



**Planning Committee  
Electronic Meeting**

**Council Chambers, City Hall  
6911 No. 3 Road**

**Tuesday, May 3, 2022  
4:00 p.m.**

Pg. #      ITEM

MINUTES

*Motion to adopt the minutes of the meeting of the Planning Committee held on April 20, 2022 (distributed separately).*



NEXT COMMITTEE MEETING DATE

May 17, 2022, (tentative date) at 4:00 p.m. in Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **REQUEST TO REVISE REZONING CONSIDERATIONS FOR THE APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING OF THE PROPERTY AT 4700 NO. 3 ROAD FROM THE “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE” ZONE (ITEM DEFERRED FROM APRIL 20, 2022 PLANNING COMMITTEE)**  
(File Ref. No. RZ 14-672055) (REDMS No. 6822556)

PLN-4

See Page PLN-4 for staff memorandum (previously distributed)

PLN-15

See Page PLN-15 for full report

*Designated Speaker: Wayne Craig and Sara Badyal*

STAFF RECOMMENDATION

*That the request to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, and for the rezoning of 4700 No. 3 Road from the “Auto-Oriented Commercial (CA)” zone to the new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, to remove the rezoning consideration limiting the subdivision of office space, be denied.*



2. **SOCIAL DEVELOPMENT STRATEGY (2013–2022): PROGRESS REPORT FOR 2021**

(File Ref. No. 08-4055-01) (REDMS No. 6823194)

PLN-73

See Page PLN-73 for full report

*Designated Speaker: Kim Somerville*

STAFF RECOMMENDATION

- (1) *That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2021, as outlined in the staff report titled “Social Development Strategy (2013–2022): Progress Report for 2021”, dated March 28, 2022, from the Director, Community Social Development, be received for information; and*
- (2) *That the Building our Social Future - Social Development Strategy (2013–2022): Progress Report for 2021, be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*



3. **HOMELESS STRATEGY (2019–2029): 2021 UPDATE**

(File Ref. No. 08-4057-11) (REDMS No. 6823341)

PLN-115

See Page PLN-115 for full report

*Designated Speaker: Claire Adamson*

STAFF RECOMMENDATION

- (1) *That the Homelessness Strategy 2019–2029: 2021 Update (Attachment 1), as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2021 Update”, dated April 8, 2022, from the Director, Community Social Development, be received for information; and*

- (2) *That the Homelessness Strategy 2019–2029: 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website*

☐

## LAW AND LEGISLATIVE SERVICES DIVISION

4. **HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 12-8060-01) (REDMS No. 6880422)

PLN-143

See Page PLN-143 for full report

*Designated Speaker: Matthew O'Halloran*

### STAFF RECOMMENDATION

*That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled “Housekeeping Request – Abandonment of Unadopted Bylaws”, dated April 19, 2021, from the Director, City Clerk’s Office, be abandoned.*

☐

5. **MANAGER’S REPORT**

### ADJOURNMENT

☐



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** April 14, 2022  
**File:** RZ 14-672055  
**Re:** **Request to Revise Rezoning Considerations for the Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the “Auto-Oriented Commercial (CA)” Zone to a New “High Rise Office Commercial (ZC44) – Aberdeen Village” Zone**

The purpose of this memo is to provide additional information for the above referenced rezoning application, which was considered at the Planning Committee meeting held on April 5, 2022 and deferred to the Planning Committee meeting of April 20, 2022. This memo includes additional information regarding large floorplate leasable office space and a revised proposal from the applicant.

#### Office Space Policy Context

At the previous Planning Committee meeting, there was discussion about the need for large floorplate office space, the rationale for providing such space and anticipated demands for office space in the City Centre. Large floorplate leasable office space is desirable to support a diversified economy. When looking at the readily available office space in the City Centre there is a lack of large floorplate leasable office space. To encourage the provision of leasable office space, the current incentive based policy was added to the City Centre Area Plan.

The goals of the City’s Resilient Economy Strategy are to retain and attract economic generating businesses, ensure a diversified economy, and maintain a higher proportion of regional employment as compared to regional population.

Ensuring the appropriate type of employment space available is needed to continue capturing a share of regional employment and business growth. The Strategy identified the opportunity for Richmond to increase its appeal as a regional office center by providing Class A office space in the City Centre near transit-oriented, amenity rich locations that are in demand by businesses and their employees.

The following research contributed to the recommendation in the Strategy to enable the development of additional office space in the City Centre:

- Existing office space inventory in Richmond does not match current market demand. There is significant demand for transit-oriented Class A office space in the region. However, most Class A office vacancy in Richmond is in business parks and stand-alone office complexes located outside the City Centre and away from rapid transit.



- The tenant mix in the Richmond City Centre transit-oriented offices is mainly composed of small firms and business units. There are very few large corporate or institutional office tenants in the Richmond City Centre.
- Large floorplate leasable office spaces is desirable to accommodate the needs of larger firms who need to accommodate a larger number of employees and future growth potential.
- Larger firms typically export products and services to a broader market and create additional spin-off economic benefits in the community, including generating additional demand for businesses support services. These type of economic generators also typically involve skilled labour jobs that pay higher wages which are recirculated in the community.

#### Office Space Market Data and Trends

While the varying impacts of COVID-19 on office space demand continues to cause uncertainty in the market, recent reports have shown signs of continued strong demand. In their Q4 2021 Vancouver Office Report, commercial real estate brokerage firm Cushman & Wakefield advised that market analysis continues to show significant interest in available space in downtown Vancouver with approximately 60% of that coming from tech-related companies. They note that most suburban markets remained in high demand and that Richmond City Centre has a tight supply of leasable Class A office space that is expected to become further constrained with limited leasable space under construction. Through further conversation with Cushman & Wakefield representatives, the following information was provided to staff specific to the Richmond office market context:

- Much of the office units in the City's commercial core are smaller sized office units. There are very few larger employers situated in the core.
- The structural impacts of work-from-home trends will be offset by factors such as economic growth, office-using job growth, and other factors, which means demand for offices will continue to grow over the 10-year forecast horizon.
- Canada's office sector is expected to fully recover in 2024 (i.e., when vacancy and rents begin to resemble pre-crisis levels) although there is expected to be some local market fluctuations (some markets will recover sooner, some later).
- From 2022-2030, net office demand is expected to grow by 5 million square meters (53.9 million square feet) in Canada, despite a 14.5% drag due to the impact of work from home. The work from home impact essentially means that, on average, each job created will not yield the same level of demand as it did pre-pandemic, but it will still yield a healthy amount of demand for space.

#### Revised Proposal

The staff report dated March 16, 2022 reviewed the applicant's request to remove the rezoning consideration limiting subdivision of the office space which was secured in exchange for additional office density. The applicant was requesting the ability to allow any form of subdivision of the proposed office space within the proposed building. Effectively, the applicant was requesting the ability to keep the additional density granted without having to fulfill the primary condition (i.e., creation of large floorplate leasable office space) that was secured in exchange for the increase in density.

In response to discussion at the Planning Committee meeting held on April 5, 2022, the applicant submitted the attached revised proposal letter (Attachment 1) and draft strata plan sketches (Attachment 2) for consideration. The revised proposal includes the following:

- The top two floors approximately 1,060 m<sup>2</sup> (approximately 11,440 ft<sup>2</sup>) each of the building will be retained as leasable office space.
- The 5th floor approximately 690 m<sup>2</sup> (approximately 7,440 ft<sup>2</sup>) will be restricted to a maximum of two strata lots and minimum strata lot size of 334.5 m<sup>2</sup> (3,600 ft<sup>2</sup>).
- The remaining three floors approximately 900 m<sup>2</sup> (approximately 9,660 ft<sup>2</sup>) each will be restricted to a maximum of 12 strata lots per floor and minimum strata lot size 60.4 m<sup>2</sup> (650 ft<sup>2</sup>).
- The provision of a voluntary cash contribution in the amount of \$80,000.00 to the City's Affordable Housing Reserve to off-set re-design cost savings.

In the revised proposal, the applicant continues to request the ability to keep the additional density granted in exchange for providing two floors of large floorplate leasable office space and allowing a range of strata lot sizes (e.g., 60.4 m<sup>2</sup> to 334.5 m<sup>2</sup>, or 650 ft<sup>2</sup> to 3,600 ft<sup>2</sup>) on the other four floors of office space and a community amenity contribution to offset the costs the applicant would incur if they were to redesign the building to remove the additional density bonus.

The applicant's revised proposal continues to be contrary to Council's incentive based policy for achieving leasable office space in exchange for additional density therefore, staff still recommend that the applicant request to revise rezoning considerations be denied.

### Next Steps

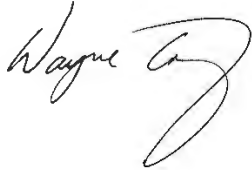
Should Council wish to proceed in accordance with the applicant's revised proposal, Council must provide direction to staff direction to amend the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 by:

- Revising the rezoning consideration limiting subdivision of office space within the building (item #7 of the rezoning considerations) to the following: Registration of a legal agreement on title, limiting subdivision (including stratification and/or air space parcels) of the office space:
  - For the 9<sup>th</sup> and 10<sup>th</sup> floors, the top two floors of the building, no more than one strata lot or air space parcel per storey (single owner for per storey of office space).
  - For the 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> floors, no more than 12 strata lots or air space parcels per storey, and minimum 60.4 m<sup>2</sup> (650 ft<sup>2</sup>) strata lot size.
  - For the 5<sup>th</sup> floor, no more than two strata lots or air space parcels per storey, and minimum 334.5 m<sup>2</sup> (3,600 ft<sup>2</sup>) strata lot size.
- Adding a new rezoning consideration: City acceptance of the developer's voluntary contribution in the amount of \$80,000.00 to the City's Affordable Housing Reserve.

An additional Public Hearing would not be required, as there is no proposed change to land use or density. The applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the rezoning bylaw.

Conclusion

The rezoning consideration revision requested by the applicant is not consistent with OCP Policy. On this basis, it is recommended that the applicant request to amend rezoning considerations be denied.

A handwritten signature in black ink, appearing to read "Wayne Craig". The signature is fluid and cursive, with the first name "Wayne" written in a larger, more prominent script than the last name "Craig".

Wayne Craig  
Director, Development  
(604-247-4625)

WC/SB:blg

Attachments:

Attachment 1: Letter from Applicant dated April 12, 2022

Attachment 2: Draft Strata Subdivision Sketches dated April 13, 2022

April 12, 2022

Dear Mayor and Councillors,

On behalf of my client and property owner, we would like to thank you all for allowing us to resubmit a revised proposal in response to the discussion at the April 5th planning committee meeting.

Our propose is as follows:

- Levels 9 & 10 will be retained as one strata per floor lease/sale space, subdivided into floor size strata lots of approximately 11,476 sf and 11,439 sf, representing approximately 40% of the total office strata lot area.
- Level 5 will be retained for large strata lots, subdivided into no more than two strata lots with a minimum size of 3,600 sf each.
- The remaining 3 floors on level 6, 7 and 8 will be strata-titled into no more than 12 strata lots per floor with a minimum size of 650 sf each.
- A voluntary cash contribution is offered to City's Affordable Housing Reserve in the amount of \$80,000 to off-set redesign cost saving.

Your kind consideration on the above is appreciated.

Yours Sincerely,



Danny Leung

Encl.

# FIFTH FLOOR

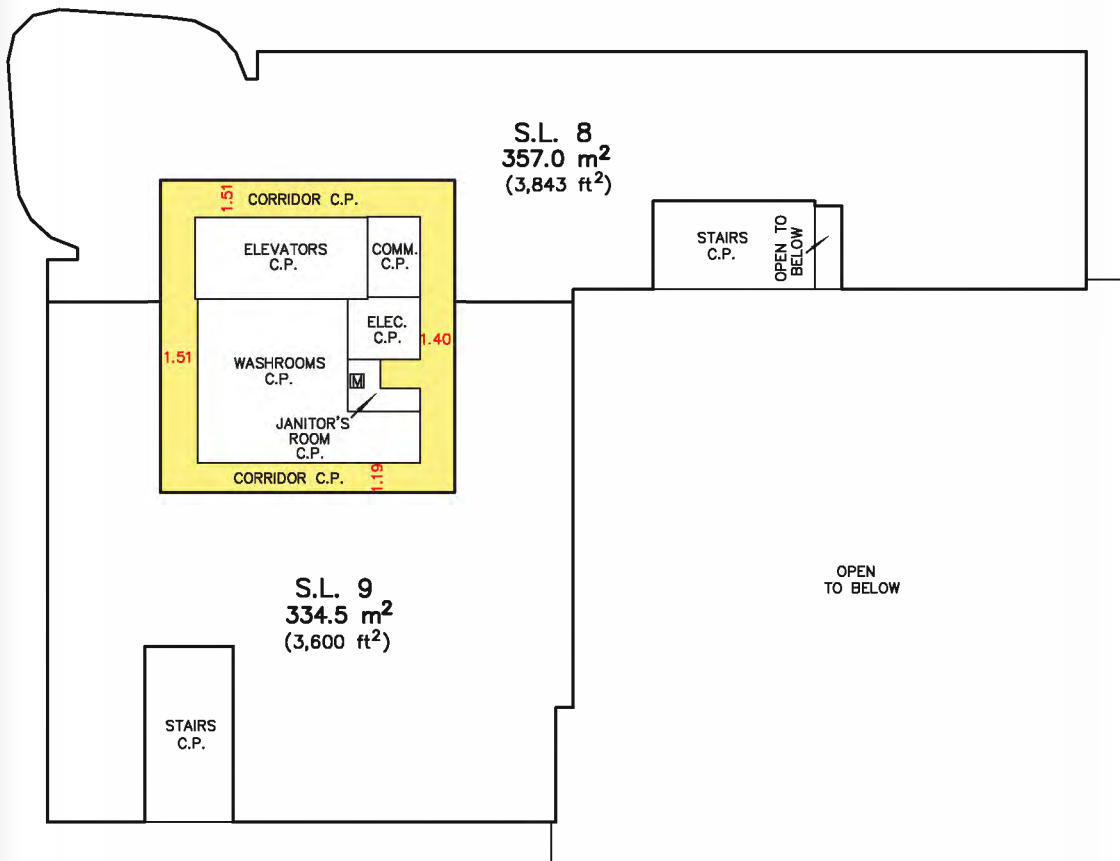
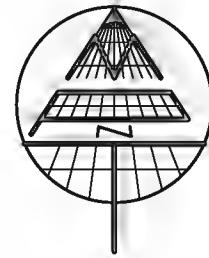
SHEET 7 OF 13 SHEETS

SCALE 1:200



STRATA PLAN EPS

Attachment 2



TOTAL PROPOSED STRATA LOT AREA= 691.5 m<sup>2</sup>  
(7,443 ft<sup>2</sup>)

TOTAL PROPOSED CORRIDOR AREA= 63.2 m<sup>2</sup>  
(680 ft<sup>2</sup>)

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**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17551-PRO-STRATA-V9.DWG

NOTE:

AREAS ARE APPROXIMATE ONLY.

