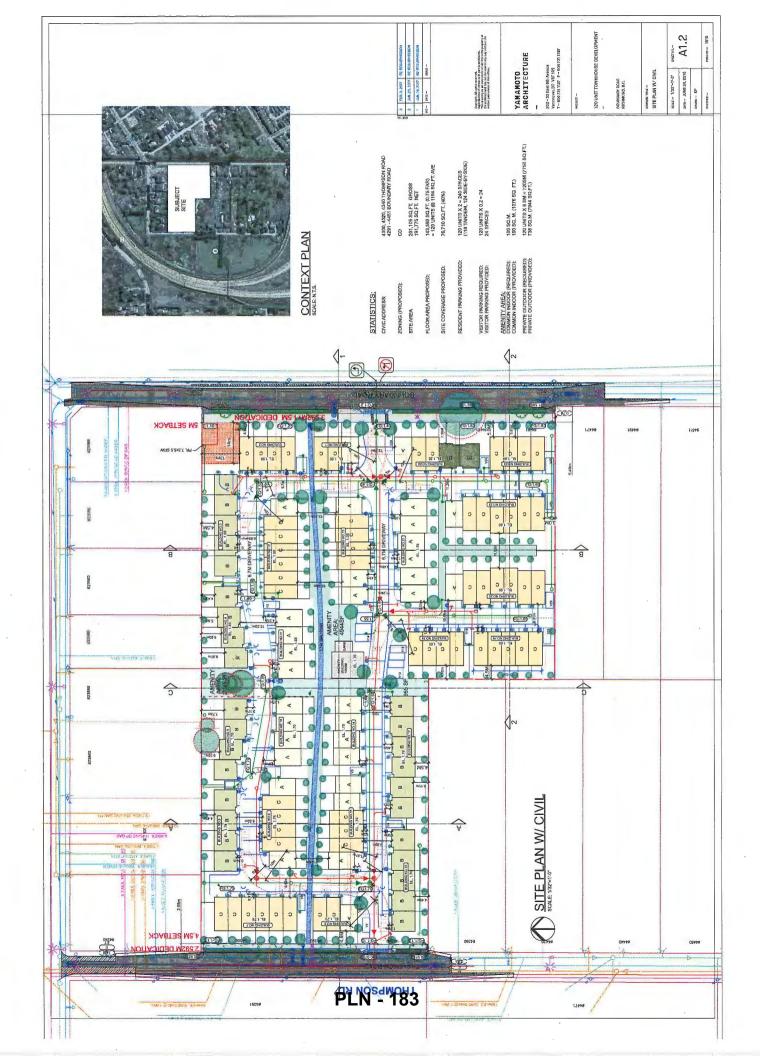


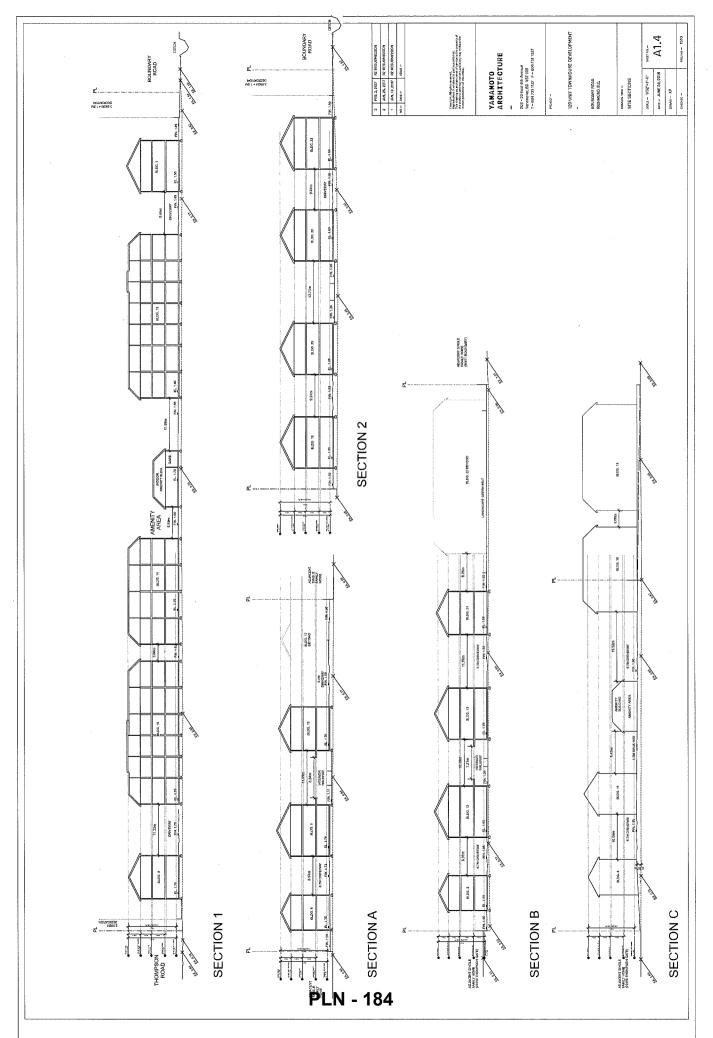
Revision Date:

Note: Dimensions are in METRES



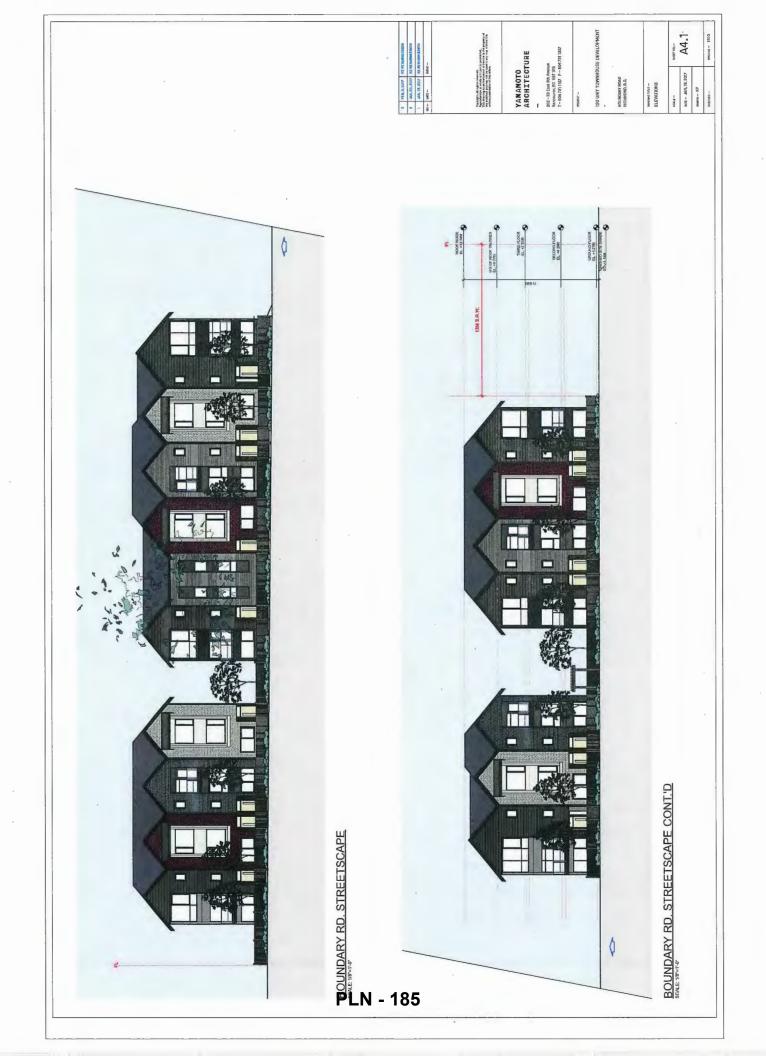




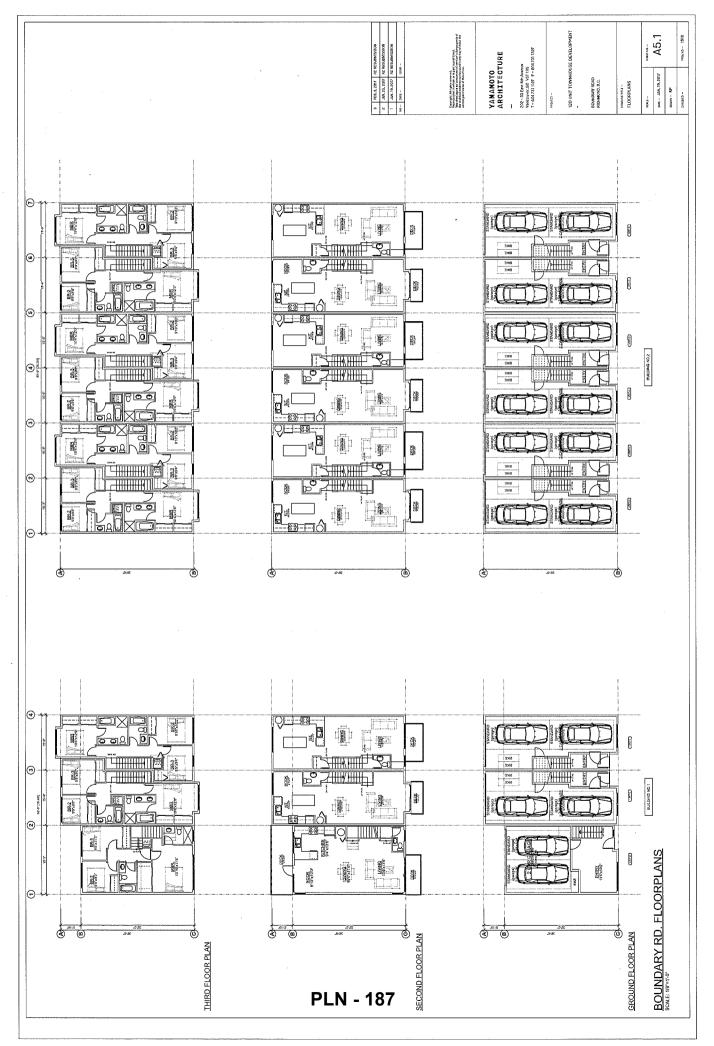


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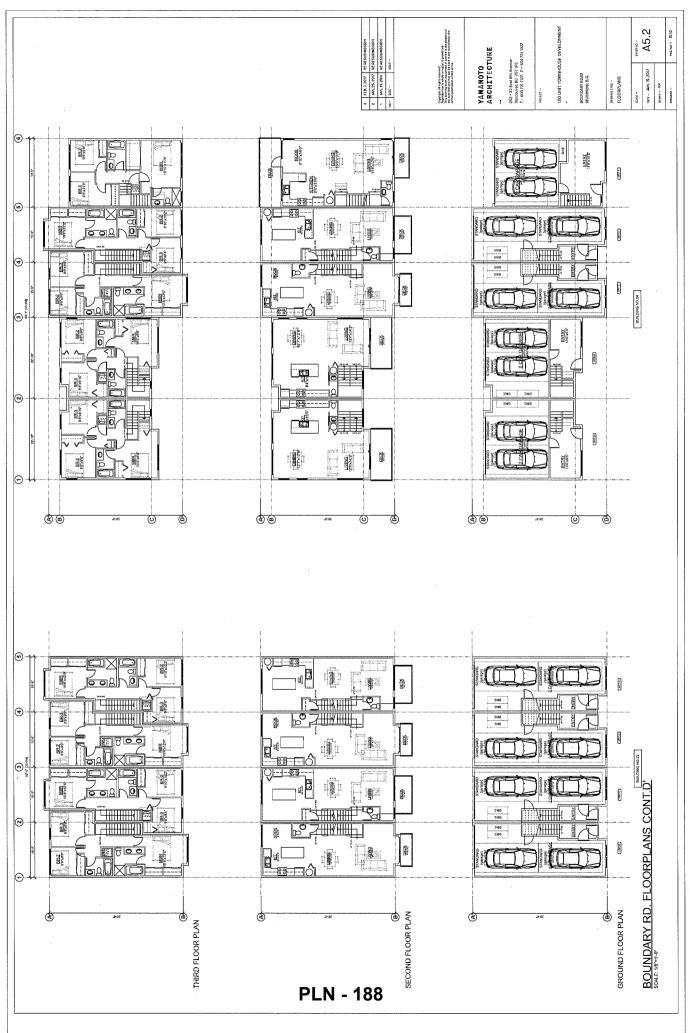