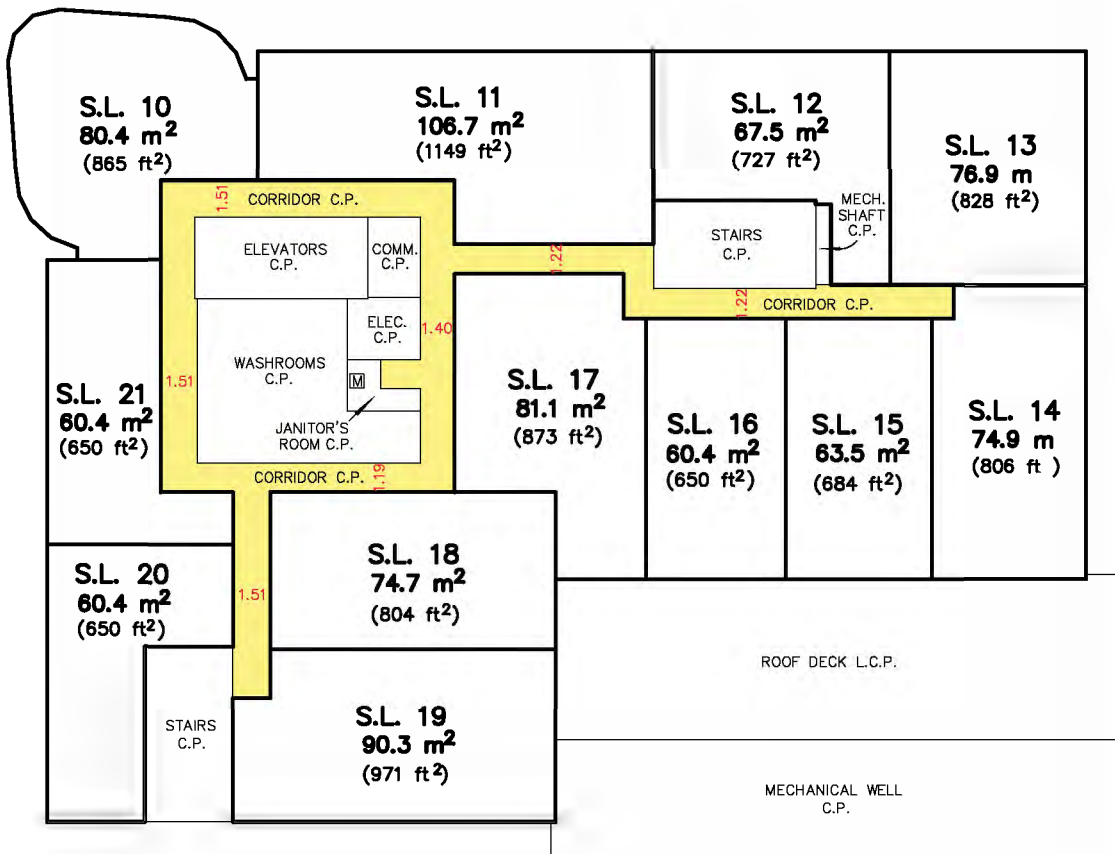
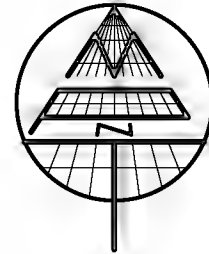
# SIXTH FLOOR

SHEET 8 OF 13 SHEETS

SCALE 1:200



## STRATA PLAN EPS



TOTAL PROPOSED STRATA LOT AREA= 897.2 m<sup>2</sup>  
(9,657 ft<sup>2</sup>)

TOTAL PROPOSED CORRIDOR AREA= 103.8 m<sup>2</sup>  
(1,117 ft<sup>2</sup>)

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#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
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FAX: 604-270-4137  
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### NOTE:

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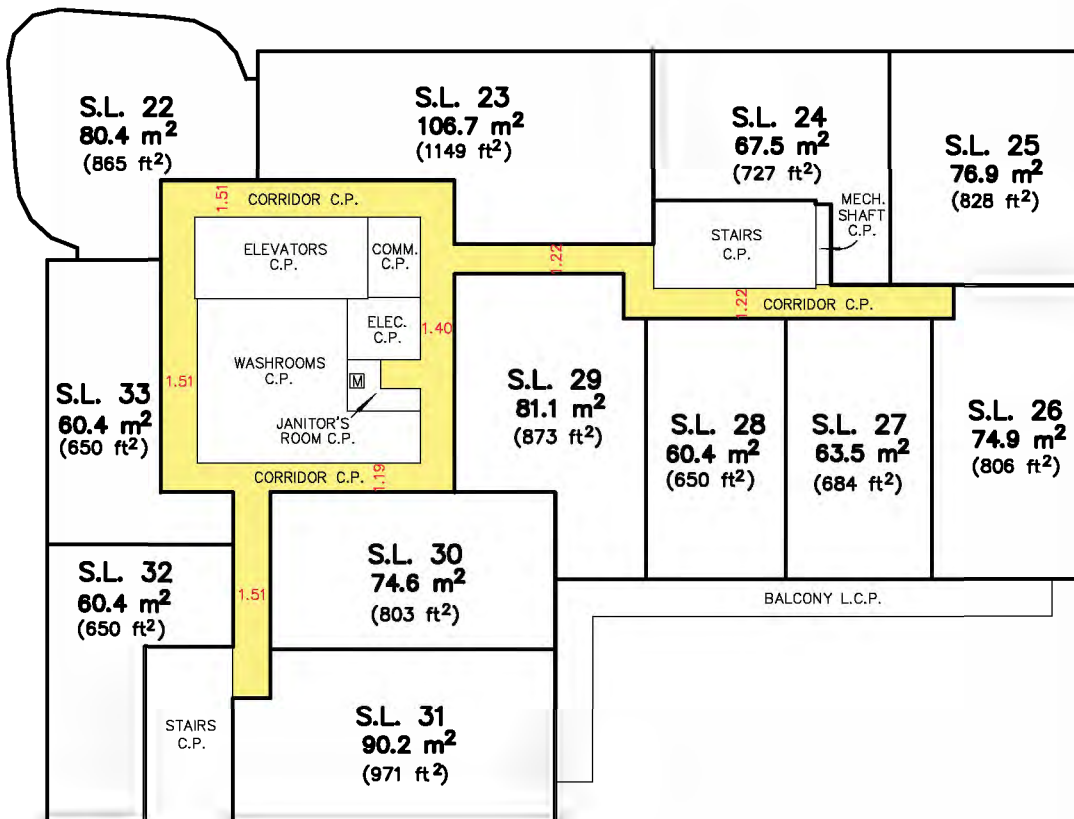
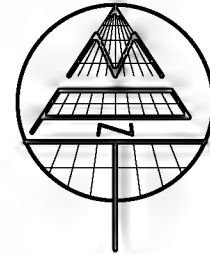
# SEVENTH FLOOR

SHEET 9 OF 13 SHEETS

SCALE 1:200



STRATA PLAN EPS



TOTAL PROPOSED STRATA LOT AREA=897.0 m²  
(9,655 ft²)

TOTAL PROPOSED CORRIDOR AREA=103.8 m²  
(1,117 ft²)

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#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
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## NOTE:

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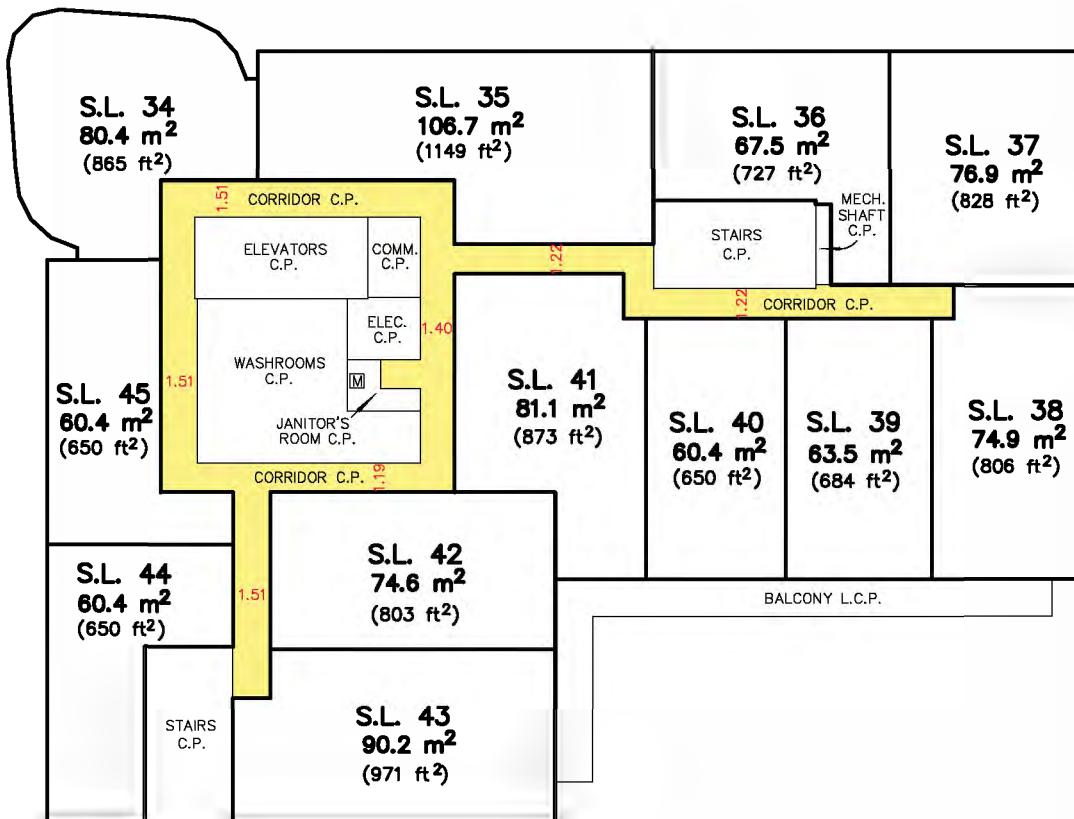
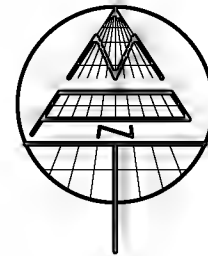
# EIGHTH FLOOR

SHEET 10 OF 13 SHEETS

SCALE 1:200



STRATA PLAN EPS



TOTAL PROPOSED STRATA LOT AREA=897.0 m<sup>2</sup>  
(9,655 ft<sup>2</sup>)

TOTAL PROPOSED CORRIDOR AREA=103.8 m<sup>2</sup>  
(1,117 ft<sup>2</sup>)

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FAX: 604-270-4137

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**NOTE:**

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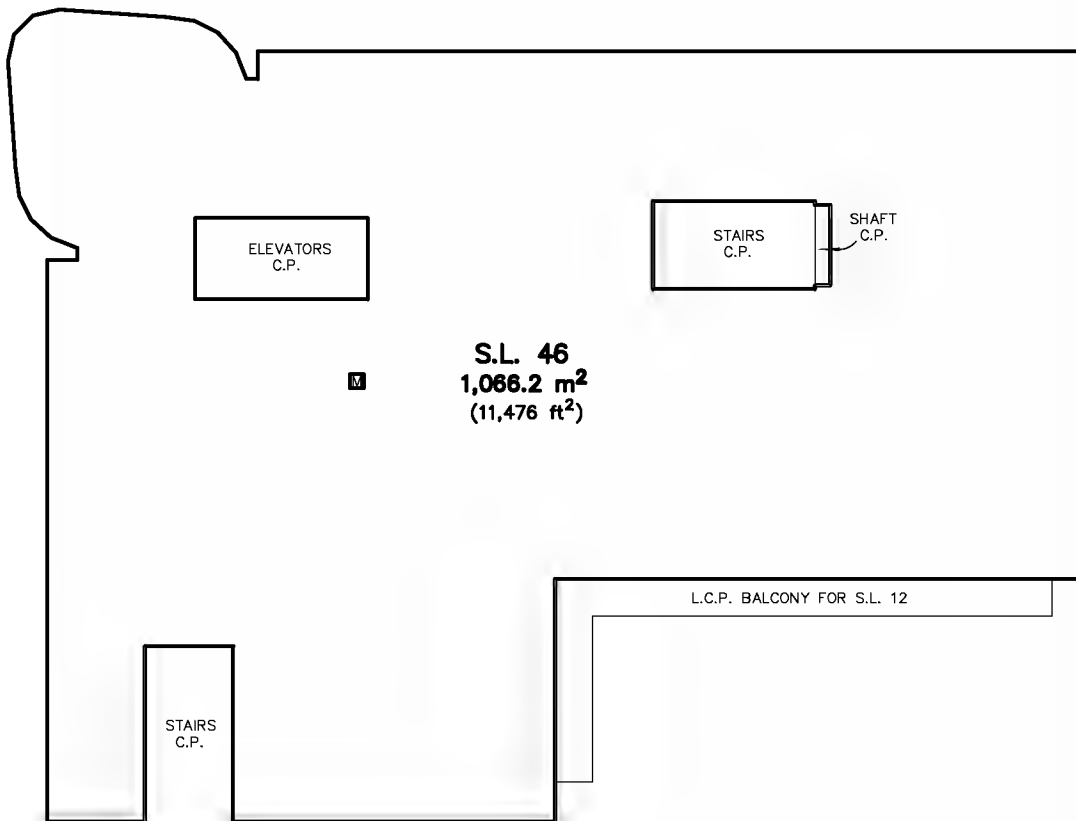
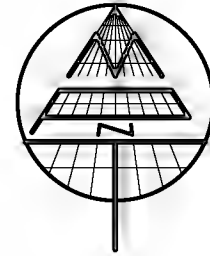
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SHEET 11 OF 13 SHEETS

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STRATA PLAN EPS \_\_\_\_\_



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PLN - 13

APRIL 12, 2022

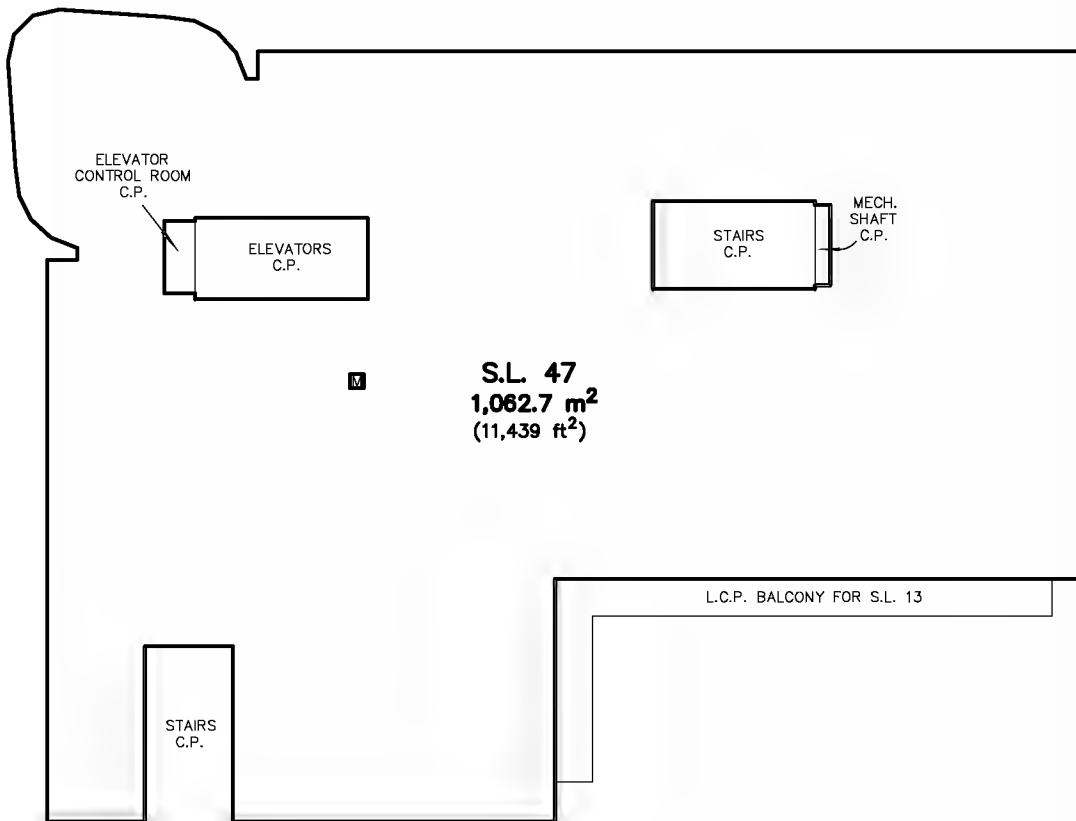
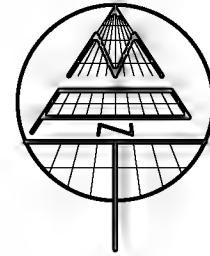
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SHEET 12 OF 13 SHEETS

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STRATA PLAN EPS



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RICHMOND, B.C., V7A 5H7

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FAX: 604-270-4137

CADFILE: 17551-PRO-STRATA-V8.DWG

R-22-17551-PRO-STRATA

PLN - 14

APRIL 12, 2022



# City of Richmond

## Report to Committee

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

**Date:** March 16, 2022  
**File:** RZ 14-672055

**Re:** Request to Revise Rezoning Considerations for the Application by  
Bene (No. 3) Road Development Ltd. for Rezoning of the Property at  
4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High  
Rise Office Commercial (ZC44) – Aberdeen Village" Zone

### Staff Recommendation

That the request to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, to remove the rezoning consideration limiting the subdivision of office space, be denied.

Wayne Craig  
Director, Development  
(604-247-4625)

WC/SB:js  
Att. 3

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

## **Staff Report**

### **Origin**

Bene (No. 3) Road Development Ltd. has requested a revision to the rezoning considerations associated with the rezoning of 4700 No. 3 Road from the “Auto-oriented Commercial (CA)” zone to a new site-specific zone, “High Rise Office Commercial (ZC44) – Aberdeen Village”. The rezoning is to facilitate development of a 10-storey commercial and office mixed use building on a property in the Aberdeen Village of the City Centre Area Plan (CCAP). The rezoning included the provision of additional density in exchange for ensuring the development would provide large floorplate leasable office space. The rezoning considerations include registration of a legal agreement limiting subdivision (including stratification and/or air space parcels) of the office floor area within the proposed building to not more than one strata lot or one air space parcel per storey.

The applicant is requesting the rezoning consideration limiting subdivision be removed to allow office floor area to be subdivided. If this restriction is removed, the applicant would be permitted to subdivide the office space into distinct legal lots of any area (strata lot or air space parcel) without any City input. Effectively, the applicant is requesting the ability to keep the additional density granted without having to fulfill the primary condition (i.e. creation of large floorplate leasable office space) that was secured in exchange for the increase in density.

### **Findings of Fact**

#### **Background**

On December 11, 2017, Council granted First Reading to Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9215, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 associated with the subject rezoning application. The purpose of the OCP and Zoning Amendment Bylaw is to increase the Village Centre Bonus (VCB) permitted density bonus allowed on the subject site to facilitate the creation of large floorplate leasable office space. The bylaws were granted Second and Third Reading at the Public Hearing on January 22, 2018. The original Report to Council, dated November 20, 2017, is provided (Attachment AA – Attachment A).

The applicant was required to enter into a legal agreement prohibiting any form of subdivision (including stratification and/or air space parcels) of office space within the proposed building as a consideration of rezoning in exchange for the additional density granted through the VCB increase. Maintaining the office floor area as a single real estate entity was secured to facilitate large floorplate leasable office space in close proximity to transit and amenities. Leasable office space is well-suited to the needs of both large and small businesses as the space is easily adjusted to suit tenant needs and is thus attractive to firms looking to minimize capital investment and accommodate future growth. Firms in key City economic sectors such as Information Technology, Clean Tech and Digital Creatives are examples of industries that seek leasable office space in close proximity to transit. Providing large floorplate leasable office space in the City Centre can help to ensure a diversified and resilient local economy by facilitating the attraction, retention and expansion of a wide range of businesses with varying space needs.

On June 17, 2019, Council adopted OCP Bylaw 7100, Amendment Bylaw 10034, which amended the VCB provisions in the City Centre Area Plan. This policy requires that subdivision of office use within the VCB area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) where the VCB is increased beyond the 1.0 floor area ratio (FAR) allowed or when the VCB is added to a site that does not currently have this designation. This restriction is applied on sites that benefit from the provision of additional density as a way of encouraging the creation of large floorplate leasable office space close to transit and city centre amenities.

In light of adoption of the above referenced OCP Bylaw (Bylaw 10034), the applicant requested that the original rezoning consideration be amended to be consistent with the newly adopted OCP Policy. On July 22, 2019, Council approved the revision of the rezoning consideration from prohibiting any form of subdivision (stratification and/or air space parcels) of office space within the proposed building to limiting the subdivision of the office space to no more than one strata lot or one air space parcel per storey. The Report to Council regarding the revision request, dated June 24, 2019, is provided (Attachment AA).

The Development Permit application (DP 16-754766) associated with the rezoning application was endorsed by Development Permit Panel on January 29, 2020.

The applicant is now requesting a further revision to the rezoning considerations to allow any form of subdivision of the proposed office space within the proposed building (Attachment BB). No modifications are proposed to the development design as a result of the request.

Recently, on January 24, 2022, Council reaffirmed the existing OCP Policy limiting the subdivision of office space in situations where additional density is provided as part of the consideration of the report titled "Referral Response: Review of Office Stratification Regulations" and dated December 18, 2021. The Report indicated that within the City Centre, office space in close proximity to the Canada Line provides attractive and viable opportunities for leased office space. Council endorsed the staff recommendations that no further restrictions on the stratification and airspace subdivision of office space be considered at this time and that staff continue to monitor the effectiveness of the existing incentive based Office Stratification Policy and report back in two years. The applicant's request is in direct contradiction to the incentive based policy for achieving leasable office space in exchange for additional density.

## **Related Policies & Studies**

### **Official Community Plan/City Centre Area Plan**

The CCAP includes an incentive based density bonus approach to encourage the creation of large floorplate leasable office space close to transit and city centre amenities by limiting subdivision of all office use to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) where the VCB is increased beyond 1.0 FAR or when the VCB is added to a site that does not currently have this designation.

The request to remove office space subdivision limitations while maintaining the additional density granted through the rezoning application is inconsistent with the CCAP as the proposed development involves increasing the VCB from 1.0 FAR to 1.5 FAR.

Should the applicant wish to pursue the development without the limitations on subdivision of the office space they should remove the additional density permitted by the additional 0.5 FAR density bonus (1,041 m<sup>2</sup> [11,205 ft<sup>2</sup>]) to comply with the requirements of the CCAP.

### **Analysis**

As noted in the original Staff Report (Attachment AA – Attachment A), the CCAP amendment and rezoning propose a total density of 3.5 FAR, including a VCB of 1.5 FAR limited to office floor area only. The development proposal includes total floor area of approximately 7,285 m<sup>2</sup> (78,416 ft<sup>2</sup>) comprised of commercial space on the bottom two floors and 5,897.4 m<sup>2</sup> (63,478.5 ft<sup>2</sup>) office space on the top six floors. The upper floor plate sizes are approximately 799 m<sup>2</sup> (8,600 ft<sup>2</sup>) on the 5<sup>th</sup> floor, and 1,002 m<sup>2</sup> (10,791 ft<sup>2</sup>) on the 6<sup>th</sup> to 10<sup>th</sup> floors.

### **Applicant Requested Change**

The applicant submitted a letter, dated August 18, 2021 (Attachment BB) requesting the removal of the rezoning consideration limiting subdivision of office space (item #7 of the rezoning considerations).

The applicant advises that in the midst of the Covid-19 pandemic, they have not been able to secure sales for the current floor size office units and construction costs have further increased.

The applicant also advises that in response to market demand for smaller office units, the rezoning consideration change is requested to provide smaller office units and conceptual draft strata subdivision sketches (Attachment CC) have been provided. The proposed office space is located on the 5<sup>th</sup> to 10<sup>th</sup> floor levels and the applicant proposes to create office space strata lots with approximate sizes of between 58.1 m<sup>2</sup> (625 ft<sup>2</sup>) and 173.6 m<sup>2</sup> (1,869 ft<sup>2</sup>).

### **Next Steps**

In response to the applicant request, staff provide the following three options for Council consideration:

1. That the applicant's request to amend the rezoning considerations be denied (recommended). This option is consistent with the OCP incentive based policy to secure large floorplate leasable office space close to rapid transit and city centre amenities when additional density is granted. The applicant would be required to satisfy the rezoning considerations prior to final adoption of the rezoning bylaw.
2. Remove the additional 0.5 FAR density bonus from the project. Without the provision of bonus density, there is no policy basis to limit subdivision of the office floor area. This option is consistent with the CCAP. The proposed zoning and OCP bylaws, rezoning considerations and proposed Development Permit would need to be amended accordingly. A new Public Hearing would be required on the revised rezoning bylaw and the Development Permit would need to be revised and represented to the Development Permit Panel for their consideration.

3. Amend the rezoning considerations to remove the limitation on the subdivision of office space while maintaining the currently proposed density. This option is not recommended as it is inconsistent with the CCAP. Proceeding in this fashion will undermine the current incentive based office stratification policy and likely generate similar requests from other developments that are proceeding in accordance with the policy. There are currently two other rezoning applications in the City Centre (RZ 18-807640 and RZ 18-821103) that could seek similar amendments to their rezoning considerations should the applicant's request be approved. In order to proceed in accordance with this option, Council must provide direction to staff direction to amend the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 by removing the rezoning consideration limiting subdivision of office space within the building (item #7 of the rezoning considerations). An additional Public Hearing would not be required, as this option would not change land use or density. The applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the rezoning bylaw.

### Conclusion

Bene (No. 3) Road Development Ltd. has requested to revise the rezoning considerations associated with the application to rezone the property at 4700 No. 3 Road from the "Auto-oriented Commercial (CA)" zone to a new site-specific zone, "High Rise Office Commercial (ZC44) – Aberdeen Village", in order to remove limitations on the subdivision (including stratification and/or air space parcels) of office floor area, and proceed with the development of a high-density, mixed commercial and office use building in City Centre's Aberdeen Village.

Council granted Second and Third Reading to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, associated with the subject application, at the Public Hearing on January 22, 2018.

The rezoning consideration revision requested by the applicant is not consistent with OCP Policy, which requires that subdivision of office use within the VCB area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) where the VCB is increased beyond the 1.0 FAR allowed or when the VCB is added to a site that does not currently have this designation. On this basis, it is recommended that the applicant request to amend rezoning considerations be denied.



Sara Badyal  
Planner 3  
(604-276-4282)

SB:js

### Attachments:

- Attachment AA: Report to Council dated June 24, 2019 (including Original Staff Report, dated November 20, 2017, Location Map, Aerial Photo)
- Attachment BB: Letter from Applicant dated August 18, 2021
- Attachment CC: Draft Strata Subdivision Sketches dated January 10, 2022



# City of Richmond

## Report to Committee

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

**Date:** June 24, 2019  
**File:** RZ 14-672055

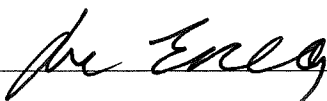
**Re:** Revised Rezoning Considerations for the Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone

### Staff Recommendation

That the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be revised to change the rezoning consideration from prohibiting subdivision (including stratification and/or air space parcels) of office space within the proposed building to limiting the subdivision of office space to no more than one strata lot or one air space parcel per storey.

  
Wayne Craig  
Director, Development  
(604-247-4625)

WC:sb  
Att. 2

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b> 



## **Staff Report**

### **Origin**

Bene (No. 3) Road Development Ltd. has requested to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the rezoning of 4700 No. 3 Road from “Auto-oriented Commercial (CA)” to a new site-specific zone, “High Rise Office Commercial (ZC44) – Aberdeen Village”. The rezoning is to facilitate development of a 10-storey commercial and office mixed use building on a property in the City Centre’s Aberdeen Village. The rezoning considerations include a restriction prohibiting subdivision (including stratification and/or air space parcels) of office floor area (single owner for office space). The applicant is requesting the rezoning consideration be revised to allow office floor area to be subdivided to no more than one strata lot or one air space parcel per storey.

On December 11, 2017, Council granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, to rezone the subject property to permit the development of a high-density, mixed commercial and office use building. Amendment Bylaw 9216 was subsequently granted Second and Third Reading at the Public Hearing on January 22, 2018. The original Report to Council, dated November 20, 2017, is provided (Attachment B). The Development Permit application (DP 16-754766) associated with the rezoning application is currently being reviewed by staff.

As a consideration of rezoning, the applicant was required to enter into a legal agreement prohibiting subdivision (including stratification and/or air space parcels) of the office space. However, the City Centre Area Plan was subsequently recently revised on June 17, 2019, allowing limited subdivision of office use within the higher density Village Centre Bonus area and construction costs have increased, resulting in the applicant requesting revised rezoning considerations to allow limited subdivision of the proposed office space. No modifications are proposed to the development design as a result of the request.