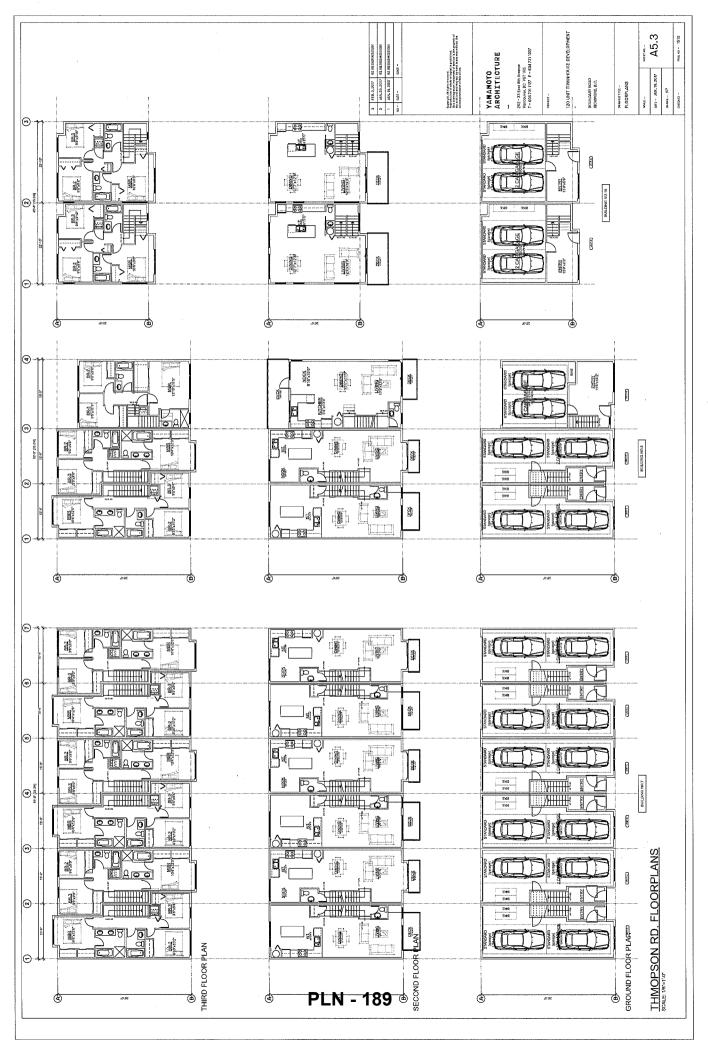
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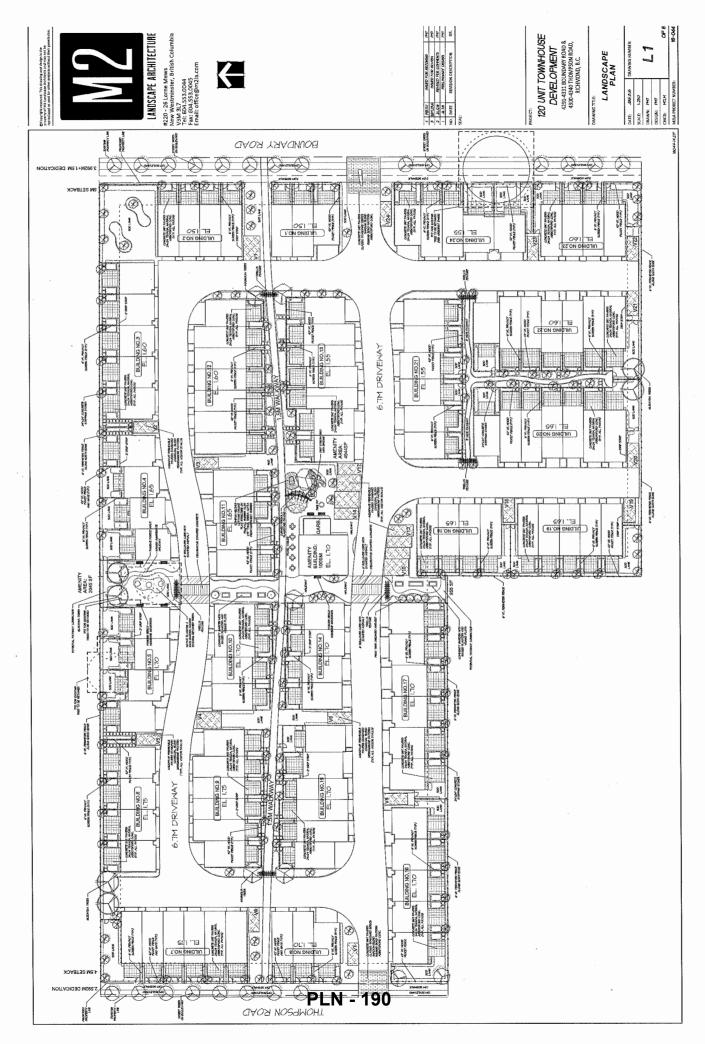


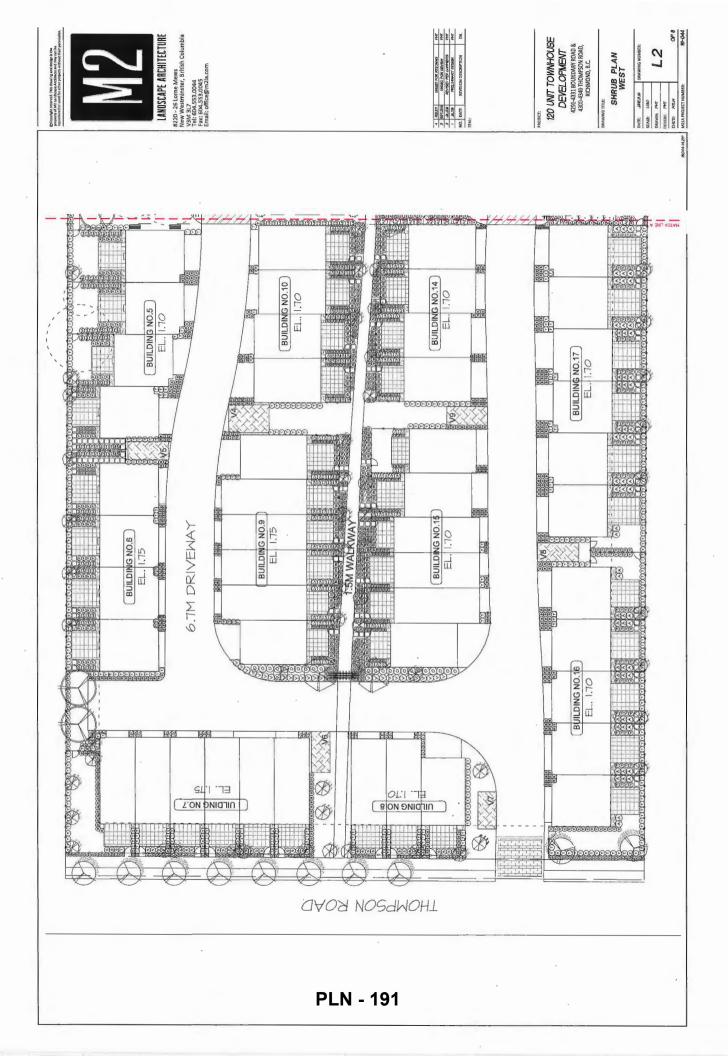
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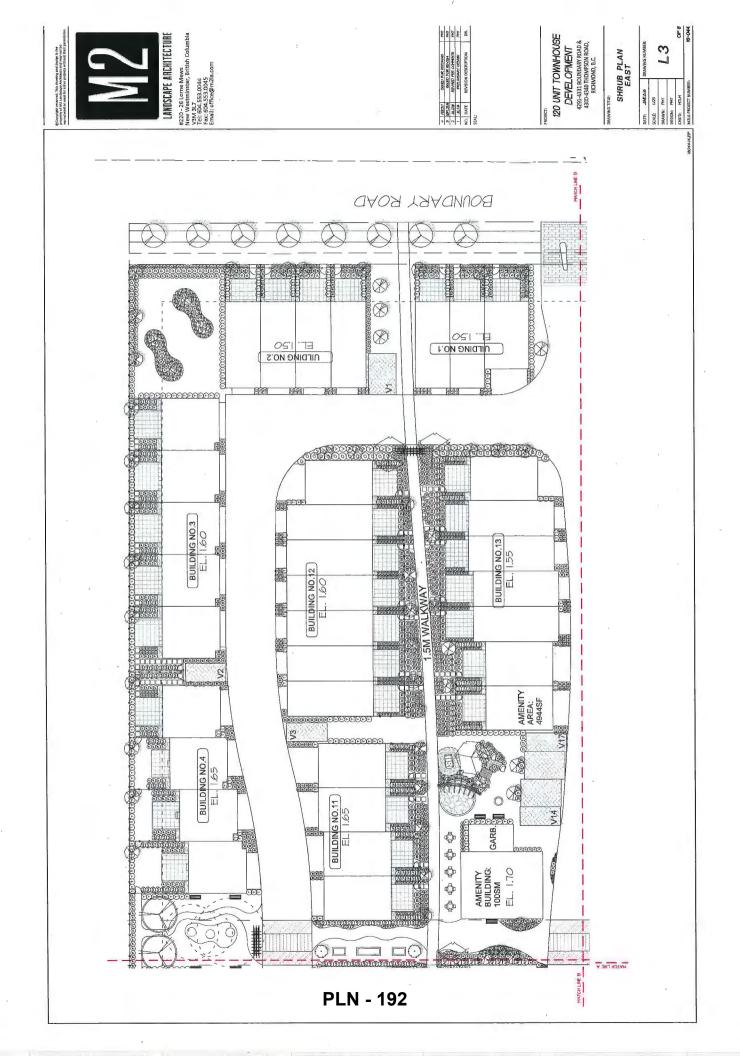
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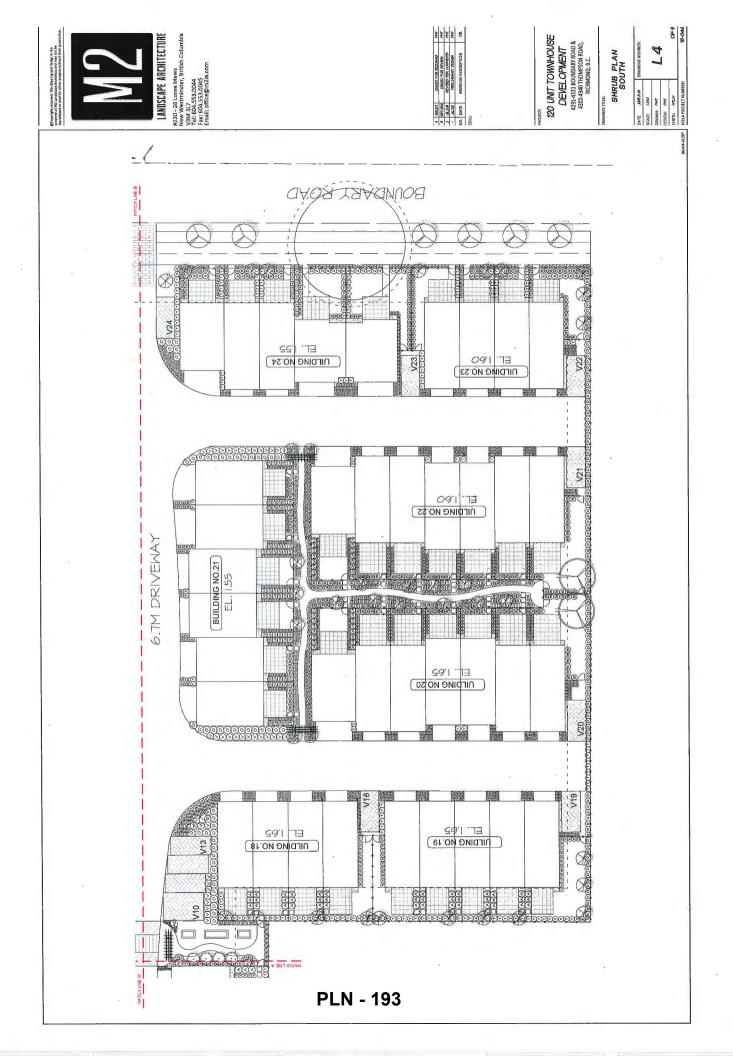


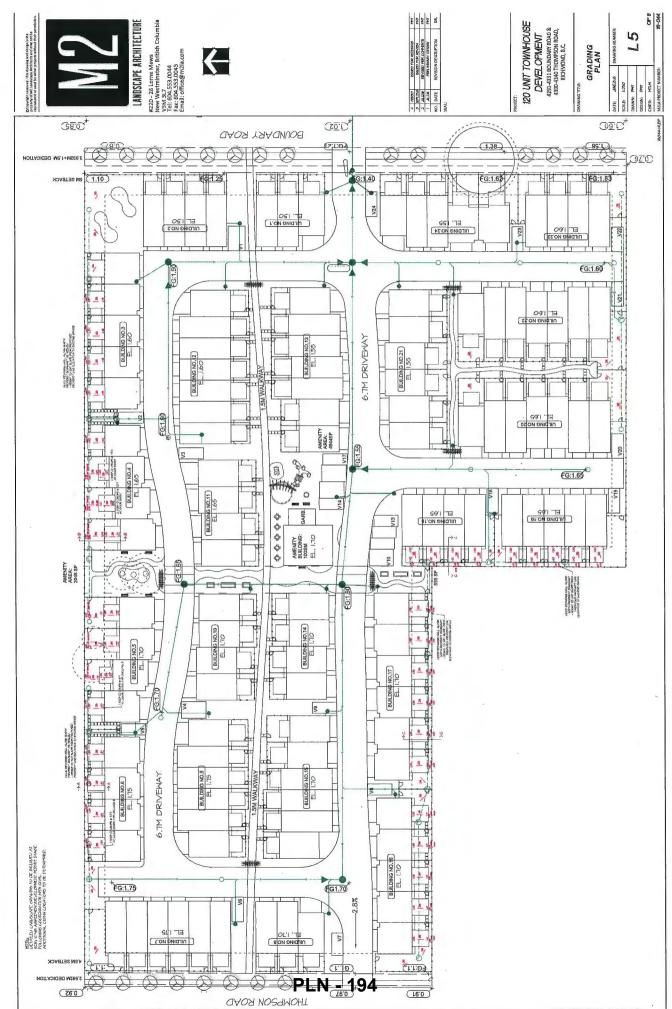
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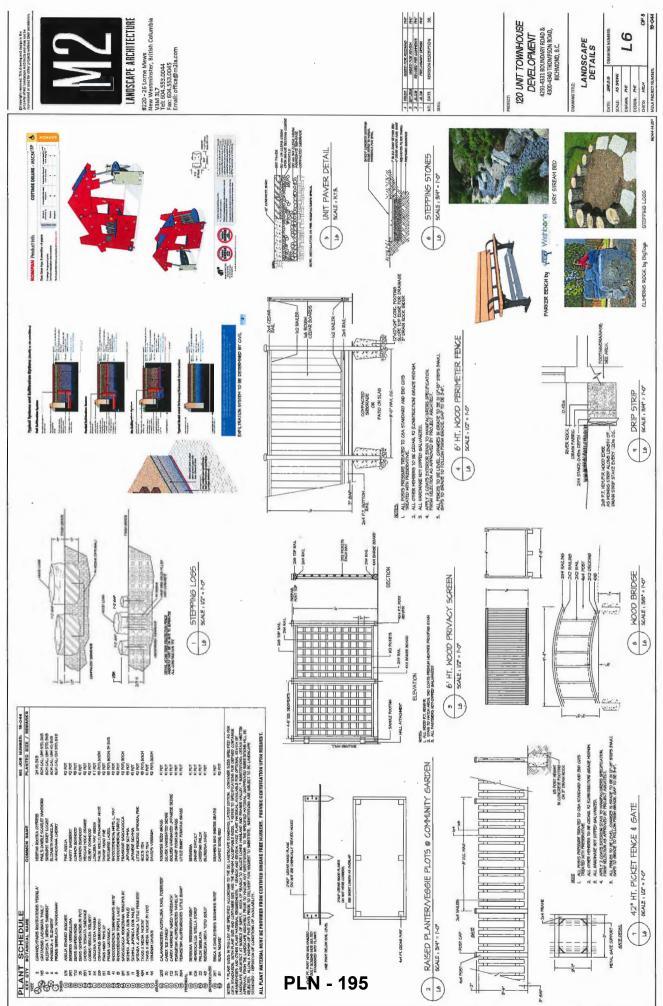


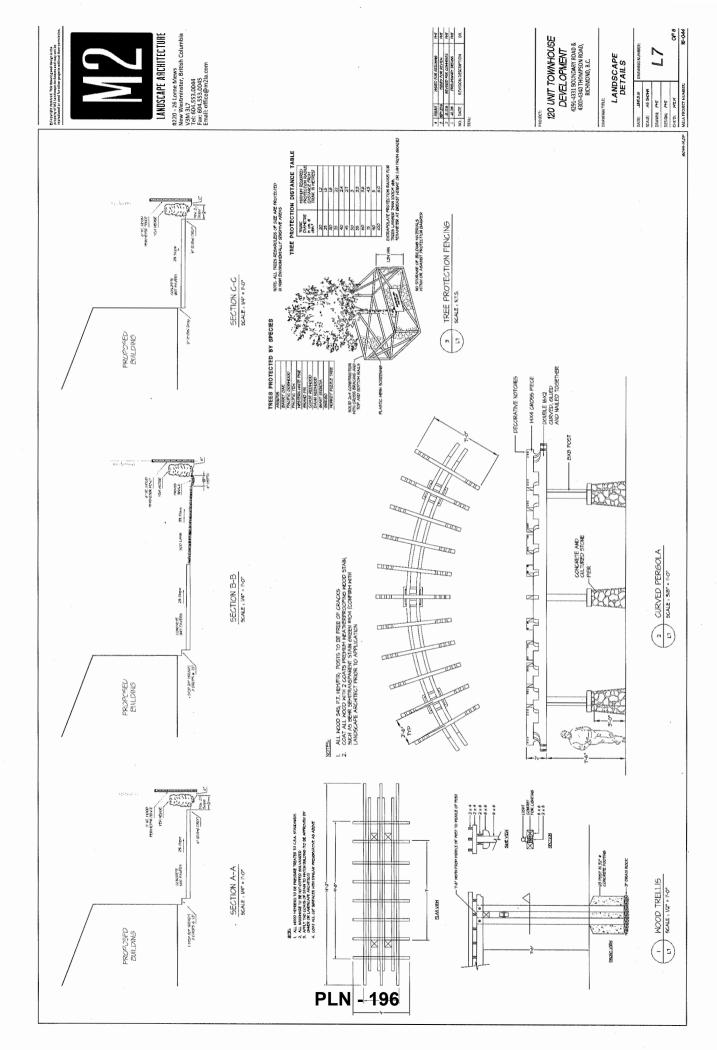






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Development Application Data Sheet

Development Applications Department

RZ 15-713048

Attachment 3

Address: 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

Applicant: Kaimanson Investments Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Seven individual owners.	Kaimanson Investments Ltd.
Site Size (m ²):	18,683 m²	17,816 m ² (after road dedication)
Land Uses:	Single Family Dwellings	Townhouse Development
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	Neighbourhood Residential (Townhouse 0.75 FAR)
Zoning:	Single Detached (RS1/F) and Two-Unit Dwellings (RD1)	High Density Townhouses (RTH1)
Number of Units:	7	120
Other Designations:	Environmentally Sensitive Area	Environmentally Sensitive Area

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR with density bonus provided	0.75 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 13,362 m² (143,831 ft²)	Max. 13,320 m² (143,380 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 40% Non-porous Surfaces: Max. 25% Total: Max. 65%	none
Lot Size:	1,800 m²	17,816 m²	none
Lot Dimensions (m):	Width: 40 m Depth: 30 m	Width: 78.24 m Depth: 187.3 m	none
Setbacks (m):	Front (Thompson Road): Min. 4.5 m Rear (Boundary Road): Min. 4.5 m Side: Min. 2.0 m Exterior Side: Min. 2.0 m	Front (Thompson Road): Min. 4.5 m Rear (Boundary Road): Min. 5.0 m Side: Min. 4.5 m Exterior Side: N/A	none
Height (m):	12 m	11.65 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	240 (R) and 24 (V) per unit	240 (R) and 24 (V) per unit	none

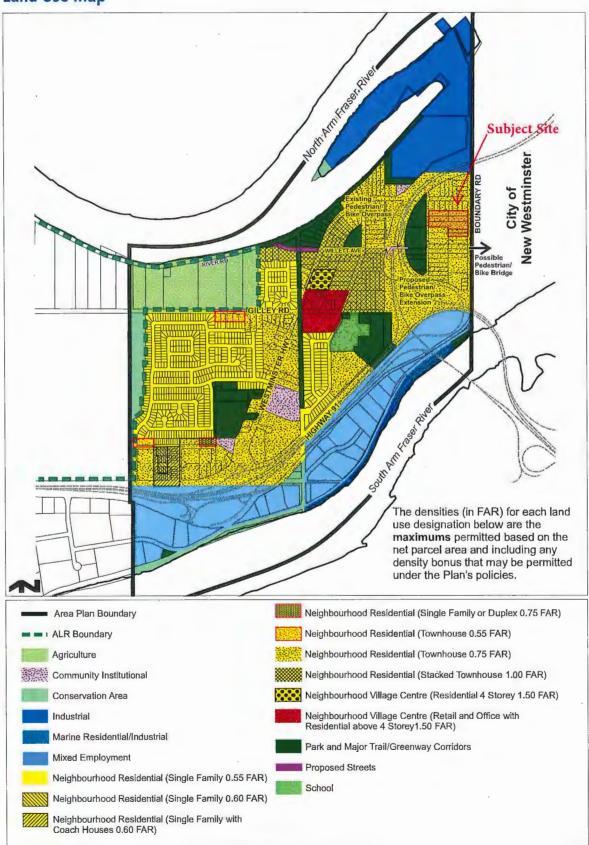
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	264	264	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	48.3%	none
Amenity Space – Indoor:	100 m ²	100 m ²	none
Amenity Space – Outdoor:	720 m ²	738 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

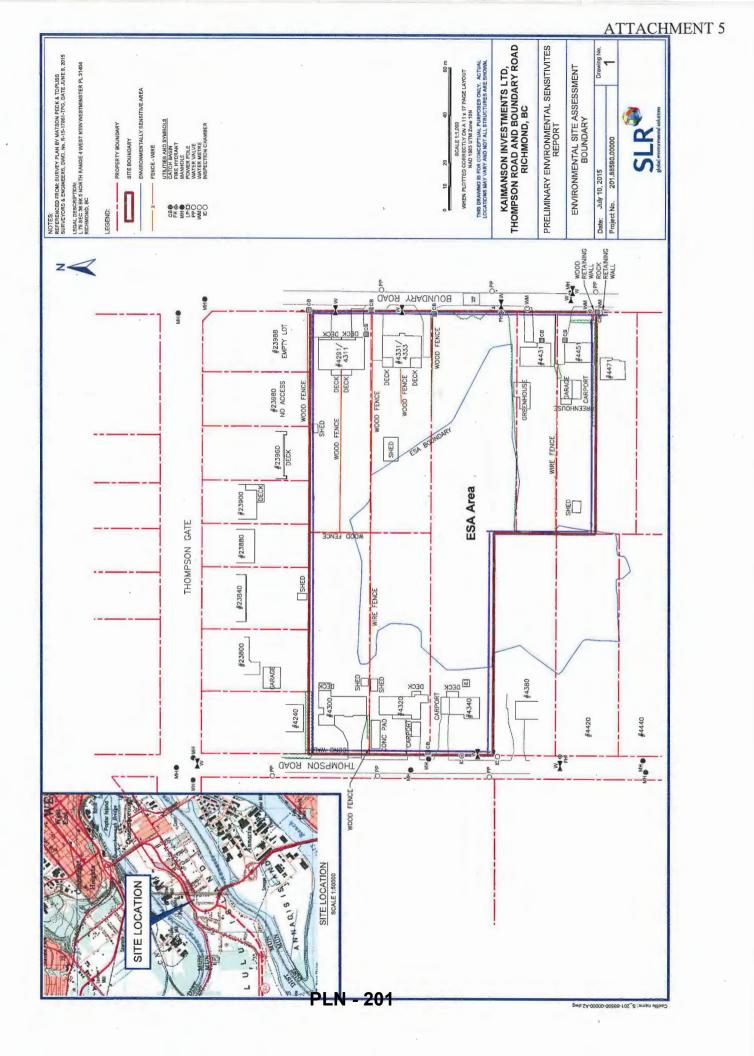
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