The applicant has requested that Council revise the original rezoning considerations prior to the rezoning application proceeding to final adoption. Due to the proposed changes being minor and not impacting land use or density, the revised proposal does not require a new Public Hearing.

### **Findings of Fact**

Please refer to the original Staff Report dated November 20, 2017 (Attachment A) for detailed information regarding the rezoning application.

## **Analysis**

### **Original Proposal**

As noted in the original Staff Report (Attachment A), the City Centre Area Plan (CCAP) amendment and rezoning include a total density of 3.5 floor area ratio (FAR), including a Village Centre Bonus of 1.5 FAR limited to office floor area only. The development proposal includes total floor area of approximately 7,285.4 m<sup>2</sup> (78,415.5 ft<sup>2</sup>) comprised of approximately 1,387.7 m<sup>2</sup> (14,937 ft<sup>2</sup>) or 0.67 FAR of commercial space and 5,897.4 m<sup>2</sup> (63,478.5 ft<sup>2</sup>) or 2.83 FAR of office space. The office space is proposed over six storeys on the 5<sup>th</sup> to 10<sup>th</sup> floors, with floor plate sizes of approximately 799 m<sup>2</sup> (8,600 ft<sup>2</sup>) on the 5<sup>th</sup> floor, and 1,002 m<sup>2</sup> (10,791 ft<sup>2</sup>) on the 6<sup>th</sup> to 10<sup>th</sup> floors.

The original rezoning considerations included the requirement to enter into a legal agreement prohibiting subdivision of the office floor area (including stratification and/or air space parcels).

### **Proposed Changes**

Subsequent to the Public Hearing for the subject rezoning application, the City Centre Area Plan was amended. On June 17, 2019, Council adopted Official Community Plan Bylaw 7100, Amendment Bylaw 10034, which amended the “Village Centre Bonus” definition, requiring that subdivision of all office use within the Village Centre Bonus (VCB) area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) where the VCB exceeds 1.0 FAR.

As the City Centre Area Plan has recently changed, and construction costs have increased significantly, the applicant has requested the rezoning considerations be amended to allow for limited subdivision of the proposed office floor area to one strata lot or one air space parcel per storey (Attachment B). A red-lined version of the proposed revised rezoning considerations is provided in Attachment C, which revises the office floor area subdivision prohibition requirement (item #7 of the rezoning considerations) to allow limited office floor area subdivision to no more than one strata lot or one air space parcel per storey, consistent with the City Centre Area Plan.

In order to move forward with the development, the applicant has requested to revise the rezoning considerations. An additional Public Hearing is not required, as the revised proposal does not impact land use or density and is relatively minor. No additional conditions from the previous rezoning considerations are proposed to change, other than that identified in this Report and the revised rezoning considerations provided in Attachment C.

### **Next Steps**

Should Council wish to proceed with the revised rezoning considerations, the applicant would be required to satisfy the revised rezoning considerations prior to final adoption of the Rezoning Bylaw.

The Development Permit application (DP 16-754766) associated with the rezoning application is currently being reviewed by staff. A Staff Report will be forwarded to the Development Permit Panel in the future and public notification, consistent with City procedures, will be provided through the Development Permit process to notify surrounding residents of the Development Permit application.

### **Conclusion**

Bene (No. 3) Road Development Ltd. has requested to revise the rezoning considerations associated with the application to rezone the property at 4700 No. 3 Road from “Auto-oriented Commercial (CA)” to a new site-specific zone, “High Rise Office Commercial (ZC44) – Aberdeen Village”, in order to allow limited subdivision (including stratification and/or air space parcels) of office floor area, and proceed with the development of a high-density, mixed commercial and office use building in City Centre’s Aberdeen Village.

Council granted Second and Third Reading to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, associated with the subject application, at the Public Hearing on January 22, 2018.

The revised rezoning considerations are consistent with recent amendments to the City Centre Area Plan to allow limited subdivision of all office use within the Village Centre Bonus (VCB) area.

On this basis, it is recommended the rezoning considerations be amended.



Sara Badyal, M. Arch, MCIP, RPP  
Planner 2  
(604-276-4282)

SB:blg

Attachment A: Original Report to Council dated November 20, 2017

Attachment B: Letter from Applicant dated July 3, 2019

Attachment C: Red-lined Version of the Revised Rezoning Considerations



**Report to Committee**  
Planning and Development Division

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**To:** Planning Committee **Date:** November 20, 2017  
**From:** Wayne Craig **File:** RZ 14-672055  
Director, Development  
**Re:** **Application by Bene (No. 3) Road Development Ltd. for Rezoning of the Property at 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" Zone to a New "High Rise Office Commercial (ZC44) – Aberdeen Village" Zone**

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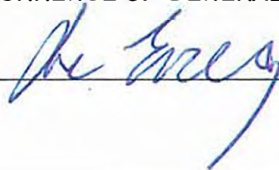
**Staff Recommendation**

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9215, to amend the Schedule 2.10 (City Centre Area Plan) by:
  - a) Amending the Overlay Boundary - Village Centre Bonus Map (2031) to allow for an additional 0.5 FAR Village Centre Bonus on the subject site; and
  - b) Amending the Aberdeen Village – Detailed Transect Descriptions to allow for an additional 0.5 FAR Village Centre Bonus on the subject site;be introduced and given first reading.
2. That Bylaw 9215, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program; and
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 9215, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone and for the rezoning of 4700 No. 3 Road from the "Auto-Oriented Commercial (CA)" zone to the new "High Rise Office Commercial (ZC44) – Aberdeen Village" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
(604-247-4625)

SB:blg  
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Bene (No. 3) Road Development Ltd. has applied to the City of Richmond for permission to rezone 4700 No 3 Road from “Auto-oriented Commercial (CA)” to a new site-specific zone; “High Rise Office Commercial (ZC44) – Aberdeen Village” (Attachment 1), in order to permit the development of a high-density commercial and office use development on a property in the City Centre’s Aberdeen Village. Key components of the proposal (Attachment 2) include:

- A single 10-storey tower with two floors of commercial retail units, six floors of office space and four levels of parking.
- A total floor area of approximately 7,285.4 m<sup>2</sup> (78,415.5 ft<sup>2</sup>) comprised of approximately:
  - 1,387.7 m<sup>2</sup> (14,937 ft<sup>2</sup>) of commercial space.
  - 5,897.4 m<sup>2</sup> (63,478.5 ft<sup>2</sup>) of office space.
- LEED Silver equivalent building designed and constructed to connect to a future district energy utility (DEU) system.
- Replacement of the City’s Leslie sanitary sewer pump station located on the Leslie Road frontage, including required equipment inside the proposed building in a required Statutory Right-of-Way (SRW).

Associated Official Community Plan (OCP) bylaw amendments are proposed to facilitate inclusion of additional transit oriented office use on the subject site.

### Findings of Fact

A Development Application Data Summary (Attachment 3) is provided for comparison of the proposed development with the proposed site-specific bylaw requirements.

### Site and Surrounding Development

The subject site is located in Aberdeen Village (Attachment 4) at the corner of No. 3 Road and Leslie Road, and is comprised of a single lot.

The site is currently vacant and was previously occupied by a single-storey restaurant building surrounded by surface paving.

Surrounding development includes:

To the North: Across Leslie Road, an existing two-storey auto repair building.

To the South: An existing commercial development with one and two-storey buildings.

To the East: A surface parking area, and further east, an existing two storey commercial building.

To the West: Across No. 3 Road, an existing commercial development with one and two-storey buildings.

## **Related Policies & Studies**

### **1. Official Community Plan/City Centre Area Plan**

Official Community Plan: The Official Community Plan (OCP) designates the site as “Commercial”. The proposed OCP amendment and proposed rezoning are consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) Aberdeen Village Specific Land Use Map designates the site as “Urban Centre T5 (35 m)”. The proposed rezoning is generally consistent with this designation, except that OCP amendments are required to accommodate:

- The proposed 0.5 FAR additional Village Centre Bonus (VCB) which is not currently included in the plan.
- Utilization of the entire additional Village Centre Bonus for office use. A legal agreement will be secured through the rezoning to maximize flexibility through single ownership, prohibiting strata-titling of the office area.

The proposed OCP amendments are further discussed in the Analysis section of this report.

### **2. Other Policies, Strategies and Bylaws**

Flood Protection Management Strategy: The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area “A”. Registration of a flood indemnity covenant is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy: The proposed development is located in Area 1A (new aircraft noise sensitive land uses prohibited) on the Aircraft Noise Sensitive Development Map. The proposed rezoning and associated OCP amendment are consistent with this Policy. Registration of an aircraft noise covenant on title is required prior to rezoning adoption.

Ambient and Commercial Noise: The proposed development must address additional OCP Noise Management Policies, specifically ambient noise and commercial noise. Requirements include registration of a noise covenant on title before final adoption of the rezoning bylaw.

District Energy Utility Policy and Bylaws: The proposed development will be designed to utilize energy from a District Energy Utility (DEU) when a neighbourhood DEU is implemented. Connection to the future DEU system will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw.

## **Consultation**

### **1. OCP Amendment**

General Public: Development Application signage has been installed on the subject site. Staff have not received any comments from the public in response to the sign. Should the Planning Committee endorse this application and Council grant first reading to the 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*.

**External Agencies:** Staff have reviewed the proposed OCP amendments with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements. A referral was made to TransLink through the rezoning process. Since no residential use is included in the subject proposal, a referral was not made to the Richmond School Board in accordance with Council policy. Consultation with other stakeholders was deemed unnecessary. Consultation with external stakeholders is summarized below.

#### OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Richmond School Board	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only. As residential uses are not permitted, there will be no impacts on School Board operation.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to density bonusing for additional office use on the subject site only.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary; the proposed amendment refers to density bonusing for additional office use on the subject site only.
TransLink	The proposed amendment refers to density bonusing for additional office use on the subject site only; no transportation road network changes are proposed. The proposal was referred to TransLink through the associated rezoning application.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to density bonusing for additional office use on the subject site only.

## 2. Rezoning

**General Public:** A rezoning application sign has been installed on the subject site. Staff have not received any comments from the public in response to the sign. Should the Planning Committee endorse this application and Council grant first reading to the 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*.



External Agencies: The rezoning application was referred to the following external agency.

- South Coast British Columbia Transportation Authority (TransLink): Staff referred the proposed OCP amendment and rezoning to TransLink due to proximity to the Canada Line guideway. Further, the property owner has entered into an agreement with TransLink for formal review through the Adjacent and Integrated Development (AID) program. TransLink has provided staff with preliminary comments regarding the development proposal, advising that TransLink is not opposed to an OCP amendment and rezoning staff report being advanced to Council for consideration. The proposal is not expected to impact transit operations, goods movement, the Major Road Network, or regional cycling facilities. At the AID consent level, TransLink staff have stated that they are not at the point in the review to provide final comment, but expect that the applicant will work cooperatively to address all concerns, as well as obtain TransLink consent prior to any site work or construction. Staff note that the proposed development meets the CCAP 6.0 m Canada Line setback requirement established with TransLink's input. Further, the rezoning considerations require the registration of a legal agreement restricting Building Permit issuance prior to final approval being received from TransLink.

## **Analysis**

Staff have reviewed the proposed rezoning and proposed associated OCP (CCAP) amendments and find that they are generally consistent with City objectives including, but not limited to: public and private infrastructure, land use, density, height, siting conditions, and community amenities.

### **1. Proposed OCP and Zoning Bylaw Amendments**

#### Proposed OCP (CCAP) Amendment

Land Use: The proposed office and commercial uses are permitted by the CCAP. The OCP (CCAP) amendments will allow additional transit-oriented office uses on the subject site.

Density: The proposed amendments are structured to permit an additional 0.5 FAR of office floor area as a component of the Village Centre Bonus (VCB) floor area (increasing the VCB from 1.0 FAR to 1.5 FAR for the subject site). This is intended to ensure that the site is developed primarily with transit oriented office use.

There is an increasing demand for office space around rapid transit stations as companies seek amenity rich locations that aid in their talent attraction and retention efforts. Large contiguous spaces are especially difficult to find in these locations. The office vacancy rate along the Canada Line is at a low critical level of 2.3% and no substantial large floor plate product has been added in all of Richmond, including in the City Centre, for nearly a decade.

The subject site benefits from bus service along it's No. 3 Road frontage and the site is within walking distance of the Aberdeen Canada Line station (within approximately 450 m).

The proposed OCP amendment would increase the existing Village Centre Bonus incentive to develop office uses on the subject site to respond to the demand for transit oriented office space. The proposal would also increase employment opportunities, enhance the City's fiscal sustainability by expanding and diversifying the tax base, while also expanding the range of services offered to the City's residents and businesses. Staff note that the applicant has agreed to maintain the office floor area under a single owner so that it can be easily converted to large tenant office space to accommodate a wider range of future potential office tenants. Registration of a legal agreement on title to prohibit subdivision of the office space on the upper floors of the building into either strata lots or air space parcels is a requirement of rezoning.

The proposed increase in density is for transit oriented office uses in a village centre, so would not impact the CCAP population target and would provide additional services for residents and additional employment opportunities in the City. The proposed office density increase would not generate the same demands on City utilities and City community amenities that additional residential floor area would (including park space, libraries, art facilities, emergency services, health care facilities, etc.).

On the basis of the benefits that additional transit oriented office uses provides to the City, staff support the proposed density increase for additional non-residential floor area. However, staff do not generally support density increases for additional residential floor area as the resulting additional population would strain access to City amenities and health services, and stress existing city and private infrastructure, including the transportation network. If the residential population increased within the City Centre, projections based on the existing CCAP framework would no longer be valid. Strategic plans, such as the City Centre Transportation Plan, the Parks and Open Space Plan and the City's Development Cost Charges program would require revision and expensive upgrades would be required.

### Proposed Rezoning

The proposed rezoning is consistent with the Aberdeen Village Specific Land Use Map, Urban Centre T5 (35 m) transect (except for the additional office use as proposed in the applicant's requested OCP amendment). A new site-specific zone is proposed, "High Rise Office Commercial (ZC44) – Aberdeen Village". The proposed new ZC44 zone includes provisions regulating the permitted land uses, maximum floor area, density bonus for office floor area, maximum building height, siting parameters and parking. Rezoning considerations are provided (Attachment 5).

## **2. Community Amenities**

The proposed rezoning includes the following contributions in support of City Centre densification and the associated increased demand for community amenities.

Community Amenity Space: The proposed rezoning is located in the “Village Centre Bonus (VCB)” area shown on the CCAP Aberdeen Village Specific Land Use Map. The applicant proposes to take advantage of the following available density bonus provisions:

- VCB density increase of 1.0 FAR with 5% of this area expected to be provided back to the City in the form of floor area for a community amenity ( $104 \text{ m}^2$  calculated using the proposed floor area  $[1.0 \times 0.05 \times 2,082 \text{ m}^2]$ ).
- VCB additional density increase of 0.5 FAR with 10% of this area expected to be provided back to the City in the form of floor area for a community amenity ( $104 \text{ m}^2$  calculated using the proposed floor area  $[0.05 \times 0.1 \times 2,082 \text{ m}^2]$ ).