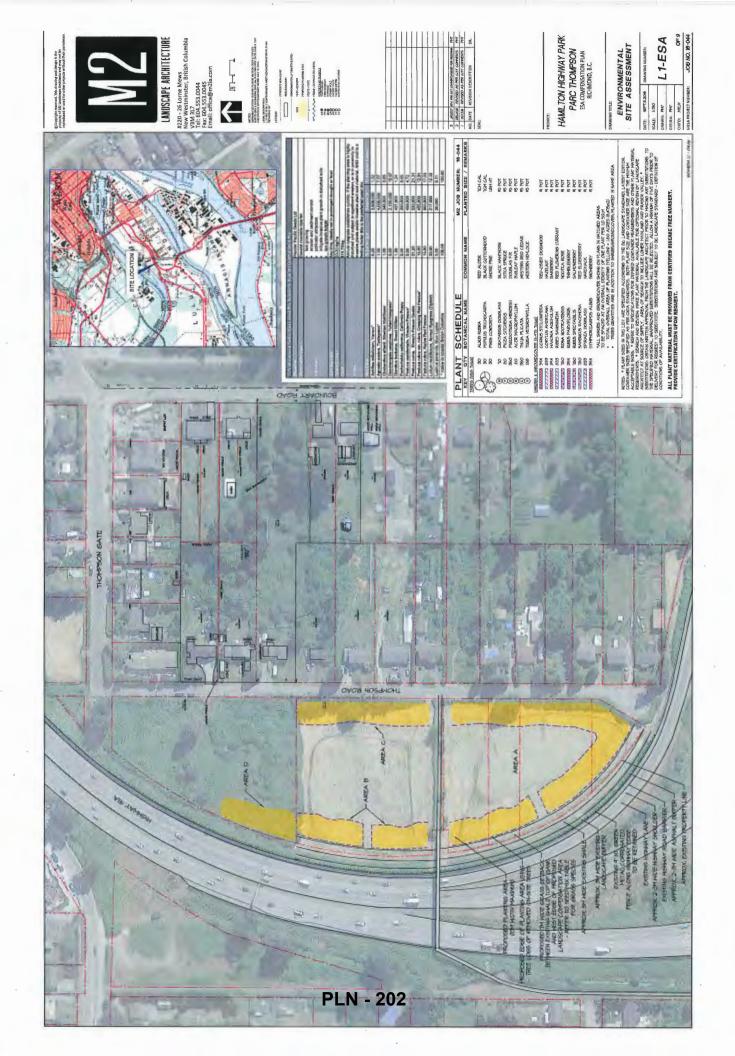
Hamilton Area Plan





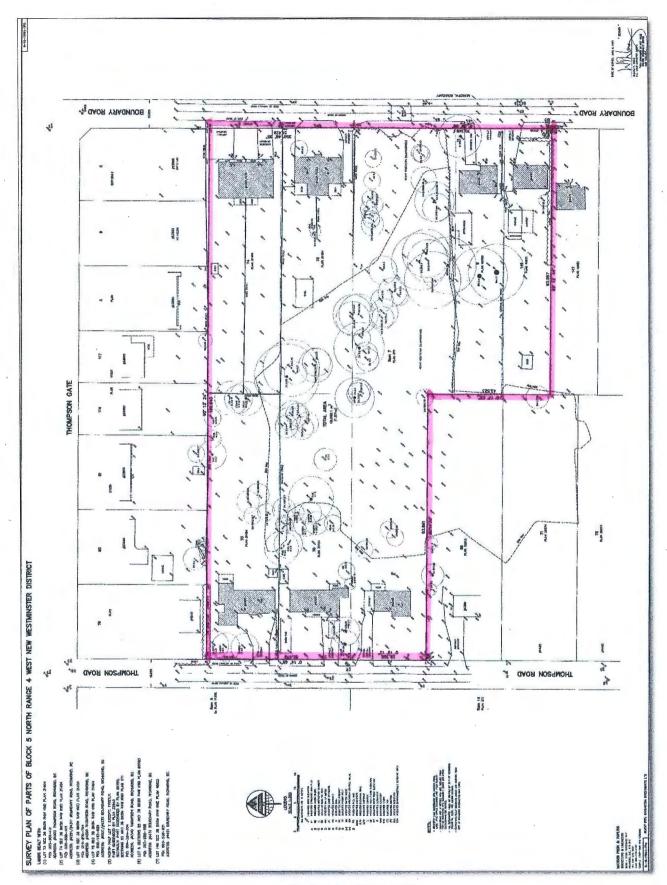
Original Adoption: June L, N957Pl2Acoption: February 25, 2014





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		Liammus pareaus, sweet vuriam Eschscholzia catifornica, Catifornia Poppy Festuce occidentaly Western Fescue* Festura ovina. Sheen's Fescue Duate	Festuca rubra var. rubra, Creeping Red Fescue*	Festuca rubra, Native Red Fescue	Lolium multiflorum, Annual Ryegrass (Diploid)	Lupinus perennis, Blue Lupine		ANT SCHEDIII	V DTV BOTANICAL NAME				ţ	00	360	60	360 168	& GROUNDCOV	244			OGL I	2944				TOTAL OVERALL AREA OF TREES QUANTITIES ARE IN	Notes: • Plant Sizes in this list are specifie Container Sizes specified as per chita tando acceptable Sizes. • Refer to specifications Recurrents: • Search and Review, Mare P.	ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEA SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE SPECIEIED MATERIAL IMAPPROVED SUBSTITUT	PELIVERY FOR REQUEST TO SUBSTITUTE, SUBSTITUTE	CONDITIONS OF AVAILABILITY.	ALL PLANT MATERIAL MUST BE PROVIDED PROVIDE CERTIFICATION UPON REQUEST.

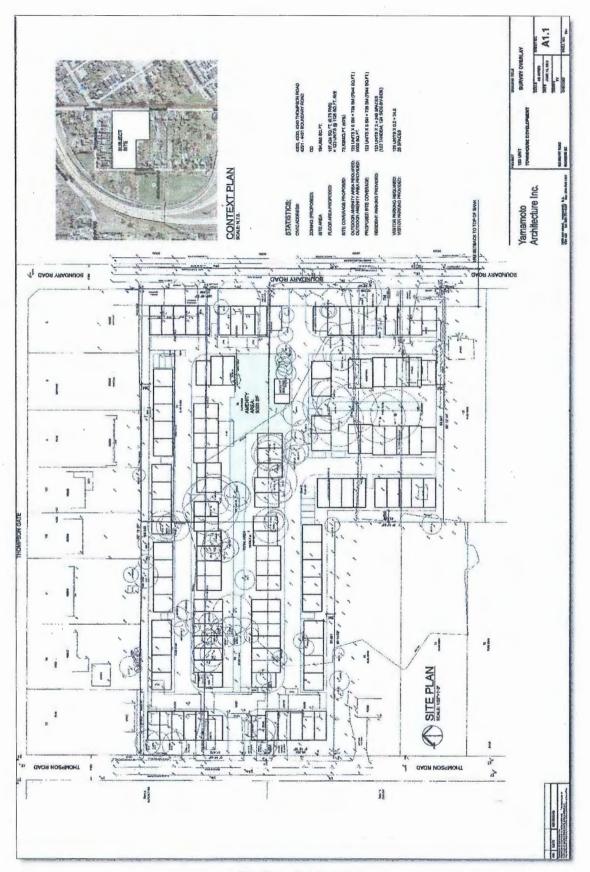
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Site Survey – Not to Scale

PLN - 204

ATTACHMENT 6



Site Plan – Not to Scale

PLN - 205

ATTACHMENT 7



Rezoning Considerations

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

Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
- 3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
- 5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
- 6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
- 8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
- 10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
- 11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
- 13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$573,520) to the City's affordable housing fund.
- 14. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that

PLN - 206

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provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.

- 15. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to twodwelling building (duplex) only.
- 16. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
- 17. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
- 18. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
- 19. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- 20. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
- 21. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
- 22. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 Servicing Works.

Prior to a Development Permit^{*} being forwarded to the Development Permit Panel for consideration, the developer is required to:

- Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.
- 2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
- 3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
- Incorporation aging-in-place measures and other accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.
 PLN 207

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Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.

- 3 -

4. 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 Department 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 developer but also as covenants pursuant to Section 219 of the Land Title Act.

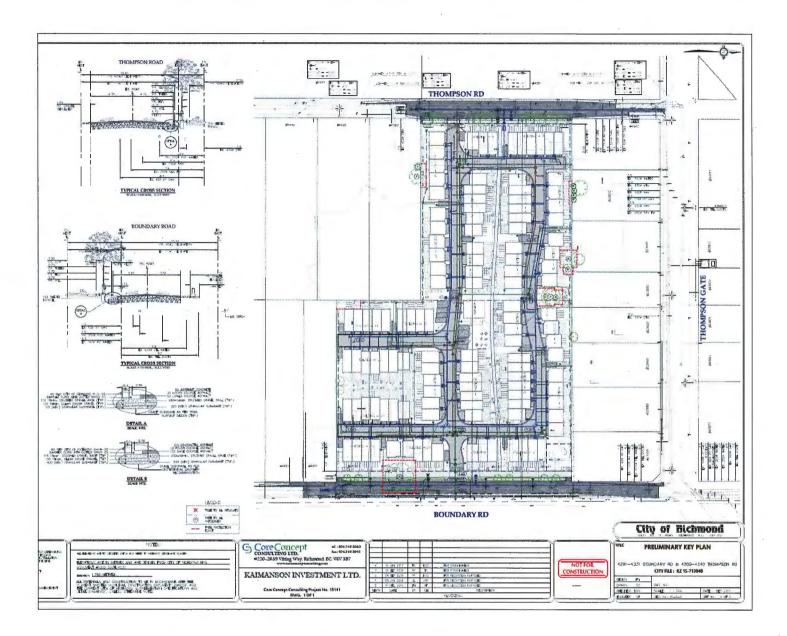
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

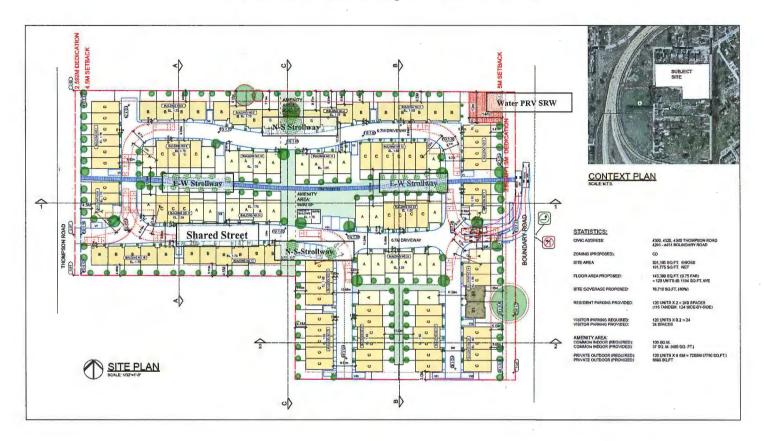
Signed

Date



Attachment 1 - Civil Key Plan with Functional Road & Lot Consolidation

- 4 -

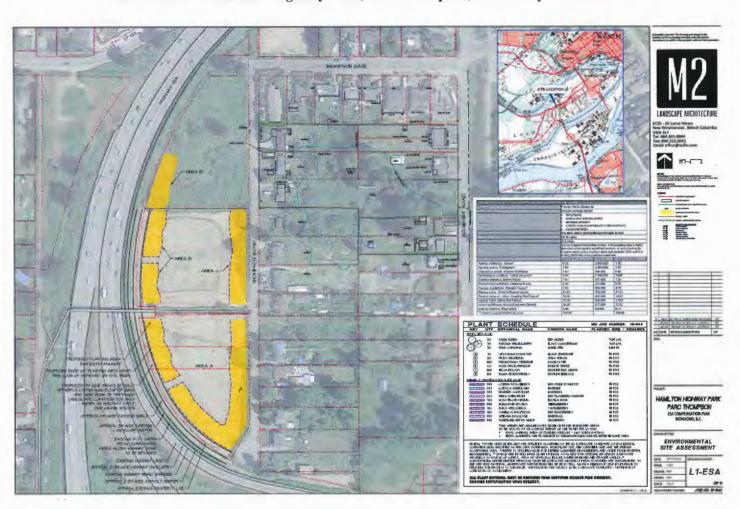


Attachment 2 - Site Development Plan with SRWs

- 5 -

Initial:

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Attachment 3 - Hamilton Highway Park, Parc Thompson, ESA Compensation Plan

- 6 -

Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

- Water Works:
 - a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
 - b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300inm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statuary right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
 - c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.
- Storm Sewer Works:
 - a. Currently the City's drainage system capacity is inadequate to service the new development.
 - b. The Developer is required to:

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- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
- Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.
- Sanitary Sewer Works:
 - a. The Developer is required to
 - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
 - b. At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.