Community Services staff have reviewed the property location, and limited amount of community amenity floor area that would be generated ( $208 \text{ m}^2$  or  $2,241.6 \text{ ft}^2$ ) against neighbourhood needs and recommend that the City accept a cash-in-lieu contribution to the City Centre Facility Development Fund for the finished value of the space (\$1,456,392.94 calculated using the proposed floor area  $[2,241.6 \text{ ft}^2 \times \$650 / \text{ft}^2]$ ). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier ( $\$650 / \text{ft}^2$ ) will be adjusted annually thereafter based on the Statistics Canada “Non-residential Building Construction Price Index” yearly quarter to quarter change for Vancouver, where the change is positive.

Community Planning: The proposed rezoning is subject to a community planning implementation contribution for future community planning, in accordance with the CCAP Implementation Strategy ( $\$19,605.29$  calculated using the proposed floor area  $[78,421.16 \text{ ft}^2 \times \$0.25 / \text{ft}^2]$ ).

Public Art: The proposed development is subject to the Richmond Public Art Policy. As the project is of a modest size and there are limited opportunities for locating Public Art on the site, the applicant is proposing to provide a voluntary contribution to the Public Art Reserve for City-wide projects on City lands. The contribution will be secured before rezoning adoption, based on the current contribution rate ( $\$34,505.31$  calculated using the proposed floor area  $[78,421.16 \text{ ft}^2 \times \$0.44 / \text{ft}^2]$ ).

### 3. Utility Infrastructure

City Utilities: The developer is required to enter into a Servicing Agreement for the design and construction of a variety of water, storm water drainage and sanitary sewer frontage works. Included are:

- Water main upgrade on Leslie Road frontage.
- Storm sewer upgrade on Leslie Road frontage.
- Sanitary sewer upgrade, pump station and force main replacement on Leslie Road frontage and east edge of site, including new equipment in a SRW inside the building, and force main in a SRW along the east edge of the site.
- Various frontage improvements including street lighting.

A more detailed description of infrastructure improvements is included in the Rezoning Considerations (Attachment 5).

Private Utilities: Undergrounding of private utility lines and location of private utility equipment on-site are required.

#### **4. Transportation**

Transportation Network: The CCAP encourages completion and enhancement of the City street network. The following frontage and intersection improvements are required.

- Leslie Road: Leslie Road will be widened to accommodate a left-turn lane. The back-of-curb cross-section will be improved to accommodate a grass boulevard with street trees and a sidewalk. A property dedication is required across the frontage and at the corner.
- Traffic Signals: The existing traffic signal at the No. 3 Road and Leslie Road intersection is required to be upgraded to accommodate the road widening.

A more detailed description of road improvements is included in the Rezoning Considerations (Attachment 5). Road enhancements along Leslie Road will be eligible for DCC credits. Road dedication and all other works will be the sole responsibility of the developer and are not eligible for DCC credits.

Site Access On-site: Vehicular access will be provided via a single driveway connecting to Leslie Road. Truck access and loading will be provided, and will be the subject of further review during the Development Permit review process.

Vehicle Parking On-site: Transportation Department staff support the parking proposal.

The proposed parking rate is consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 1).

In accordance with the Zoning Bylaw 8500, the parking proposal includes a 10 percent reduction with the provision of the following Transportation Demand Management (TDM) measures as requirements of rezoning:

- Voluntary contribution of \$50,000 towards the provision of two transit shelters at existing bus stops nearby along No. 3 Road.
- Provision of two electric vehicle (EV) quick-charge (240V) charging stations on-site for the use of units and visitors. The charging stations should be located to provide for convenient use by vehicles parked in any of four parking spaces. The provision of the charging stations for the shared use of units and visitors will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw.

The proposed new ZC44 site specific zone has been drafted to allow for the provision of a maximum of sixteen tandem parking spaces located in the upper parking levels (third and fourth floor) for employee parking only and each pair of the tandem parking spaces are to be assigned to a single tenant/unit. The eight parking spaces that do not have direct access to a drive aisle represent 7.6% of the total 106 proposed parking spaces. The tandem parking would be for office space under single ownership, which is characterized with regular office hours and parking use that the applicant believes will work for tandem parking. As the office space will be required to remain under single ownership, property management will manage the tandem parking.

Similarly, the provision of some tandem parking spaces restricted to employee use only was also approved for the stratified Aberdeen expansion for retail and office space (DP 09-494545) and staff are not aware of any issues with the arrangement. The detailed parking design will be the subject of further review during the Development Permit review process.

Truck Loading On-site: The Richmond Zoning Bylaw requires two medium size loading spaces and one large size loading space for the proposed development. The applicant is proposing to provide two medium size loading spaces. The provision of loading spaces for the shared use of all units will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw. Transportation Department staff support the variance request to not provide one large truck loading space, as the proposed retail and office uses would not typically involve deliveries with large semi-trailers. The variance request will be the subject of further review during the Development Permit review process.

Bicycle Parking On-site: The proposed bicycle parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw. The detailed design of secure class 1 storage and short-term class 2 bicycle racks will be the subject of further review during the Development Permit review process. Provision of class 1 bicycle storage for the shared use of all units will be secured with a legal agreement registered on title prior to final adoption of the rezoning bylaw.

## **5. Development Concept Review**

The CCAP includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most applicable to the development concept at the rezoning stage are reviewed below.

Massing Strategy: The massing of the proposed development is generally consistent with the urban design objectives of the CCAP and is arranged to address the site's configuration, specific constraints (proximity to the Canada Line and requirement for the City sanitary pump station replacement), urban design opportunities (corner location) and combination of uses (commercial and office). There is one full height main tower element and a lower height podium element.

Adjacencies: The relationship of the proposed development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced. The proposed development is surrounded on two sides by No. 3 Road and Leslie Road, which mitigates potential impacts on both the surrounding public realm and surrounding private development. On the other two sides, the subject site abuts an adjacent commercial site and the applicant has provided conceptual drawings demonstrating its potential for future redevelopment.

Living Landscape: The CCAP looks to development to support ecological function in City Centre through the creation of an interconnected landscape system. Further review of the landscape design will occur through the Development Permit and Servicing Agreement processes and is anticipated to contribute to the ecological network, including:

- Retention of existing street trees on the No. 3 Road frontage.
- Provision of street trees on the Leslie Road frontage.
- Provision of landscaped roof area.

There are no on-site trees. On the advice of Parks Department staff, the two existing street trees in the Leslie Road frontage will be removed. A contribution of \$2,600 (2 trees x \$1,300) to the Tree Compensation Fund is required before rezoning adoption. Tree protection is required for the three existing street trees in the No. 3 Road frontage. Confirmation of a contract with an arborist and installation of tree protection fencing are required before rezoning adoption.

Greening of the Built Environment: The proposed development will be designed to achieve a sustainability level equivalent to the Canada Green Building Council LEED Silver certification.

Development Permit: Through the Development Permit Application process, the form and character of the proposed development is assessed against the expectations of the Development Permit Guidelines, City bylaws and policies. The detailed building and landscape design will be the subject of further review during the Development Permit review process, including the following features.

- Form and Character: The design will be further detailed to provide massing, height and façade expression, and active street frontages.
- Parking and Loading: A draft functional plan, showing truck manoeuvring, has been provided and will be further developed within the Development Permit process.
- Waste Management: A draft waste management plan has been submitted and will be further developed within the Development Permit process.
- Rooftop Equipment: Rooftop mechanical equipment and building mounted telecom equipment can be unsightly when viewed from the ground and from surrounding buildings. To prevent diminishment of both the architectural character and the skyline, a more detailed design strategy for rooftop equipment/enclosures is required will be reviewed within the Development Permit process.
- Crime Prevention through Environmental Design (CPTED): The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. A CPTED checklist and plans demonstrating natural access, natural surveillance, defensible space and maintenance measures will be reviewed within the Development Permit process.
- Accessibility: The proposed development will be required to provide good site and building accessibility. Design implementation will be reviewed within the Development Permit and Building Permit processes.
- Sustainability: Integration of sustainability features into the site, building, and landscape design will be reviewed within the Development Permit process.

**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 (OBI) for the ongoing maintenance of these assets is estimated to be \$6,000, this will be considered as part of the 2018 Operating Budget.

**Conclusion**

The application by Bene (No. 3) Road Development Ltd. to amend the OCP and to rezone the property at 4700 No. 3 Road in order to develop a high-density, mixed commercial and office building is consistent with City objectives as set out in the OCP, CCAP and other City policies, strategies and bylaws. The proposed office use will contribute towards addressing the need for transit-oriented office space in the City Centre. The proposed commercial uses will activate both street frontages and both uses will support future development in Aberdeen Village. The built form will provide a strong identity for the site's corner location, and public realm enhancements will improve the pedestrian experience at this high traffic location. Engineering and transportation improvements, along with voluntary contributions for Public Art, community planning, bus shelters and cash-in-lieu density bonusing, will help to address a variety of community development needs.

On this basis, it is recommended that Official Community Plan Bylaw 7100, Amendment Bylaw 9215 and Zoning Bylaw 8500, Amendment Bylaw 9216, be introduced and given first reading.



Sara Badyal  
Planner 2  
(604-276-4282)

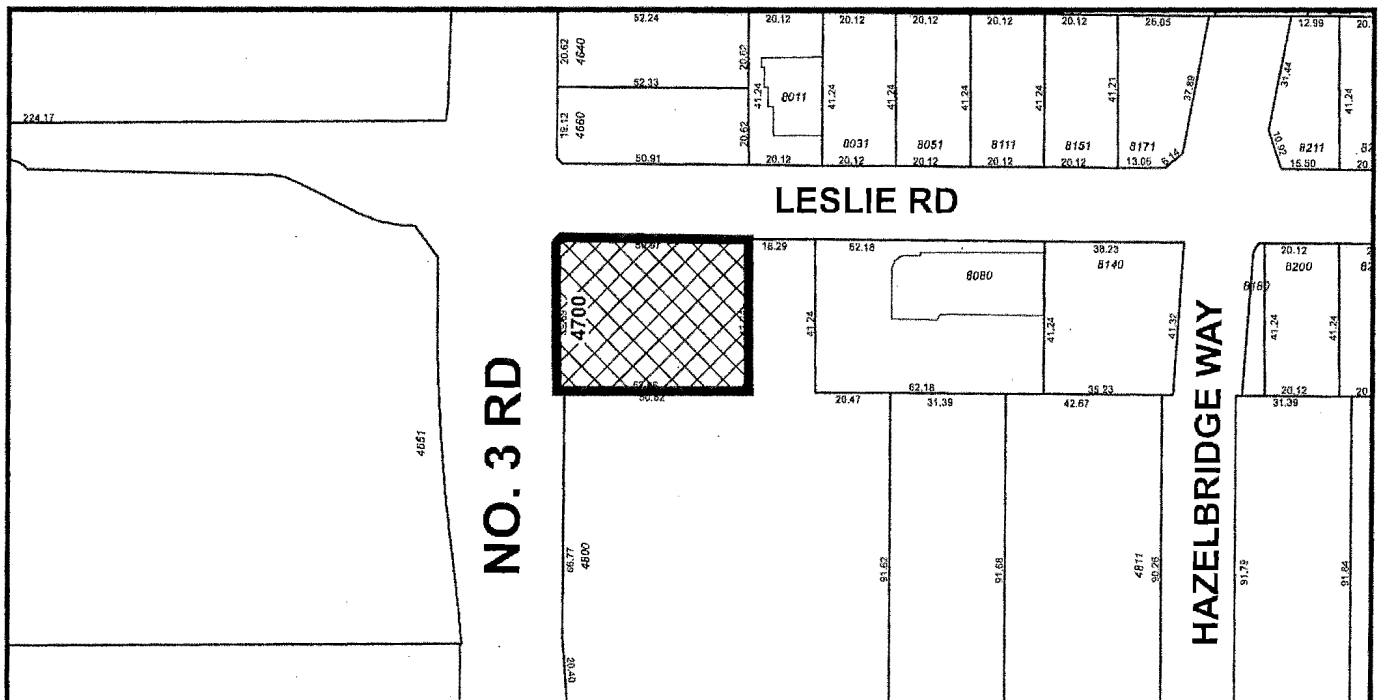
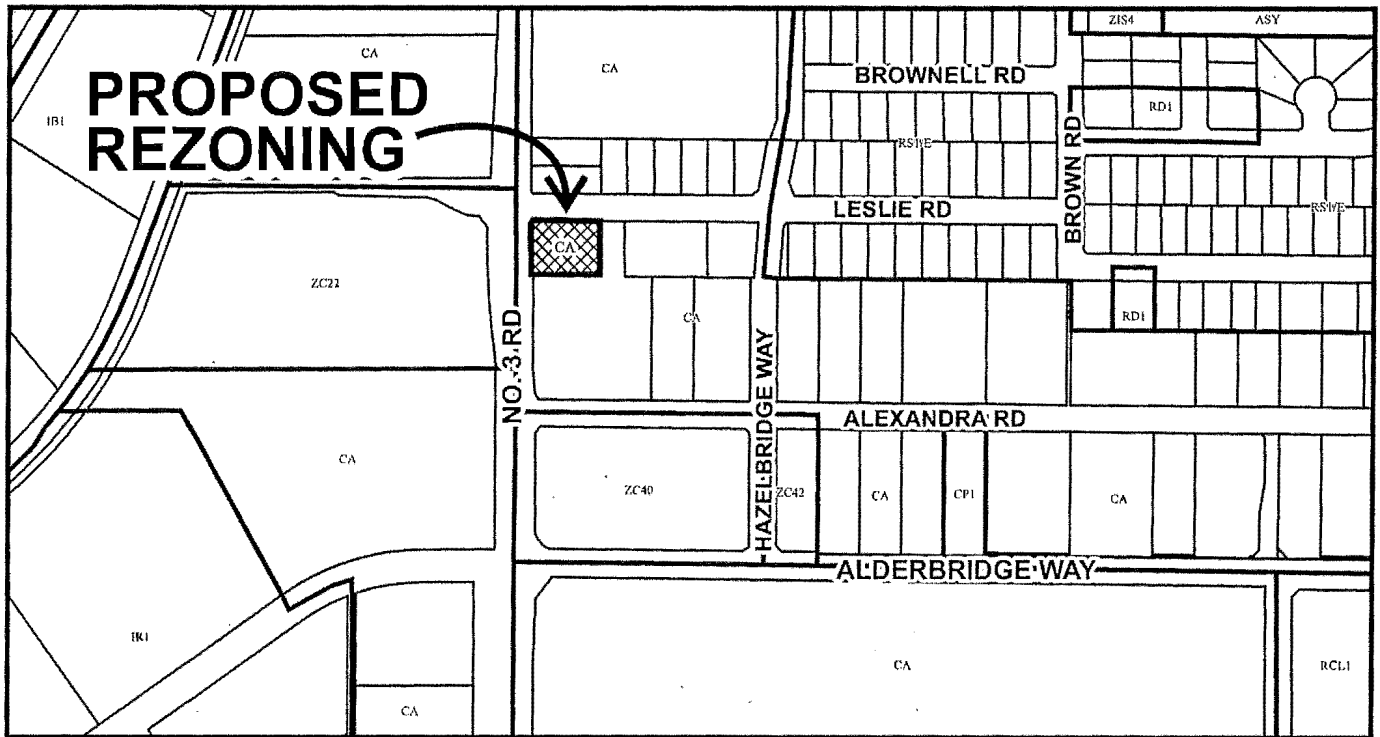
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**Attachments:**