• Frontage Improvements:

- a. The Developer is required to:
 - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
 - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1. BC Hydro PMT 4mW X 5m (deep)
 - 2. BC Hydro LPT 3.5mW X 3.5m (deep)
 - 3. Street light kiosk 1.5mW X 1.5m (deep)
 - 4. Traffic signal kiosk 2mW X 1.5m (deep)
 - 5. Traffic signal UPS 1mW X 1m (deep)
 - 6. Shaw cable kiosk 1mW X 1m (deep) show possible location in functional plan
 - 7. Telus FDH cabinet 1.1mW X 1m (deep) show possible location in functional plan
- b. Other frontage improvements as per Transportation's requirements.

PLN - 213

• General Items:

- a. The Developer is required to:
 - Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
 - Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (<u>NOTE</u>: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)
- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.

2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
 - Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
 - Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
 - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

3. Parks Works

1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:

- a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
- b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
- c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
- d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).

2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Initial:

- 10 -

Bylaw 9681



Richmond Zoning Bylaw 8500 Amendment Bylaw 9681 (RZ 15-713048) 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

"Hamilton	means the area included in the Hamilton Area Plan.
Hamilton Area Plan community amenity capital reserve	means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276."; and

b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

"8.8.4 Permitted Density

- 1. The maximum floor area ratio is 0.6, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
- 2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to "0.6" and "0.4" are increased to a higher **density** of:
 - a) "0.75" in the RTH1 **zone**;
 - b) "0.80" in the RTH2 **zone**;
 - c) "0.85" in the RTH3 zone; and
 - d) "0.90" in the RTH4 **zone**,

if the following conditions occur:

- e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and
- f) for rezoning applications within Hamilton, if the owner, at the time Council adopts a zoning amendment bylaw to include the owner's lot in the RTH1 zone, pays into the Hamilton Area Plan community amenity capital reserve, a sum based on \$70.50 per square meter of total residential floor area."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "High Density Townhouses (RTH1)":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9681".

FIRST READING	 CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	 BK
SECOND READING	 APPROVED by Director
THIRD READING	 or Solicitor
OTHER CONDITIONS SATISFIED	
2	

INFRASTRUCTURE APPROVAL

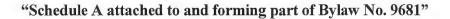
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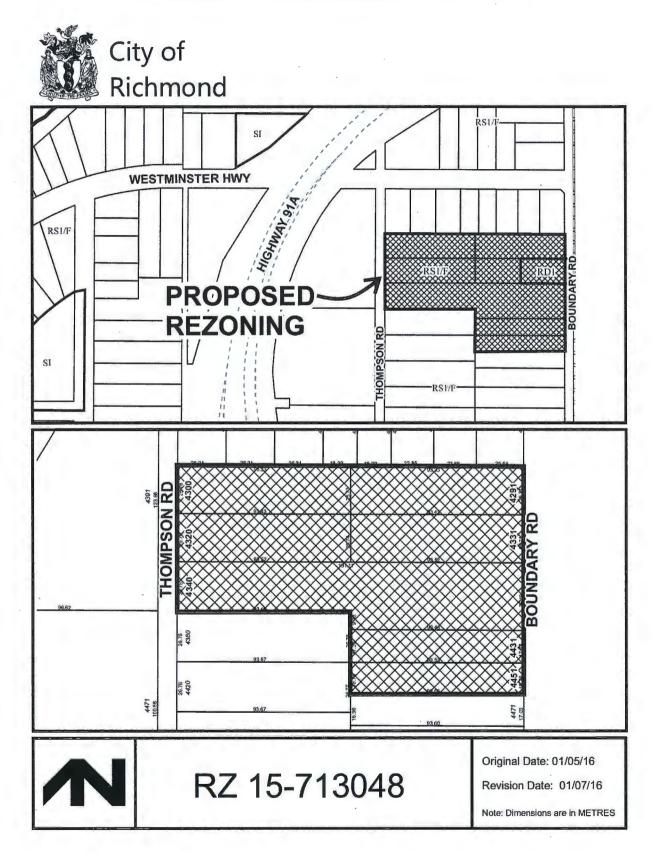
LEGAL REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





PLN - 218



Report to Committee

Planning and Development Division

To: Planning Committee From: Wayne Craig Director, Development Date: February 6, 2017 File: RZ 15-701939

Re: Application by Incircle Projects Ltd. for Rezoning at 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be introduced and given first reading.

Wayne Craig / Director, Development

EL:blg Att. 6

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing	Ø	Ar Early	
Lu - ,			

Staff Report

Origin

Incircle Projects Ltd. has applied to the City of Richmond for permission to rezone 7760 Garden City Road (Attachment 1) from "Single Detached (RS1/F)" to the "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone in order to permit the development of four three-storey townhouse units with vehicle access via a statutory right-of-way from the adjacent property at 7733 Turnill Street. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single-family home; which will be demolished.

Findings of Fact

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

Surrounding Development

To the North: A 38-unit townhouse development on a site zoned "Town Housing (ZT33) – South McLennan (City Centre)".

To the East and South: A 27-unit townhouse development on a site zoned "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)".

To the West: Across Garden City Road, a 172-unit low-rise apartment development on a site zoned "Medium Density Low Rise Apartments (RAM1)".

Related Policies & Studies

Official Community Plan

The subject property is designated "Neighbourhood Residential (NRES)" in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal is consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as "Neighbourhood A" for residential developments up to three storeys over one parking level. The current proposal of three-storey townhouse development in duplex form is consistent with the Sub-Area Plan.

Site Assembly Size

The subject site is an orphaned lot landlocked by existing townhouse developments to the north, east and south. Since a cross-access easement was secured from 7733 Turnill Street in anticipation of the development of the subject site, the proposed development can be considered as an extension of this adjacent townhouse development. A high quality pedestrian environment along the fronting street (i.e., Garden City Road) will be created, as no driveway access will be required or permitted.

Project Density

The base density permitted on the subject site is 0.75 FAR, and the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The proposed rezoning to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" would allow a maximum density of 0.78 (i.e., total buildable area approximately 502.5 m² or 5,410 ft²). This density would be in keeping with the range of densities of other projects in the area, and is supportable to staff.

Staff support the proposed density based on the following:

- As describe above, the Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City's Affordable Housing Strategy supports the use of density bonusing to achieve the objectives of the Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$21,638.49 (\$4.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments.
- The subject development is considered an extension of the townhouse development at 7733 Turnill Street as access to the proposed new townhouse units will be via the access easement registered on 7733 Turnill Street. The proposal is to rezone the subject site to the same zoning district as the adjacent townhouse development at 7733 Turnill Street.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two convertible housing units.
- A 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m wide Public Rights-of-Passage (PROP) along the new Garden City Road property line will be provided.
- Frontage improvements along Garden City Road; including a new concrete sidewalk and a grass and treed boulevard matching the existing frontage improvements works to the north and south of the subject site will be provided.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Built Form and Architectural Character

The applicant proposes to construct a total of four three-storey townhouse units in a total of two townhouse clusters. Two units will front onto Garden City Road, and the remaining two units will front onto the internal drive aisle. The amenity area will be situated along the north property line at the end of the internal drive aisle.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Ensure the proposal follows the conditions stipulated by the project arborist related to driveway, sidewalk and patio/fence constructions/installations within the Tree Protection Zones.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on-site.
- Address potential privacy concerns through landscaping and built form.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the entire west property line of the site (i.e., along Garden City Road) registered on Title of the subject site for the existing sanitary sewer. A portion of this SRW is located outside of the required 2.0 m wide road dedication along Garden City Road will fall with the land after the road dedication. The 3.0 m wide Public Rights-of-Passage (PROP) along the new property line required for this rezoning and development will also allow for sanitary main maintenance.

Transportation and Site Access

No direct vehicular access is permitted to Garden City Road. Vehicular access to the subject site will be provided via the access easement over the internal drive-aisle at 7733 Turnill Street (registered under BV299944). This access arrangement was envisioned and secured when the adjacent townhouse development at 7733 Turnill Street developed in 2003. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement. The applicant also confirmed that the strata council and residents at 7733 Turnill Street have been informed. Staff have not received any feedbacks or comments on this issue from the residents at 7733 Turnill Street. Registration of a legal agreement on Title, ensuring vehicle access is limited to the SRW on 7733 Turnill Street and prohibiting access to Garden City Road, will be required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees on the subject property and three trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the arborist's findings, with the following comments:

- Six trees (tag# 101, 102, 103, 104, 105 and 106) located on the development site have all been previously topped and as a result, are not good candidates for retention. These trees should be removed and replaced.
- Three trees (tag# 107, 108, 109) located on adjacent neighbouring properties are identified to be retained and protected. Developer is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove all bylaw-sized trees on-site (i.e., six trees). The 2:1 replacement ratio would require a total of 12 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 17 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Three trees (tag #107, 108 and 109) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$3,000 to ensure the replacement planting will be provided.

Tandem Parking

Richmond Zoning Bylaw 8500 permits 100% tandem parking arrangement in a number of site specific townhouse zones including "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)". The proposal will feature two units with a total of four stalls (50% of resident parking spaces proposed) in a tandem arrangement, which is consistent with the tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Variance Requested

The proposed development is generally in compliance with the "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone with one proposed variance. The applicant has requested a variance to reduce the rear yard setback from 4.57 m to a minimum of 3.0 m; in order to accommodate a projection on the ground floor and open deck spaces on the second floor of the proposed Building #1 (i.e., the east building). This proposed rear yard (east) setback is similar to the setback provided on the adjacent townhouse units to the east of the subject site (i.e., approximately 3.0 m between the second floor balcony and the common property line). The setbacks to the second and third floor living space will remain at a minimum of 4.57 m from the east property line. This variance will be reviewed in the

context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$4.00 per buildable square foot; for a contribution of \$21,638.49.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant; specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and with Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) minimum requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m Public Rights- of-Passage (PROP) SRW along the new property line to align with the property line and the PROP SRW to the south along the Garden City Road frontage.

Then, prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontages, as well as service connections (see Attachment 6 for details). All works are at the developer's sole cost. The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

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Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9682 be introduced and given first reading.

Edwin Lee Planner 1 (604-276-4121)

EL:blg

Attachment 1: Location Map

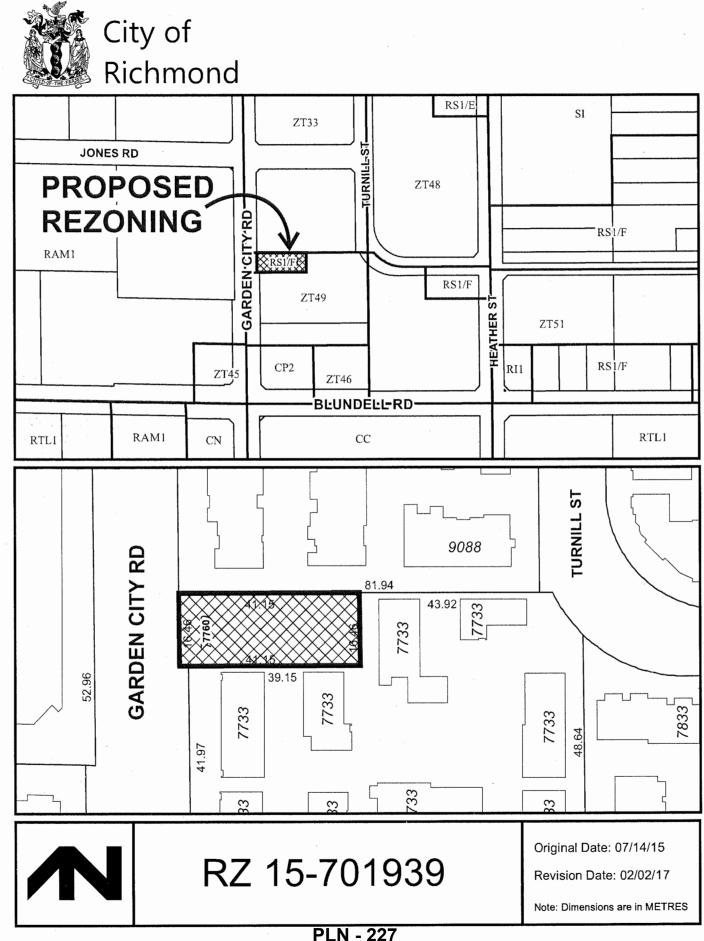
Attachment 2: Proposed Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: McLennan South Sub-Area Plan Land Use Map

Attachment 5: Tree Management Plan

Attachment 6: Rezoning Considerations









RZ 15-701939

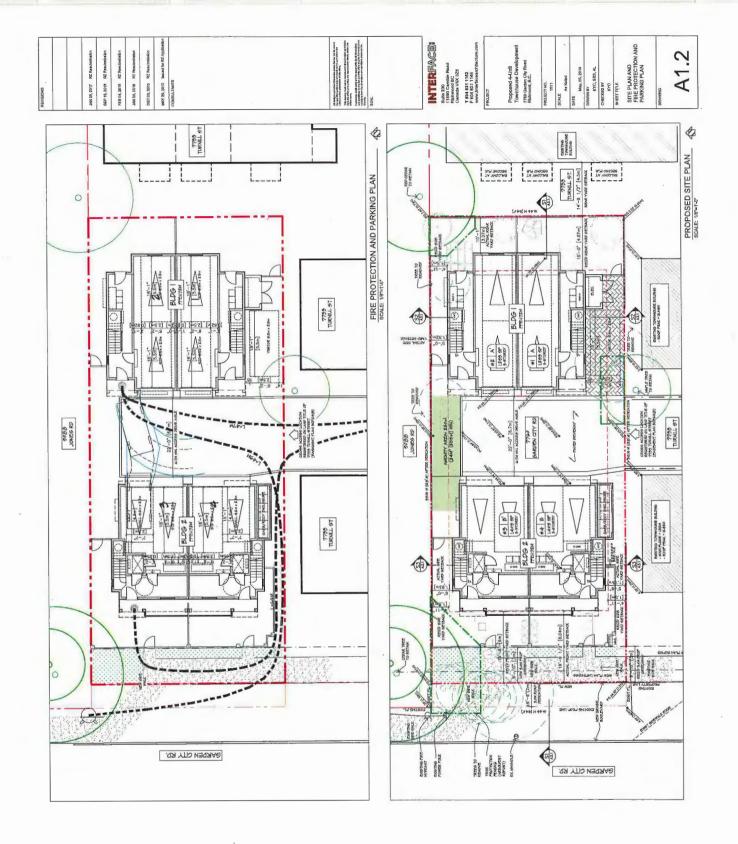
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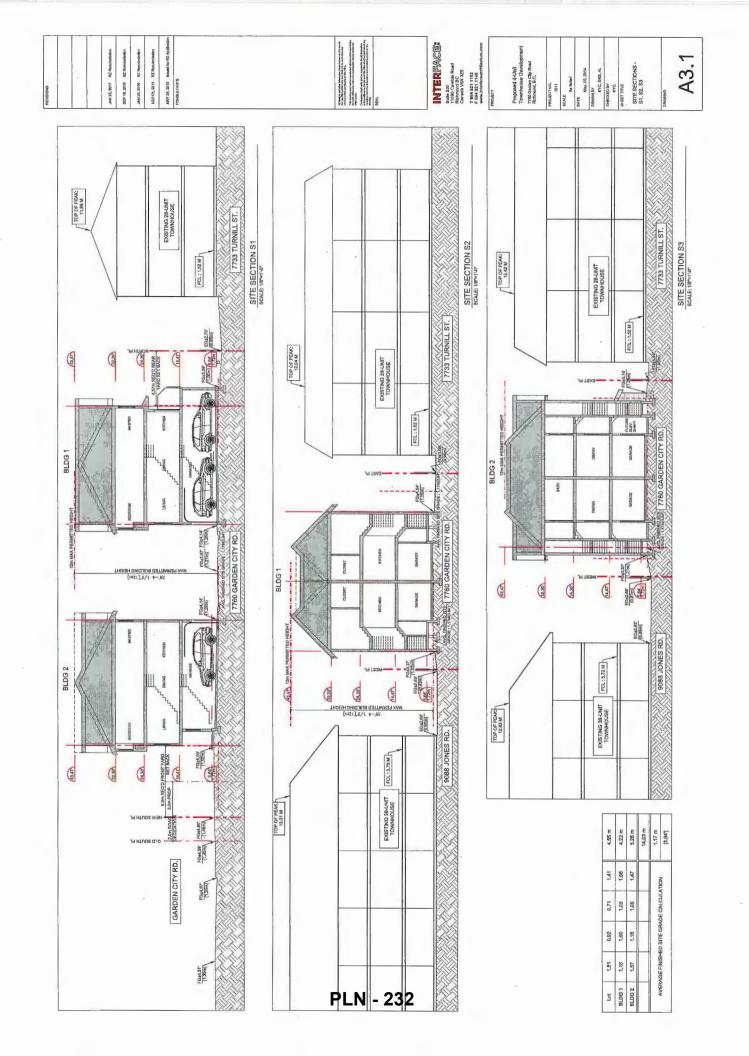
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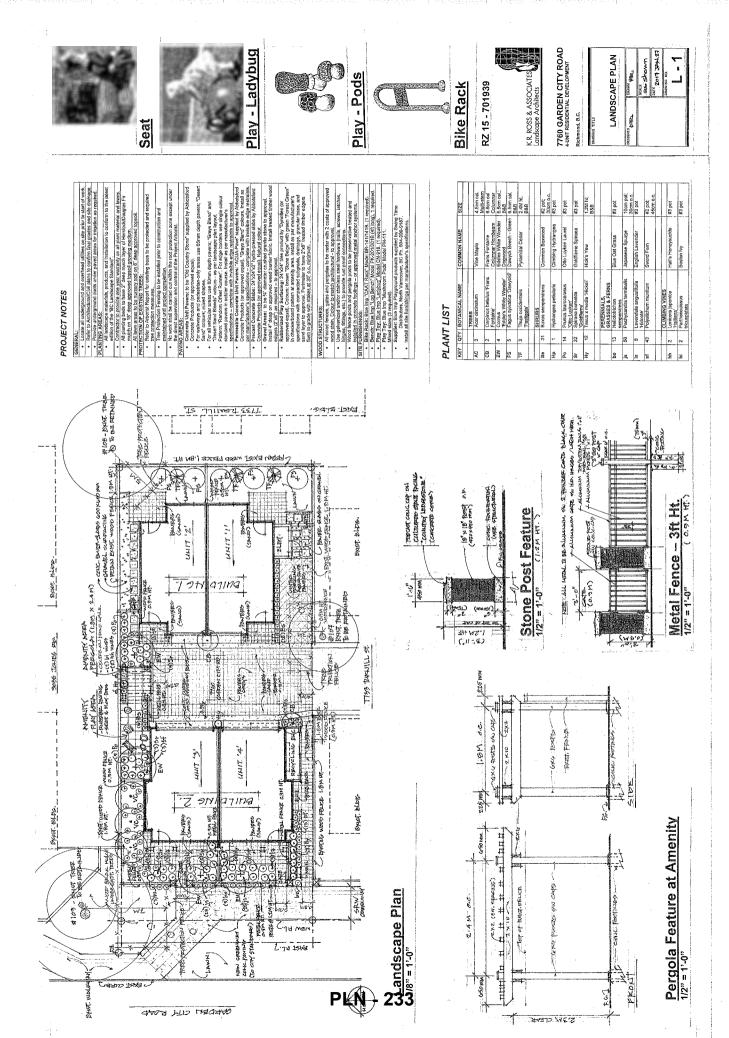
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Development Application Data Sheet

Development Applications Department

RZ 15-701939

Attachment 3

Address: 7760 Garden City Road

Applicant: Incircle Projects Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

	Existing	Proposed
Owner:	Earl Kim Wing Luk Queenie Yu Yuk Law	To be determined
Site Size (m ²):	677.0 m ²	644.3 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family, with 0.75 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)
Number of Units:	2	4
Other Designations:	N/A	No Change

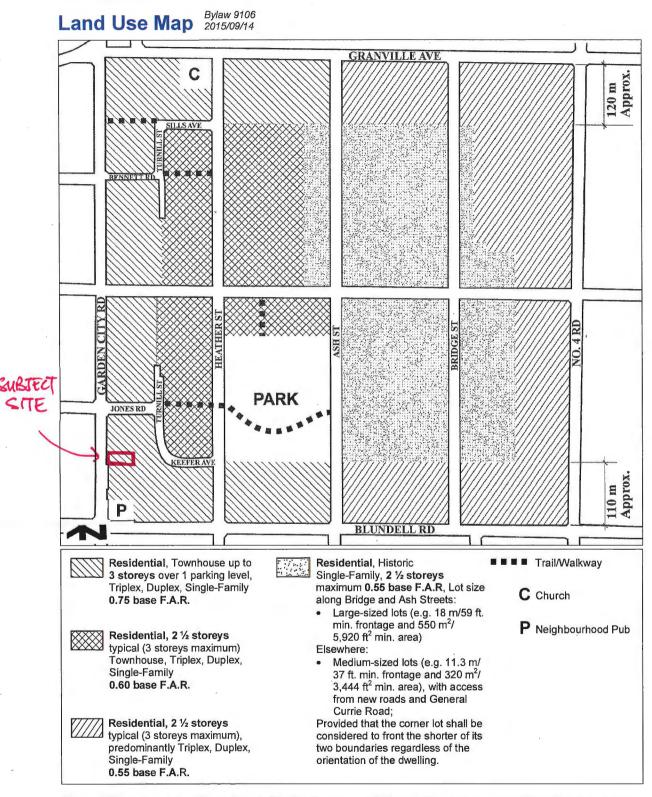
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.78 + 0.04 covered area	0.78	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	Building: Max. 40%	none
Setbacks (m):	Public Roads: Min. 6.0 m North: Min. 1.5 m South: Min. 1.5 m East: Min. 4.57 m	Public Roads: 6.04 m North: 1.52 m South: 1.73 m East: 3.07 m	Variance Requested
Height (m):	Max. 12 m or 3 Storeys	10.78 m and 3 storeys	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	6 (R) and 1 (V)	8 (R) and 1 (V)	none
Standard Parking Spaces:	7	7	none
Small Car Parking Spaces:	None when fewer than 31 residential spaces are required on site	2 (surplus stalls)	none

January 3, 2017

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted	4	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	5 (Class 1) and 1 (Class 2)	6 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space - Outdoor:	Min. 6 $m^2 \times 4$ units = 24 m^2	24 m² Min.	none