- Attachment 1: Rezoning Location Map and Aerial Photograph
- Attachment 2: Rezoning Proposal Conceptual Plans
- Attachment 3: Development Application Data
- Attachment 4: City Centre Aberdeen Village Specific Land Use Map
- Attachment 5: Rezoning Considerations



City of  
Richmond



RZ 14-672055

Original Date: 09/15/14

Revision Date: 11/20/17

Note: Dimensions are in METRES





City of  
Richmond



RZ 14-672055

Original Date: 09/17/14

Revision Date:

Note: Dimensions are in METRES



Development Application (RZ)  
Data Summary

RZ 14-672055	
Address:	4700 No. 3 Road
Applicant:	Bene (No. 3) Road Development Ltd.
Planning Area(s):	City Centre Area Plan – Aberdeen Village – Urban Centre T5 (35m) – VCB Overlay – DPG Sub-Area A.4
Other Areas(s):	Aircraft Noise Sensitive Use Area 1A – Flood Construction Level Area A

	Existing	Proposed
OCP Designation:	Commercial	Complies
Land Uses:	Vacant	Office/Retail Mixed Use
Zoning:	Auto-Oriented Commercial (CA)	High Rise Office Commercial (ZC44) – Aberdeen Village
Site Area (before and after dedications):	2,167.2 m <sup>2</sup>	2,081.6 m <sup>2</sup>
Net Development Site Area (for floor area calculation):	N/A	2,081.6 m <sup>2</sup>
Number of Residential Units:	0	0

	Bylaw Requirement	Proposed	Variance
Base FAR (Max.):	2.0	2.0	
Village Centre Bonus (VCB) (Max.):	1.5	1.5	
Total FAR (Max.):	3.5	3.5	
Commercial FAR (Max.):	2.0	0.67	
Office FAR (Max.):	3.5	2.83	
Commercial (Max.):	4,163.2 m <sup>2</sup>	1,388 m <sup>2</sup>	
Office (Max.):	7,285.6 m <sup>2</sup>	5,897.4 m <sup>2</sup>	
Floor Area (Max.):	7,285.6 m <sup>2</sup>	7,285.4 m <sup>2</sup>	
Lot Coverage (Max.):	90 %	57 %	
Setback – No. 3 Road (Min.):	6 m	3.3 m	
Setback – Leslie Road (Min.):	3 m	3 m	
Setback – Interior Side Yard (Min.):	0 m	0 m	
Setback – Rear Yard (Min.):	0 m	3 m	
Height Dimensional (Max.):	35 m	35 m	
Height Accessory (Max.):	5 m	N/A	
Subdivision/Lot Size (Min.):	2,000 m <sup>2</sup>	2,081.5 m <sup>2</sup>	
Off-street Parking – City Centre Zone 1 (Min.):	101	106	See note 1

	Bylaw Requirement	Proposed	Variance
TDM Reduction (Max.):	10%	10%	
Tandem Parking Spaces (Max.):	None permitted	16	16 tandem parking spaces
Class 1 Bicycle Parking (Min.):	19	19	
Class 2 Bicycle Parking (Min.):	28	28	
Loading Space – Medium (Min.):	2	2	
Loading Space – Large (Min.):	1	0	No WB-17 loading space

**General Note:** All figures are based on the preliminary site survey site area and are subject to change with final survey dimensions. Further, the proposed development figures above have been modified to reflect the preliminary site survey site area and may differ slightly from the figures provided on the conceptual architectural drawings.

**Note 1:** Parking figures are based on the calculation methodology provided in the Transportation Study. Where base information changes (e.g. floor areas), final parking requirements will be determined using the same methodology at the time of Development Permit approval.



July 3, 2019

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

Attn: Ms. Sara Badyal

**Re: 4700 No.3 Road Strata Proposal Rationale Request**

Dear Sara,

We request that the Mayor and City Councillors to revise the rezoning considerations for our project at 4700 No. 3 Road to allow the proposed six floors of office space to be subdivided by floor into six floor-size office spaces.

The City of Richmond and its region have been growing tremendously over the past decade. Such growth also led to a rapid increase in construction costs. According to the budget received from Graham construction, the construction cost for the proposed building has increased by 40% from 2014 proforma estimates, which represents a \$9M cost increase. The current estimate of the construction cost has yet to include off-site work.

Cost added by Translink required a \$1.2M letter of credit, which has been provided to Translink. That is for the costs for service agreements and monitoring during the preload and construction stages, which may take 36 months to complete.

Per our rezoning requirement, Developer is required to obtain approval from the Engineering Department before preload. The City's engineers ensured the sewage pipes and storm sewer would not have an impact on the future pump station and the neighbors, which has been approved. However, the cost of these works has incurred up-to-date, before preload, an additional of \$750,000.00 (no DCC recoverable).

The new pump station that city required inside the future building is underway. Our architect and the pump station consultants has worked studiously to provide additional space required for the generator in order to have the generator located separately from the pump station.

Due to the fact that we are facing dramatic changes in the market, we would like to emphasize that it is extremely difficult, if not infeasible, to market an office building under one strata title without the flexibility of subdividing the office space into several strata lots.

Both CBRE and Colliers commercial realtors advise that Richmond is traditionally an office market where tenants want to inspect completed buildings before executing leases and both recommend that the proposed building be subdivided on a floor by floor basis.

When we submitted the rezoning application in 2014, the owner of the property had the building very close to being able to be fully leased. However, the length of time required in the application process resulted in those prospective tenants making other arrangements. Although no pre-construction office leases have been secured, we have received interest from purchasers for office space. There are currently two Richmond companies who would like to purchase a floor each in the building to own their own office space.

The City Centre Area Plan has recently changed, restricting subdivision of office space in higher density village centre bonus area. In compliance with the revised City Centre Area Plan, this recent change provides an opportunity for the proposed office space in this project to be subdivided on a floor by floor basis into six floor-size office spaces.

Based on the challenges we anticipate and are facing, we sincerely and gratefully hope that the city will allow the rezoning considerations to be amended to allow the office space to be subdivided into six separate floor sized strata lots.

Yours Sincerely,



Danny Leung



**Address:** 4700 No. 3 Road

**File No.:** RZ 14-672055

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9215.
2. Road dedication of 1.5 m along the entire Leslie Road frontage and 4 m x 4 m corner cut measured from the new property lines.
3. Granting of an approximately 114 m<sup>2</sup> (1,227 ft<sup>2</sup>) statutory right-of-way (SRW) public-rights-of-passage (PROP) and utilities for the purposes of a sanitary pump station, including equipment, underground structures and pipes, and required clearances, access and working areas (see Appendix A). The right-of-way (ROW) for the pump station equipment and underground structures and pipes shall be minimum 15.8 m long, measured from the new north property line and 8.0 m wide, less a 7.4 m by 2.8 m notch for the building's stairwell at the southwest corner of the right-of-way. The right-of-way shall have minimum 5.0 m of vertical clearance above grade. Any works essential for public access and utilities within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other Servicing Agreement related works. Works to be secured via Servicing Agreement (see SA requirements below).
4. Registration of a flood indemnity covenant on Title (Area A).
5. Registration of an aircraft noise restrictive covenant on Title suitable for Area 1A (new aircraft noise sensitive land uses prohibited) and granting of a Statutory Right-of-Way in favour of the Airport Authority.
6. Registration of a legal agreement on Title, stipulating that the mixed use commercial/office development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
7. Registration of a legal agreement on Title, ~~prohibiting~~ limiting subdivision (including stratification and/or air space parcels) of the office space to no more than one strata lot or one air space parcel per storey (single owner ~~for~~ per storey of office space).
8. Registration of a legal agreement on Title, ensuring that no more than 16 parking spaces are provided in a tandem arrangement and are limited to employee parking use only, any pair of tandem parking spaces must be assigned to the same tenant/unit and conversion of tandem parking area into habitable space is prohibited.
9. Registration of a legal agreement on Title, ensuring that all parking spaces (except tandem parking spaces) are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units. This includes four parking spaces provided with two electric vehicle quick-charge (240V) charging stations provided as a Transportation Demand Management (TDM) measure. The charging stations should be located to provide for convenient use by vehicles parked in any of the four spaces.
10. Registration of a legal agreement on Title, ensuring the loading spaces are provided for the shared use of all tenants/units and are not permitted to be assigned to specific tenants/units.
11. Registration of a legal agreement on Title, ensuring bicycle storage is provided for the shared use of all tenants/units and is not permitted to be used for habitable space (e.g., other storage uses).

12. Registration of a legal agreement on Title, stipulating that no Building Permit for all or any part of the development shall be issued until the applicant has provided the City with satisfactory written confirmation that all terms required by the South Coast British Columbia Transportation Authority (TransLink) as a condition of issuance of any Building Permit for the development have been addressed and met, including for the following items to ensure protection of transit infrastructure:
- a) Applicant to submit preload, excavation and shoring plans and associated mitigation plan for the development for TransLink's review and acceptance;
  - b) Applicant to conduct a precision survey of the existing Canada Line track geometry prior to any site preloading/construction work, undertake a settlement monitoring program (as established by a qualified geotechnical engineer) and conduct a repeat of the survey post development construction;
  - c) Applicant to submit final (detailed) design drawings of the development for TransLink's review and acceptance; and
  - d) Applicant to address TransLink's guideway protection requirement, which is TransLink's response to concerns related to trespass and debris on the guideway. The applicant and TransLink will work together to identify a suitable response. Any option that affects the public realm and/or building form and character must also be approved by the City. Options are not limited to the following:
    - Option 1: Introduction of a physical canopy. The canopy may be self-supported or fixed to the proposed building. In these scenarios, the public realm and/or building design would be affected; thereby affecting the Development Permit. The applicant would be responsible for proposing a design solution that is supported by the City and would be required to seek reconsideration by the Development Permit Panel.
    - Option 2: Registration of an agreement between the owner and TransLink to assign responsibility for intentional or unintentional damage to the guideway to the owner/strata corporation. The City is not a party to this agreement. The agreement would be a private agreement between TransLink and the owner/strata corporation.
13. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No Building Permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
  - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
    - i) The building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City.
    - ii) If the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City.
    - iii) The owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City.
    - iv) The owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
  - c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
    - i) The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU.
    - ii) The owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation.

- iii) The owner grants or acquires the statutory right-of-way(s) and/or easements necessary for supplying DEU services to the building.
  - iv) The owner provides to the City, a Letter of Credit, in an amount satisfactory to the City, for costs associated with acquiring any further statutory right-of-way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
14. City acceptance of the developer's voluntary contribution in the amount of \$1,456,392.94 towards City Centre Community Services facilities (e.g. \$650.00 per square foot of 5% of the 1.0 FAR village centre bonus and 10% of the additional 0.5 FAR village centre bonus). Should the contribution not be provided within one year of the application receiving third reading, the construction value multiplier (\$650 /ft<sup>2</sup>) will be adjusted annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter to quarter change for Vancouver, where the change is positive.
  15. City acceptance of the developer's voluntary contribution in the amount of \$19,605.29 (i.e. \$0.25 per buildable square foot) to future City community planning studies, as set out in the City Centre Area Plan.
  16. City acceptance of the developer's voluntary contribution in the amount of \$34,505.31 (i.e. \$0.44 per buildable square foot of commercial/office space) to the City's Public Art Program.
  17. City acceptance of the developer's offer to voluntarily contribute \$50,000 towards the provision of two transit shelters at existing bus stops nearby along No. 3 Road as a Transportation Demand Management (TDM) measure.
  18. City acceptance of the developer's offer to voluntarily contribute \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of two street trees along the Leslie Road frontage.
  19. 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 trees to be retained along No. 3 Road. 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.
  20. 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.
  21. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
  22. Enter into a Servicing Agreement\* for the design and construction of road and infrastructure works. Works include, but may not be limited to:
    - a) Road Works:

Note: Leslie Road works are on the Roads DCC program and would be eligible for Roads DCC credits.

      - i. Leslie Road frontage improvements (measured from north to south):
        - Maintain existing centre line and widen road southward to provide a total driving surface of (minimum) 7.4 m wide for eastbound traffic, east of No. 3 Road, and new 0.15 m wide curb and gutter.
        - New 1.5 m wide boulevard planted with grass and street trees.
        - New 2.0 m wide concrete sidewalk.
      - ii. No. 3 Road frontage improvements:
        - Remove existing driveway letdown.
      - iii. Traffic Signal improvements:
        - Upgrade the existing traffic signal at the No. 3 Road/Leslie Road intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
    - b) Water Works:

Using the OCP Model, there is 169.7 L/s of water available at a 20 psi residual at the Leslie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.