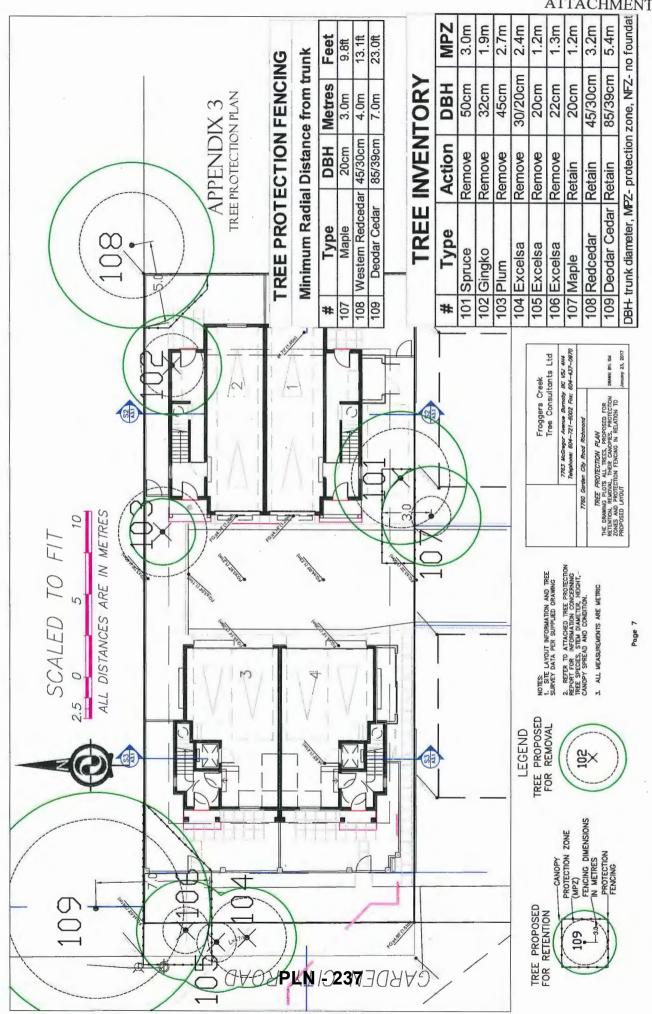
Other: Tree replacement compensation required for removal of bylaw-sized trees.





Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Original Adoption: May 12, 1996 / Plan Adoption: February 16, 2004 3218459 PLN - 236





Rezoning Considerations

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

Address: 7760 Garden City Road

File No.: RZ 15-701939

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, the developer is required to complete the following:

- 1. Dedicate 2.0 m across the entire Garden City Road frontage.
- 2. The granting of 3.0 m Public Rights-of-Passage (PROP) Statutory Right of Way (SRW) for sidewalk and boulevard along the entire new west property line (Garden City Road) to match the current alignment and frontage improvements to the south of the development site. Utilities should be allowed within this SRW.
- 3. Registration of a flood indemnity covenant on Title.
- 4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development; ensuring that the only means of vehicle access to and from 7760 Garden City Road is from the access easement (BV299944) burdening the adjacent property at7733 Turnill Street; and that there be no direct vehicle access to or from Garden City Road.
- 5. Registration of a legal agreement on Title; prohibiting the conversion of the tandem parking area into habitable space.
- 6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- 7. 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 trees to be retained on adjacent properties. 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.
- 8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$21,638.49) to the City's affordable housing fund.
- 9. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
- 10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit^{*} being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit^{*} issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
 - Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

Initial:

- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
- 3. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 746.0 L/s of water available at a 20 psi residual at the Garden City Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c. At Developers cost, the City is to:
 - Cut and cap the existing water service connection along the Garden City Road frontage.
 - Install a new water service connection complete with meter and meter box (to be placed on-site).

Storm Sewer Works:

- a. At Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Cut and cap the existing storm service connection at the southwest corner of the development site.
 - Upgrade the existing storm service connection and IC, located along the Garden City Rd frontage.

Sanitary Sewer Works:

- a. At Developers cost, the City is to:
 - Cut and cap the existing sanitary service connection and remove the existing IC.
 - Install one new sanitary service connection complete with new IC within the existing SRW.

Frontage Improvements:

- a. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City.
- b. The Developer is required to:
 - Provide 2.0 m wide concrete sidewalk within the proposed 3 m wide PROP to connect the existing sidewalk both north and south ends.
 - Provide the sidewalk around the existing trees (if they are required to retain).
 - Provide grassed boulevard between existing road curb and the new sidewalk, and between the new sidewalk and east edge of the PROP SRW boundary.

PLN - 239

Initial:

General Items:

- a. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- b. 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.
- 5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 6. 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 Department 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

Date

Bylaw 9682

CITY OF

RICHMOND APPROVED by

APPROVED by Director or Solicitor

al



Richmond Zoning Bylaw 8500 Amendment Bylaw 9682 (RZ 15-701939) 7760 Garden City 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 "TOWN HOUSING (ZT49) - MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)".

P.I.D. 000-885-584 Lot 72 Section 15 Block 4 North Range 6 West New Westminster District Plan 46184

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9682".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



Report to Committee

Planning and Development Division

To: Planning Committee

From: Wayne Craig Director, Development Date: January 31, 2017 File: RZ 15-716841

Re: Application by Aman Hayer for Rezoning at 3411/3431 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9683, for the rezoning of 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Wayne Craig Director, Development

CL:blg Att. 6

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing		pitnes	

Staff Report

Origin

Aman Hayer has applied to the City of Richmond for permission to rezone the property at 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two lots (Attachment 1). A survey of the subject site, which illustrates the proposed subdivision plan, is included in Attachment 2.

Findings of Fact

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

Site Description and Surrounding Development

The subject site is located on the north side of Lockhart Road; between Marrington Road and No. 1 Road, in the Seafair Planning Area. The subject site currently contains an existing non-conforming duplex, which will be demolished at future development stage.

Existing development immediately surrounding the subject site is as follows:

- To the North, fronting Granville Avenue, are two lots zoned "Single Detached (RS1/B)"; each containing a single-family dwelling.
- To the South, immediately across Lockhart Road, are two lots zoned "Single Detached (RS1/B)"; each containing a single-family dwelling.
- To the East, is a property zoned "Single Detached (RS1/E)"; which contains an existing non-conforming duplex.
- To the West, fronting Marrington Road, are three lots zoned "Single Detached (RS1/B)"; each containing a single-family dwelling.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy 5447

The subject site is located within the area governed by Single-Family Lot Size Policy 5447; adopted by Council on September 16, 1991, and subsequently amended in 1998 and 2003 (Attachment 4). The Policy permits properties on Lockhart Road to be rezoned and subdivided subject to the requirements of the "Single Detached (RS2/B)" zone.

This redevelopment proposal would allow for the creation of two lots of approximately 12 m in width and 579 m² (6,232 ft²) in area, consistent with the requirements of the "Single Detached (RS2/B)" zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Existing Legal Encumbrances

There is currently a Statutory Right-of-Way registered on Title of the subject site for the existing sanitary sewer, which is located in the rear yard parallel to the north property line.

There is also currently a covenant that is registered on Title of the strata lots which restricts the use of the property to a duplex (i.e., RD52761). The covenant must be discharged from Title prior to approval of the subdivision application.

The existing Strata Plan NWS937 must also be discharged from Title prior to approval of the subdivision application.

Site Access

Vehicle access to the proposed lots is to be from Lockhart Road via separate driveway crossings.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property, and five trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- One tree (tag # A) located on the subject site is in moderate condition and is suitable for retention. Tree protection must be provided as per City of Richmond Tree Protection Information Bulletin TREE-03. The tree protection area is to extend 4.0 m from the base of the tree in each direction. The proposed building footprint on the east lot must be outside of the tree protection area. All work within the tree protection area must be supervised by a Certified Arborist.
- Five trees (tag # B, C, 37, 38, 39) located on the adjacent neighbouring properties at 3491 Lockhart Road, 7016 and 7020 Marrington Road, and 3240 and 3260 Granville Avenue are identified to be retained and protected. Tree protection must be provided as per City of Richmond Tree Protection Information Bulletin TREE-03.

Tree Protection

A total of one tree on the subject site and five trees on neighbourhood sites are to be retained and protected. The applicant has submitted a tree retention plan showing the trees to be retained and the tree protection area to be installed at development stage (Attachment 5, annotated). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones (tag #'s A, B, C, 37, 38, 39). The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A survival security in the amount of \$10,000 for tree tag # A. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the tree survives.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained (tag #'s A, B, C, 37, 38, 39). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Planting

In accordance with City Policy 5032 – Tree Planting (Universal), the applicant has agreed to plant two trees on the proposed west lot and one tree on the proposed east lot, which will result in a total of two trees per lot (minimum 6 cm deciduous caliper or 3 m high conifer).

To ensure that the three new trees are planted and maintained on the proposed lots, the applicant is required to submit a Landscaping Security in the amount of \$1,500 (\$500/tree) prior to final

adoption of the rezoning bylaw. The Security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires: a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on 2.00/ft² of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on 2.00/ft² of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes to construct a secondary suite on both proposed lots. Prior to rezoning, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a cash contribution of \$42,881.20 to the City for cost-recovery of the off-site improvements undertaken as part of a Capital works project on Lockhart Road in 2016, as follows:

- \$12,650 for two new 25 mm water service connections each complete with meters and meter boxes, in keeping with Waterworks and Water Rates Bylaw No. 5637,
- \$30,231.20 for the design and construction of road widening, street lighting, treed/grassed boulevard, concrete curb and gutter, and concrete sidewalk, in keeping with Subdivision and Development Bylaw No. 8751.

If the rezoning application is not completed, the subject site will be added to the Works and Services Cost Recovery Bylaw No. 8752 as benefitting property of the Capital works project undertaken in 2016.

At future Subdivision stage, the applicant is required to pay the costs associated with future storm sewer and sanitary connection works, as described in Attachment 6.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone the property at 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone; to permit the property to be subdivided to create two lots.

This rezoning application complies with the land use designation and applicable policies for the subject site that are contained within the OCP and Single-Family Lot Size Policy 5447.

The list of Rezoning Considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

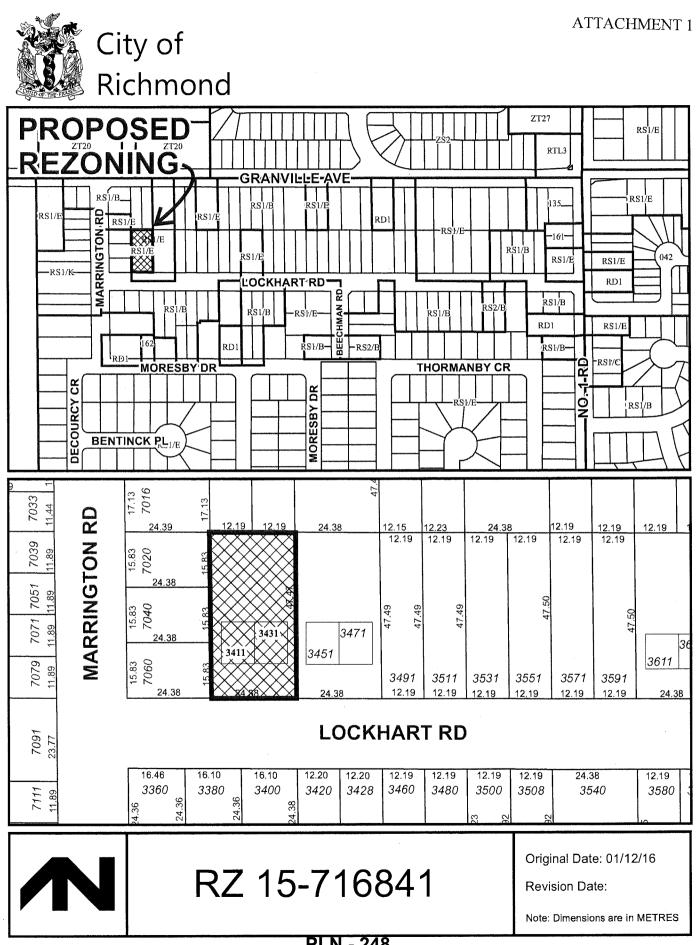
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9683 be introduced and given first reading.

Cynthia Lussier Planner 1 (604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo Attachment 2: Site Survey Attachment 3: Development Application Data Sheet Attachment 4: Single Family Lot Size Policy 5447 Attachment 5: Proposed Tree Retention Plan Attachment 6: Rezoning Considerations

PLN - 247



PLN - 248



City of Richmond

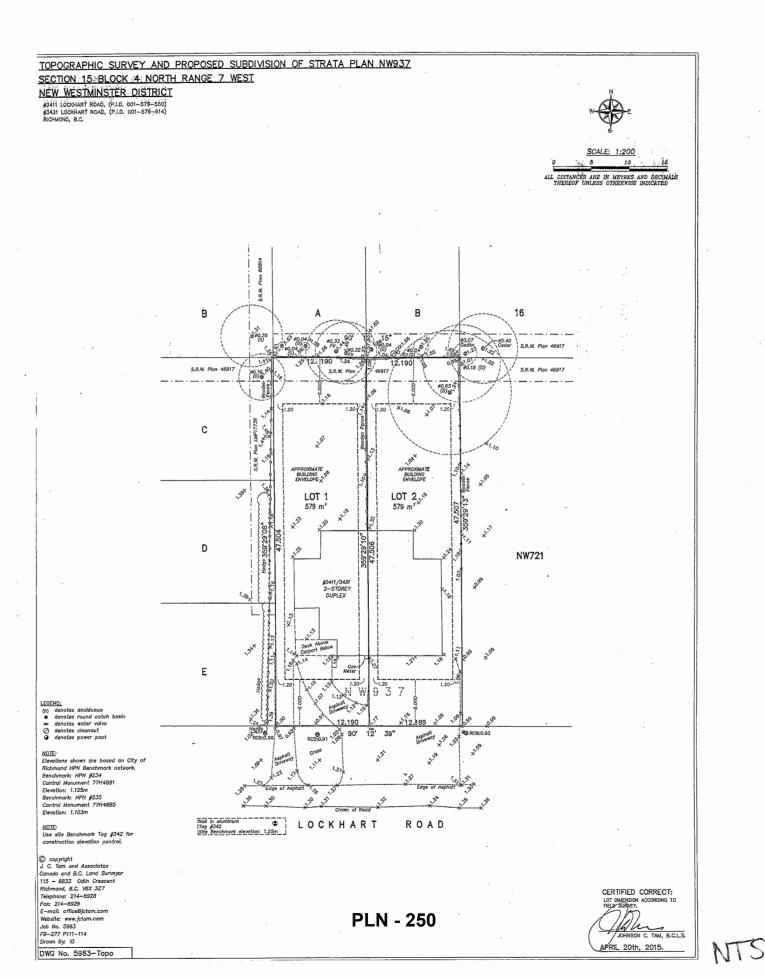


RZ 15-716841

Original Date: 01/12/16

Revision Date: 02/02/13

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 15-716841

Attachment 3

Address: 3411/3431 Lockhart Road

Applicant: Aman Hayer

Planning Area(s): Seafair

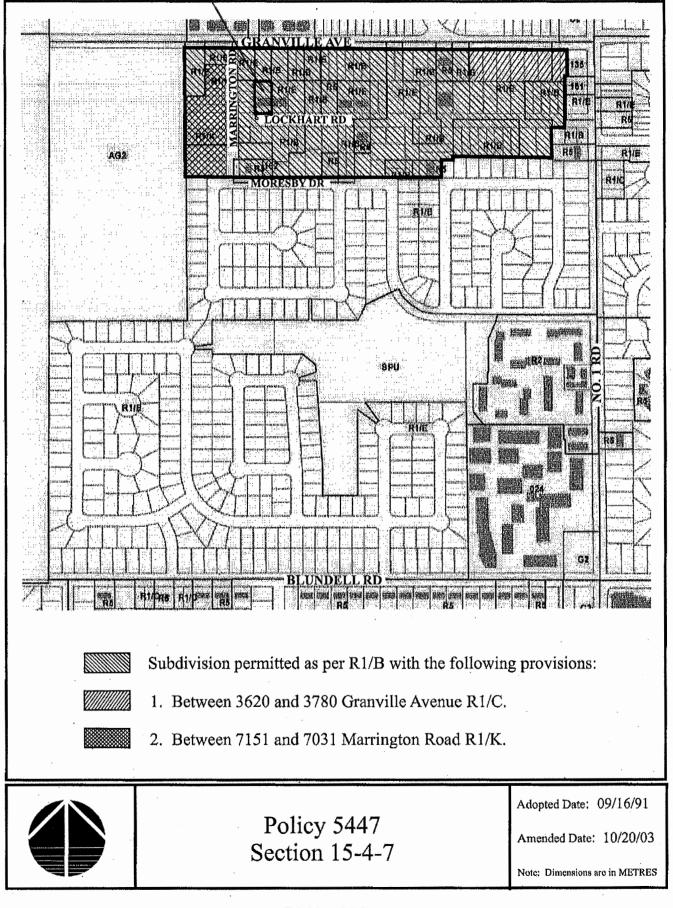
	Existing	Proposed
Owner:	Amanjot Singh Hayer Raymond Man Chiu Liu	To be determined
Site Size (m²):	1,158 m² (12,464 ft²)	Two lots, each 579 m² (6,232 ft²)
Land Uses:	One duplex	Two residential lots
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Single-Family Lot Size Policy 5447 permits properties on Lockhart Road to rezone and subdivide consistent with the minimum requirements of the "Single Detached (RS2/B)" zone.	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Each max. 289.83 m² (3,119 ft²)	Each max. 289.83 m² (3,119 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	none
Min. Lot Size:	360 m²	Each 579 m²	none
Min. Lot Dimensions (m):	Width: 12 m Depth: 24 m	Width: 12.19 m Depth: 47.50 m	none
Min. Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m flat roof)	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m flat roof)	none
On-site Vehicle Parking Spaces:	Min. two spaces	Min. two spaces	none

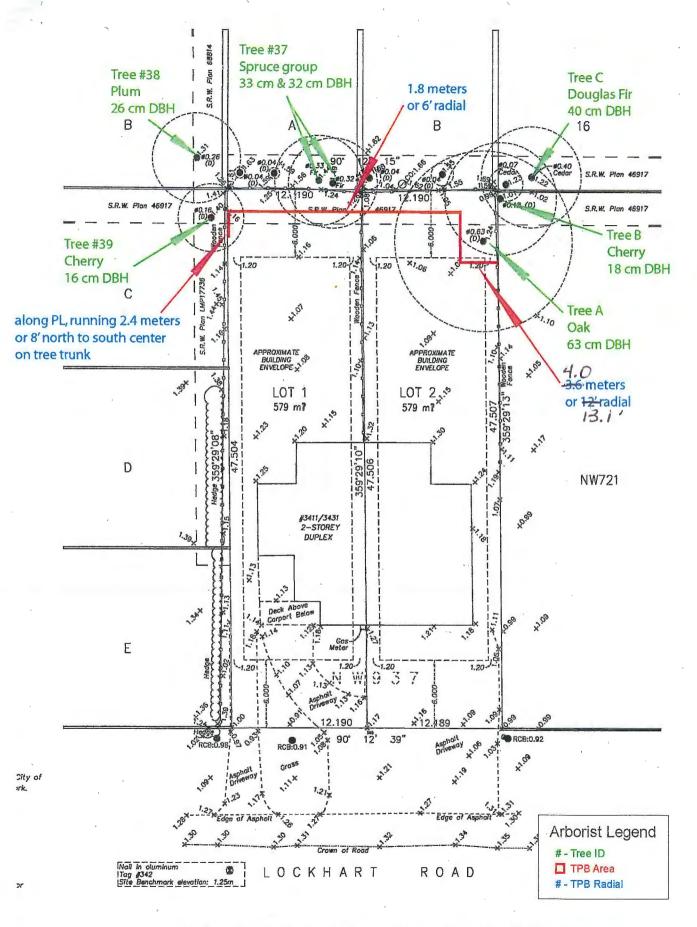
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

	City of Richmond	Policy Manual
Page 1 of 2	Adopted by Council: September 16, 1991 Amended by Council: July 20, 1998 Amended by Council: October 20 th , 2003	POLICY 5447
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QU	ARTER-SECTION 15-4-7
POLICY	5447:	
between	wing policy establishes lot sizes in a portion o the south side of Granville Avenue, the west s foresby Drive and No. 1 Road:	
th po S	hat properties within the area generally bounded b ne north side of Moresby Drive, the west side of M ortion of Section 15-4-7, be permitted to subdivide ingle-Family Housing District (R1/B) in Zoning and ollowing provisions:	arrington Road and No. 1 Road, in a in a coordance with the provisions of
aj) That properties between and including 36 permitted to subdivide as per Single-Family I	
(t	 That properties between and including 71 permitted to subdivide as per Single-Family (R1/K) zoning; 	
di le	nd that this policy, as shown on the accompany isposition of future single-family rezoning applicat ess than five years, unless changed by the amo oning and Development Bylaw.	ions in this area, for a period of not
		· · · · ·

SUBJECT PROPERTY



PLN - 253



ANNOTATED TREENRESPENTION PLAN



Rezoning Considerations

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

Address: 3411/3431 Lockhart Road

File No.: RZ 15-716841

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9683, the applicant is required to complete the following:

- 1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within tree protection zones of the trees to be retained (tag #'s A, B, C, 37, 38, 39). 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. Notes: the tree protection area for tree tag # A is to extend 4.0 m from the base of the tree in each direction. The proposed building footprint on the east lot must be outside of the tree protection area.
- 2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for tree tag # A on-site to be retained. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the tree survives.
- 3. Submission of a Landscape Security in the amount of \$1,500 (\$500/tree) to ensure that two trees are planted and maintained on the proposed west lot, and that one tree is planted and maintained on the proposed east lot (for a total of three trees); minimum 6 cm deciduous caliper or 3.5 m high conifers.
- 4. City acceptance of the applicant's voluntary contribution in the amount of \$12,650, for cost-recovery of the two new 25 mm water service connections each complete with meters and meter boxes; which was previously completed as part of a Capital works project on Lockhart Road in 2016.
- 5. City acceptance of the applicant's voluntary contribution in the amount of \$30,231.20; for cost-recovery of the design and construction of road widening, street lighting, treed/grassed boulevard, concrete curb and gutter, and concrete sidewalk, which was previously completed as part of a Capital works project on Lockhart Road in 2016."
- 6. Registration of a flood indemnity covenant on Title.
- 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 each of the two lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

• Installation of tree protection fencing around all trees to be retained (tag #'s A, B, C, 37, 38, 39). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed. Notes: the tree protection area for tree tag # A is to extend 4.0 m from the base of the tree in each direction.

Prior to Subdivision* approval, the applicant must complete the following requirements:

- Discharge of covenant RD 52761 from title of the strata lots, which restricts the use of the property to a duplex.
- Cancellation of Strata Plan NWS937.
- Pay the costs associated with the required service connections, as described below:

Water Works

Using the OCP Model, there is 159.0 L/s of water available at a 20 psi residual at the hydrant on Marrington Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At future Building Permit **PLN - 255** stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

Storm Sewer Works

At the applicant's cost, the City is to retain the existing storm service connections at southeast and southwest corners of the development site.

Sanitary Sewer Works

At the applicant t's cost, the City is to:

- Cut and cap the existing sanitary service connection and remove the existing Inspection Chamber (IC) located at the northwest corner of the development site.
- Install a new sanitary IC complete with dual service connection along the north common property line of the development site.

Note: All sanitary works must be completed prior to any on-site building construction.

Frontage Improvements:

The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:

- To underground Hydro service lines.
- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items:

The applicant is required to enter into, if required, 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, 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.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. The 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 Department 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 concurrence on file)

Signed

Date

Bylaw 9683



Richmond Zoning Bylaw 8500 Amendment Bylaw 9683 (RZ 15-716841) 3411/3431 Lockhart 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 "SINGLE DETACHED (RS2/B)".

P.I.D. 001-579-550

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW937 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

P.I.D. 001-579-614

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW937 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9683".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by BK
SECOND READING	·	APPROVED by Director
THIRD READING		- M
OTHER CONDITIONS SATISFIED		
ADOPTED		-

MAYOR

CORPORATE OFFICER