- i. The Developer is required to:
    - Upgrade the watermain along Leslie Road from 150 mm to 300 mm from approximately the developments east property line to the existing 300 mm watermain on No. 3 Rd, complete with additional hydrants to achieve City spacing requirements.
  - ii. Developer's cost, the City is to:
    - Cut and cap the existing water service connection at the watermain along No. 3 Road frontage, and complete all water main tie-ins.
- c) Storm Sewer Works:
- i. The Developer is required to:
    - Install a new 750 mm storm sewer within the centre of the road from the developments east property line tying into the No. 3 Road box culvert and remove the existing adjacent sewer. Tie-in to the existing storm sewer to the east is required. Tie-in all existing storm service connections and catch-basin leads to the new main.
    - Cut and cap the existing storm service connections along the No. 3 Road frontage. The northern connection shall be capped at main and its inspection chamber removed, the southern connection shall be capped at inspection chamber.
    - Provide, at no cost to the City, a 1.5 m wide SRW (perpendicular to No. 3 Road) at the southwest corner of the development site, extending 1.0 m past the existing inspection chamber.
    - Install a new storm service connection, complete with inspection chamber, off of the proposed 750 mm storm sewer along the Leslie Road frontage.
  - ii. At Developer's cost, the City is to:
    - Complete all tie-ins of the proposed works to existing City infrastructure.
- d) Sanitary Sewer Works:
- i. The Developer has requested to place a driveway entrance in the same alignment as the existing sanitary pump station; to achieve this, the Developer has agreed to relocate/replace the pump station through the Servicing Agreement works. The City will pay for the sanitary pump station and force main design and construction; however, costs incurred above and beyond a regular pump station replacement project will be the Developer's responsibility (e.g. the need to extend gravity pipework to accommodate the development's driveway access and the need to remove sections of gravity sewer and forcemain).
  - ii. The decommissioning of the existing pump station and construction of the new pump station and all associated sanitary sewer realignments shall be complete prior to driveway construction.
  - iii. The Developer is required to provide the following at the City's cost:
    - Design and build the sanitary pump station through the Servicing Agreement to meet location specific engineering specifications. The location will be generally as per the attached sketch and will be finalized through the Servicing Agreement process.
    - Design and build the required pump station kiosk, BC Hydro PMT, and back-up generator, and locate them such that they meet operational requirements and are appropriate for the streetscape.
    - Design and build the required valve chamber; complete with flow meter and related appurtenances for the pump station and access chambers for the forcemain for maintenance purposes.
    - In conjunction with the pump station works, replace the existing 350 mm sanitary forcemain from the proposed pump station into and across the No. 3 Road/Leslie Road intersection (approximately 62 m) into the Leslie Road travel lane. If the forcemain is damaged by site preparation or construction works, the replacement of the forcemain into the Leslie Road travel lane shall be at the Developer's cost.
  - iv. The Developer is required to provide the following at the Developer's cost:
    - Design the proposed development to accommodate future sanitary sewer maintenance or replacement without causing undue cost to the City. Building designs should consider how temporary access will be provided during future construction works.

- Provide a clear and competitive tendering process to ensure that the work paid for by the City represents good value for money. This process must be agreed to by the City prior to tendering or else the City may not be able to fund the works.
- Provide right-of-way(s) for the pump station and related structures, to be refined through the Servicing Agreement drawings and provided to the City at no cost. The right-of-way for the pump station equipment and underground structures and pipes shall be minimum 15.8 m long measured from the new north property line and 8.0 m wide, less a 7.4 m by 2.8 m notch for the building's stairwell at the southwest corner of the right-of-way (see appendix A). The right-of-way shall be on grade and have minimum 5.0 m of vertical clearance, and be accessible by a 7.5 x 2.5 m service truck with 1.3 m stabilizers. Both the SRW and the parking area for the truck shall be flat. The SRW shall be designed to accommodate:
  - A BC Hydro transformer with minimum 3.0 m clearance between the PMT and any other electrical components such as the generator or kiosk. The SRW for the PMT shall be designed to BC Hydro's specifications.
  - An approximately 1.5 x 2.6 m kiosk. There shall be minimum 1.0 m clearance on the short sides of the kiosk and 2.0 m clearance on the long sides, or as required to allow for safe access of the doors located on all four faces of the kiosk. A line-of-sight must be maintained between the kiosk and the wet well hatches.
  - An approximately 3.0 x 1.5 m emergency generator with minimum 1.0 m clearance on all sides.
  - Any other equipment or utilities required to service the pump station, including underground conduits and water service connection.
- Provide additional SRW for the 10.0 m-tall SCADA antenna, unless located within the boulevard. The antenna SRW shall be on grade and have no overhanging structures.
- Provide enough space for a 7.5 x 2.5 m service truck with 1.3 m stabilizers to access the pump station hatch for removal of the pump during servicing, usually once per year, while maintaining pedestrian movement around the working area. The parking area for the truck shall be flat and paved with broom-finished concrete with expansion/contraction joints.
- Provide and maintain a removable enclosure around the pump station equipment. The detailed design of the enclosure will be done through the Servicing Agreement, however the enclosure itself is considered to be part of the building design and will be maintained by the Owner. The enclosure must:
  - Exhaust the generator.
  - Not obstruct any equipment access doors (e.g., doors on all sides of the kiosk).
  - Exclude fixed structures (i.e. walls, columns, etc.).
  - Enable a single operator to easily access and use all the equipment within the enclosure under all conditions (including during power outages).
  - Enable an equipment operator to maintain a line of sight with the pump station from every portion of the pump station equipment.
  - Be durable and low-maintenance.
  - Provide for the convenient, cost-effective removal, repair, replacement, and installation of equipment (e.g., PMT, generator, and kiosk) and related features within the enclosure.
- Protect the existing sanitary sewers during the development's construction. Pre- and post- ground improvement and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be at the Developer's sole cost.
- Extend the existing 450 mm Sanitary main at Leslie Road from existing manhole SMH57098 approximately 26 m to the west, complete with a new manhole at the west end of the new main and at the tie-in to the existing north-south aligned 350 mm sanitary sewer.
- Provide a 450 mm sanitary main going south from the new manhole at Leslie Road and tie-in to the new Leslie sanitary pump station.
- Tie-in the existing 350 mm FRP sanitary main aligned north-south along the east property line of 4660 No. 3 Road to the proposed 450 mm sanitary main along Leslie Road via a new manhole.

- Convert the existing Leslie sanitary pump station wet well into a manhole and extend north the existing 200 mm sanitary main aligned north-south along the east property line of 4700 No 3 Road and connect it to the new manhole just north of the existing Leslie sanitary pump station.
- Install a new sanitary service connection, complete with inspection chamber.

v. At Developers cost, the City is to:

- Complete all tie-ins of the proposed works to existing City infrastructure.

e) General Items:

- As the geotechnical report provided by the Developer indicates there will be significant settlement caused by preload, resulting in an unacceptable level of risk to critical infrastructure, preloading of the site will only be permitted if:
  - Physical mitigation measures to the satisfaction of the GM of Engineering and Public Works are implemented to protect City infrastructure.
  - Approval is provided by the GM of Engineering and Public Works.
- The Developer is required to:
  - Review street lighting levels along the No. 3 Road and Leslie Road frontage and upgrade lighting as required.
  - Building overhangs above SRW will be permitted but must accommodate machinery movements to excavate existing mains. Consultant assessment will be required.
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - 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 development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in 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 (e.g., statutory right-of-way dimensions) 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. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT	4 m x 5 m	(width x depth)
--------------	-----------	-----------------

BC Hydro LPT	3.5 m x 3.5 m	
--------------	---------------	--

Street light kiosk	1.5 m x 1.5 m	
--------------------	---------------	--

Traffic signal kiosk	1 m x 1 m	
----------------------	-----------	--

Traffic signal UPS	2 m x 1.5 m	
--------------------	-------------	--

Shaw cable kiosk	1 m x 1 m	show possible location in functional plan
------------------	-----------	---

Telus FDH cabinet	1.1 m x 1 m	show possible location in functional plan
-------------------	-------------	---

- 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, ground improvements 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 developer must complete the following requirements:**

23. Incorporation of special features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes (e.g., accessibility, sustainability, TDMs).
24. The applicant is required to demonstrate to the City that approval from TransLink has been granted in writing, including for the items listed in item #12 above to ensure protection of transit infrastructure.
25. 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.
26. If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.
27. 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.

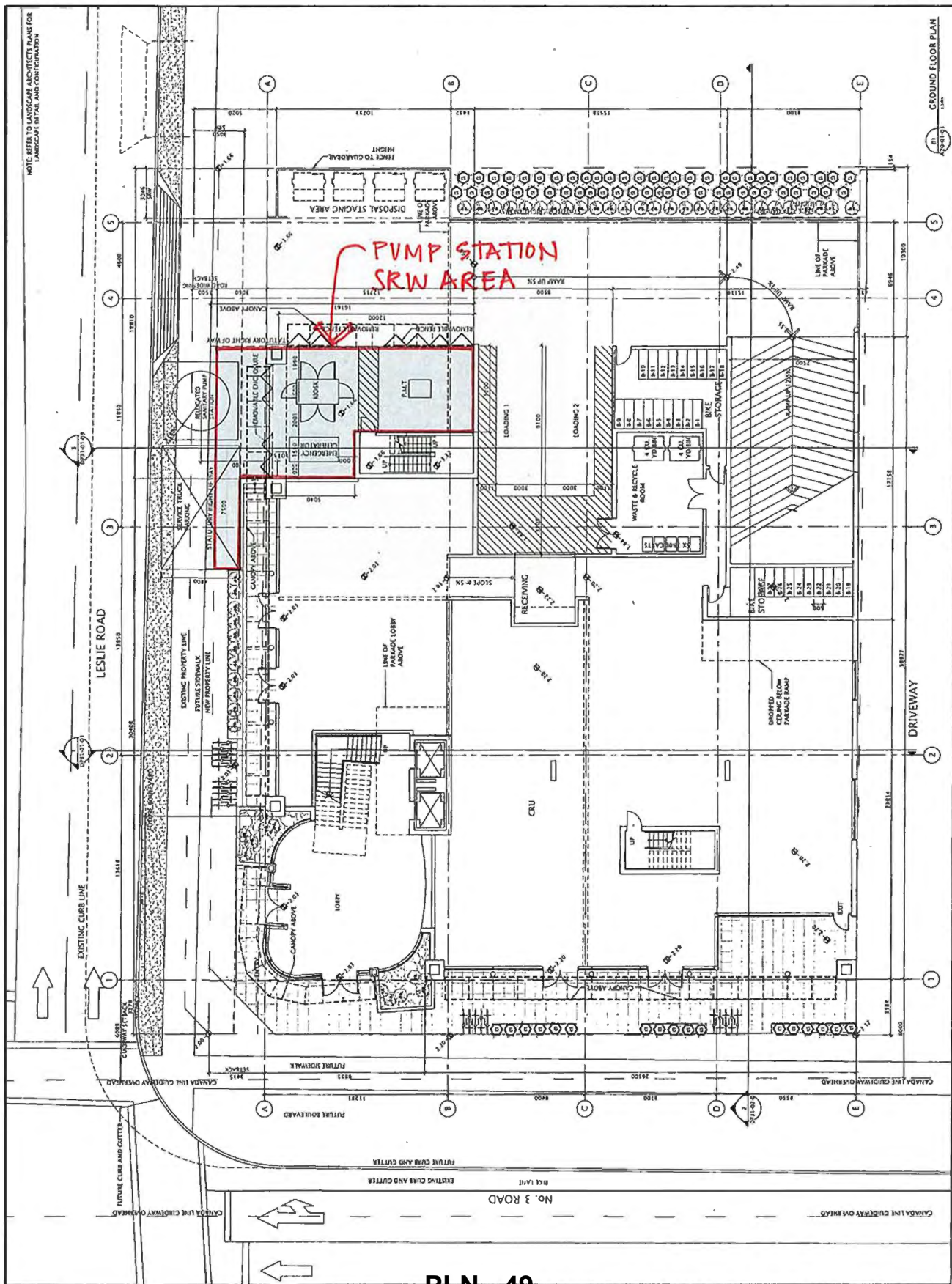
[Signed original on file]

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Signed

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Date





August 18, 2021

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

Attn: Ms. Sara Badyal

**Re: 4700 No.3 Road Removal of the RZC#7**

Dear Sara,

We request that the Mayor and City Councillors to revisit the rezoning consideration for our project at 4700 No.3 Road to remove the rezoning consideration item #7.

The COVID-19 pandemic has revealed an economic divide among Canadians when it comes to working from home.

Due to the fact that we are facing dramatic changes in the market, we would like to emphasize that it is extremely difficult, in not infeasible, to market an office building under one strata title per floor.

My client, the property owner, wishes to proceed with a request to maintain the proposed density at 3.5 FAR but remove the RZ consideration legal agreement restricting office subdivision (RZC#7). We understand this does not comply with the current office stratification policy for the department to recommended.

We have anticipated more difficulty after the COVID-19, in the fall of 2019. Today the construction cost/ labour/ material/ shipping, there has been 5% increase from our last budget, which is an additional \$4.5 million CDN Dollars.

My client has also spent over \$1.3 million CDN Dollars on marketing and rental display space costs for the showroom since the Fall of 2019. The COVID-19 has made them shut down the sales centre, which is all the funding they spent is non-recoverable.

I have also enclosed several surveys from news article for your reference on the office market today.

If you would like to discuss or have any questions or concerns, please feel free to contact me on my cellular phone at 604-813-2828.

Regards,

A handwritten signature in black ink, appearing to read 'Danny Leung', with a long horizontal flourish extending to the right.

Danny Leung

Enclosed.



# Many Canadians want to keep working from home after pandemic: poll

BY JOHN ACKERMANN

Posted Dec 11, 2020 1:11 pm PST

Last Updated Dec 11, 2020 at 1:12 pm PST



(iStock Photo)

## SUMMARY



Most Canadians working from home don't want to come back to the office, even after pandemic passes



But British Columbians lead the country in missing their co-workers

VANCOUVER (NEWS 1130) – Working from home is easier than we thought, according to a new Research Co. survey. It finds the vast majority of Canadians would prefer not to return to the office, even after COVID-19 passes.

"This definitely has great connotations for whatever is going to be happening with the future of the office," explains Mario Canseco, president of Research Co. "When you have four out of five people saying, 'I want to continue to do this' even on a part-time basis from home, because we have seen over the past few months that is possible to work and not be at your specific office."

"Even if you miss specific aspects of office life, and we do see people who say that they miss the camaraderie of the workplace, talking to people, there's even some who say they miss their commute, but you still have four out of five who say, 'I would like to work from home as much possible once the pandemic is over.'"

Two-thirds of those surveyed admit to missing their colleagues, a proportion that is much higher here in B.C.

*RELATED: Many Canadians embrace work-from-home lifestyle, want to see more flexibility going forward*

"It has the largest proportion of people who say that they miss going to the office because of their workmates. We have 86 per cent of those who are working in British Columbia who say that they miss their co-workers, the highest number in the country by far."

The poll also found those aged 55-plus preferred working from home compared to their younger colleagues, who admitted to being prone to distractions around the house.

CORONAVIRUS|COVID-19|PANDEMIC|POLL|RESEARCH CO.|WORK FROM HOME



# Many British Columbians want to keep working from home post-COVID-19, poll finds

BY TARNJIT PARMAR AND DENISE WONG

Posted Mar 23, 2021 3:26 pm PDT

Last Updated Mar 23, 2021 at 9:12 pm EDT

VANCOUVER (NEWS 1130) – Do you prefer working from home during this pandemic? It appears many British Columbians want the change to be permanent even when life gets back to normal.

Mario Canseco with Research Co. says a ~~new~~ poll suggests people aren't in a rush to get back into the office.

"There was an expectation that people would be clamoring to be going back to the office and, essentially, have the same life we had back in 2019. The numbers haven't really supported that. Thirty-three per cent of British Columbians who have worked from home believe they will be able to keep doing this once or twice a week when the pandemic ends," he said.

Another 18 per cent of those asked in the poll expect they will be able to work from home three or four times a week, while 20 per cent believe they can do it five days a week.

The poll suggests many British Columbians expect fewer in-person meetings (47 per cent) or less business travel (44 per cent) even after the pandemic is behind us. It also finds half of those who are currently employed think their companies will continue to hold virtual staff meetings.

Canseco says many people are even considering finding another job, if they have to start going back into the office.

"The biggest difference that we have here is the willingness from younger British Columbians to switch jobs if they are not able to work from home. We have 66 per cent of

them who say that they would be likely to switch to a different job that can be performed from home," he said.

However, most employers haven't informed employees of plans around a return to work, or whether a continuation of working from home is an option.

*The results of this poll are based on an online study conducted on March 8 and March 9, 2021 among 700 adults who work in B.C. Research Co. says the data has been statistically weighted according to Canadian census figures for age, gender and region. The margin of error is +/- 3.7 percentage points, 19 times out of 20.*

# Working from home reveals economic divide among Canadians

BY AMANDA WAWRYK AND HANA MAE NASSAR

Posted Apr 13, 2021 2:44 pm PDT

Last Updated Apr 13, 2021 at 2:45 pm PDT

VANCOUVER (NEWS 1130) — The COVID-19 pandemic has revealed an economic divide among Canadians when it comes to working from home.

Office workers and professionals can work remotely, while more economically vulnerable employees often show up in person at work. That, in turn, makes them more vulnerable to the coronavirus and to financial stress, according to a new survey from the Environics Institute.

"The inequalities that were there before the pandemic are now reproduced as inequalities in terms of ability to protect yourself from the virus," explained Andrew Parkin, Environics Institute executive director.

He adds some people worry working from home will negatively impact their career. That is especially true for young workers (56 per cent), immigrants (44 per cent), racialized workers (46 per cent), and Indigenous workers (60 per cent).

"They're finding it hard to juggle, finding it hard to have time for themselves. They worry that they can't be good at their job and a good parent at the same time," Parkin said.

The survey found two out of five people were concerned about juggling their work-life responsibilities while working remotely, with respondents saying they "are constantly working with no time for themselves or their families."

While many have found challenges with working from home, Environics found more than three out of five people surveyed find it to be easier than they expected.

"Finding it actually less stressful than going into the office," Parkin said. "They say they like it better than where they used to work and they want to continue, at least a couple of days a week, after the pandemic is over."

# Pandemic enabled small- and medium-sized businesses to work remotely: survey

BY SALMAAN FAROOQUI, THE CANADIAN PRESS

Posted Jun 15, 2021 3:00 am PDT

Last Updated Jun 15, 2021 at 3:03 am PDT

At Jeremy Shaki's tech education company, his workforce of around 75 people weren't always so keen on remote work.

But as the pandemic stretches on, and Lighthouse Labs invested more into the necessary infrastructure and employee programs to make remote work more enjoyable, perceptions have changed.

"As September to November of last year progressed, we started asking people 'do you want to come back to work or not?'" said Shaki, co-founder and CEO of Lighthouse Labs.

"And as we're seeing in surveys, most people wanted remote with the ability to sometimes come in."

Shaki said his business's investments in remote infrastructure and furniture allowances to improve employee workspaces were part of what made workers more comfortable at home.

In the end, it works great for the company too, Shaki said. Now he can increase his workforce without having to increase his office space and its associated costs.

A new survey from the Business Development Bank of Canada (BDC) found 74 per cent of small- and medium-sized business owners say they plan to offer employees the ability to work remotely post-pandemic.

It also found that 55 per cent of employees would prefer to continue working remotely as much as they have during the pandemic or more.

Pierre Cl  roux, chief economist at BDC, said it may seem like smaller companies would prefer a tight-knit and in-person office environment, but many of those organizations found remote work beneficial.

"They were kind of forced to do it but they realized that it's working, and there's a lot of benefits for both themselves and their employees," he said.

"Especially in large cities where people spend a lot of time commuting, the owners realized the flexibility of remote work is actually a great benefit."

The fact that employers were forced to set up remote work during the pandemic is important, Cl  roux said, because it meant they made investments in IT infrastructure and security measures.

That means small- and medium-sized businesses, which would have an even harder time making those investments because of limited capital, now have the capability to have a remote workforce.

The result is that businesses in most sectors of the economy that were surveyed plan to implement remote work post-pandemic.

There were only some sectors, such as manufacturing, where a minority of businesses considered remote work.

Tech is one sector where almost 90 per cent of businesses said they're going to give the opportunity for employees to work from home.

Shaki said while he believes remote work will be the way forward, he thinks companies like his own have a long road ahead to figure out the best balance for them.

Whether companies prefer their employees to be on-site or work remotely will often be a part of each workplace's culture. The same way he says some tech companies have Ping-Pong tables in common areas, while others are less social.

"As things come back somewhat to normal ... I think there's a lot that we're going to have to solve that everyone is willing to work with right now because it's a necessity," said Shaki.

This report by The Canadian Press was first published June 15, 2021.

Salmaan Farooqui, The Canadian Press

**PROPOSED STRATA PLAN OF LOT A  
SECTION 33 BLOCK 5 NORTH  
RANGE 6 WEST NWD PLAN EPP96961**

SHEET 1 OF 13 SHEETS

STRATA PLAN EPS

Attachment CC

BCGS 92G.015

PID: TO BE DETERMINED

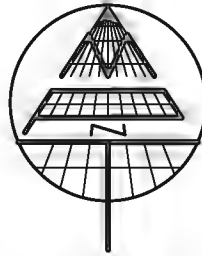
CITY OF RICHMOND

SCALE 1:250



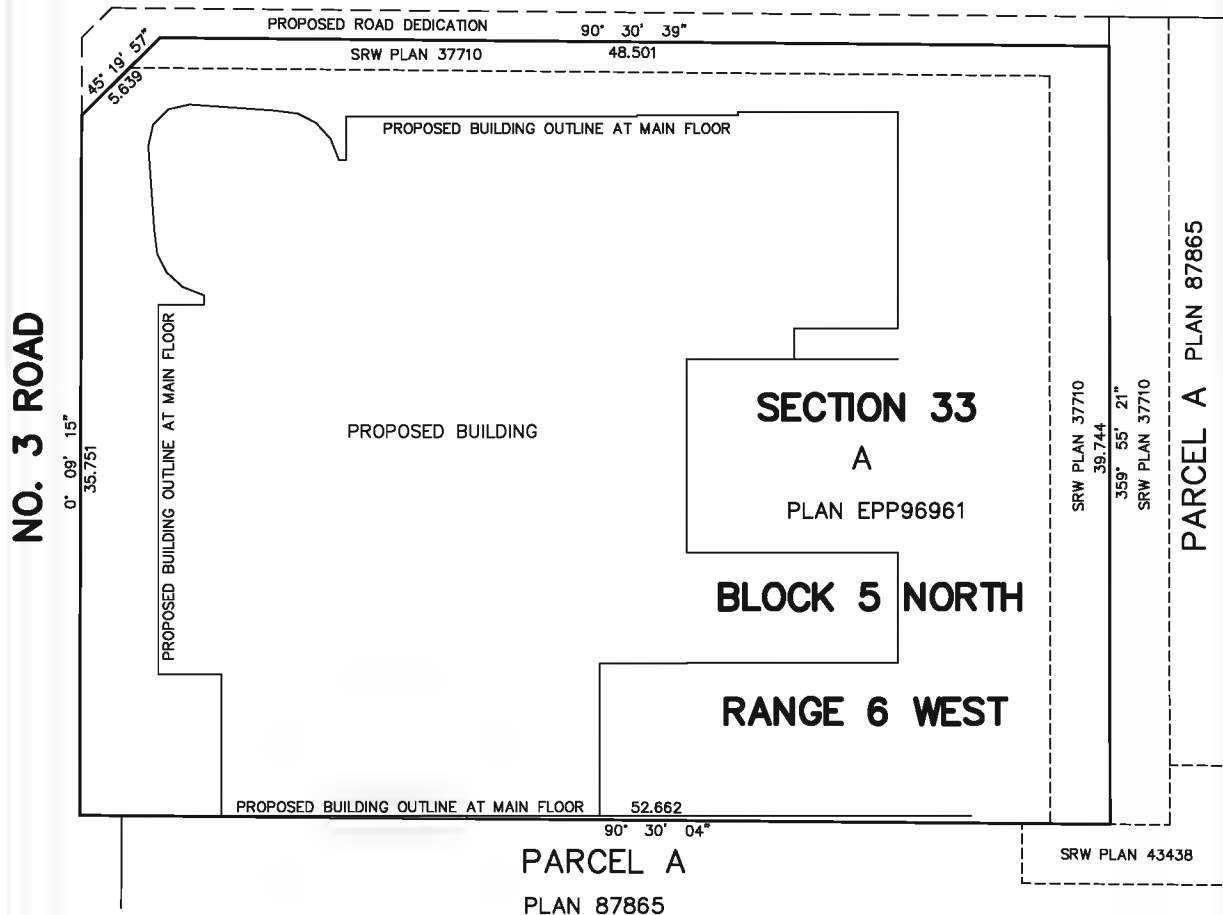
GRID BEARINGS AND LOT DIMENSIONS  
ARE DERIVED FROM PLAN EPP96961.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm  
IN WIDTH BY 432mm IN HEIGHT (B-SIZE) WHEN  
PLOTTED AT THE SCALE INDICATED.



**DRAFT**

**LESLIE ROAD**



**NAME OF DEVELOPMENT:**

LANDMARK

**CIVIC ADDRESS:**

#4700 NO. 3 ROAD  
RICHMOND, B.C.

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**SURVEYORS & ENGINEERS**

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17551-PRO-STRATA.DWG

**LEGEND:**

ALL DIMENSIONS ARE IN METRES.

S.L. INDICATES STRATA LOT  
C.P. INDICATES COMMON PROPERTY  
L.C.P. INDICATES LIMITED COMMON PROPERTY  
PT. INDICATES PART  
m<sup>2</sup> INDICATES SQUARE METRES  
COMM. INDICATES COMMUNICATIONS ROOM  
ELEC. INDICATES ELECTRICAL ROOM  
ELEV. INDICATES ELEVATOR  
MECH. INDICATES MECHANICAL  
VEST. INDICATES VESTIBULE  
M INDICATES MECHANICAL SHAFT - C.P.

**NOTES:**

AREA CALCULATIONS ARE APPROXIMATE AND  
PRELIMINARY ONLY AND ARE BASED ON  
ARCHITECTURAL DRAWINGS, DATED AUGUST 30, 2019,  
AND SUBSEQUENT SKETCHES RECEIVED ON  
JANUARY 6, 2022.

BALCONIES AND ROOF DECKS ARE LIMITED COMMON  
PROPERTY FOR THE USE OF THE STRATA LOTS  
INDICATED.

FINAL NUMERICAL VALUES IN THE STRATA  
PLAN WILL BE BASED ON AS CONSTRUCTED  
DIMENSIONS.

PURSUANT TO SECTION 68 OF THE  
STRATA PROPERTY ACT,  
STRATA LOT BOUNDARIES ARE TAKEN TO:

- (1) THE OUTSIDE FACE OF EXTERIOR  
WALLS OR GLASS LINE, WHERE APPLICABLE.
- (2) THE CENTRELINE OF WALLS BETWEEN ADJACENT  
STRATA LOTS.
- (3) THE COMMON PROPERTY SIDE OF WALLS  
BETWEEN STRATA LOTS AND COMMON PROPERTY.
- (4) THE STRATA LOT SIDE OF LARGE CONCRETE  
CORE WALLS.

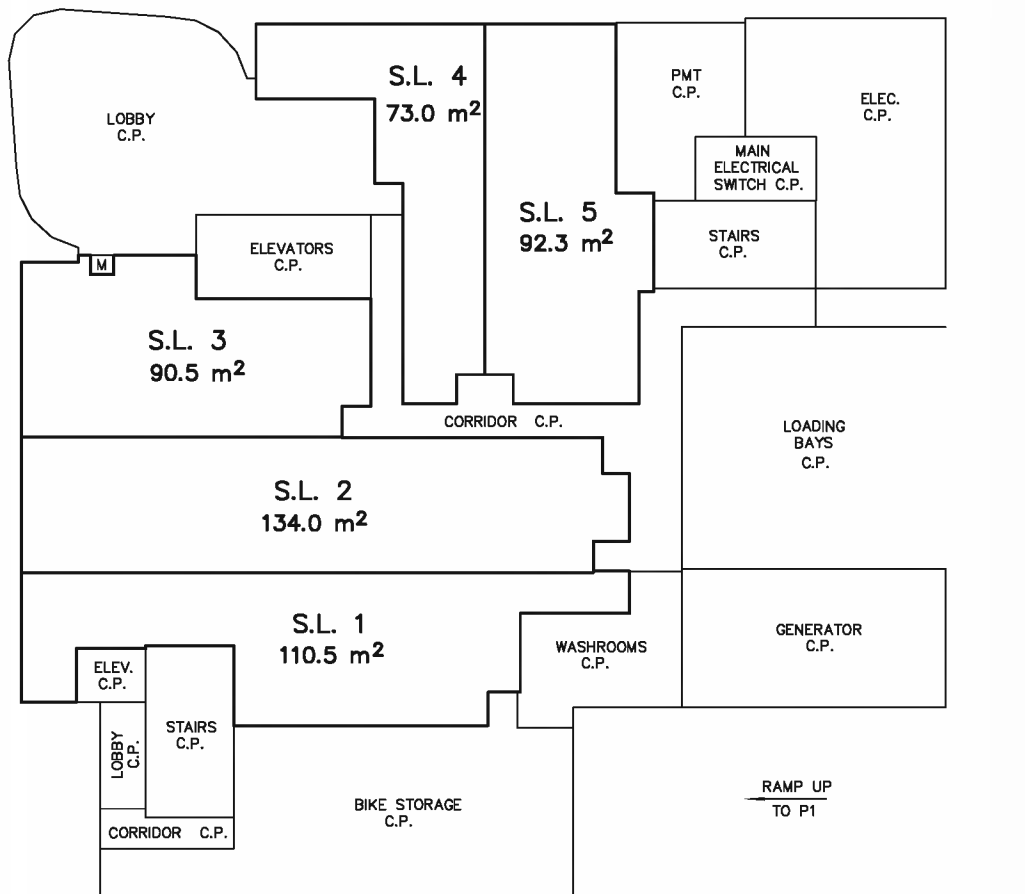
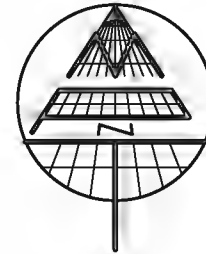


# MAIN FLOOR

SHEET 2 OF 13 SHEETS

SCALE 1:200

STRATA PLAN EPS \_\_\_\_\_



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**PLN - 61**

**JANUARY 10, 2022**

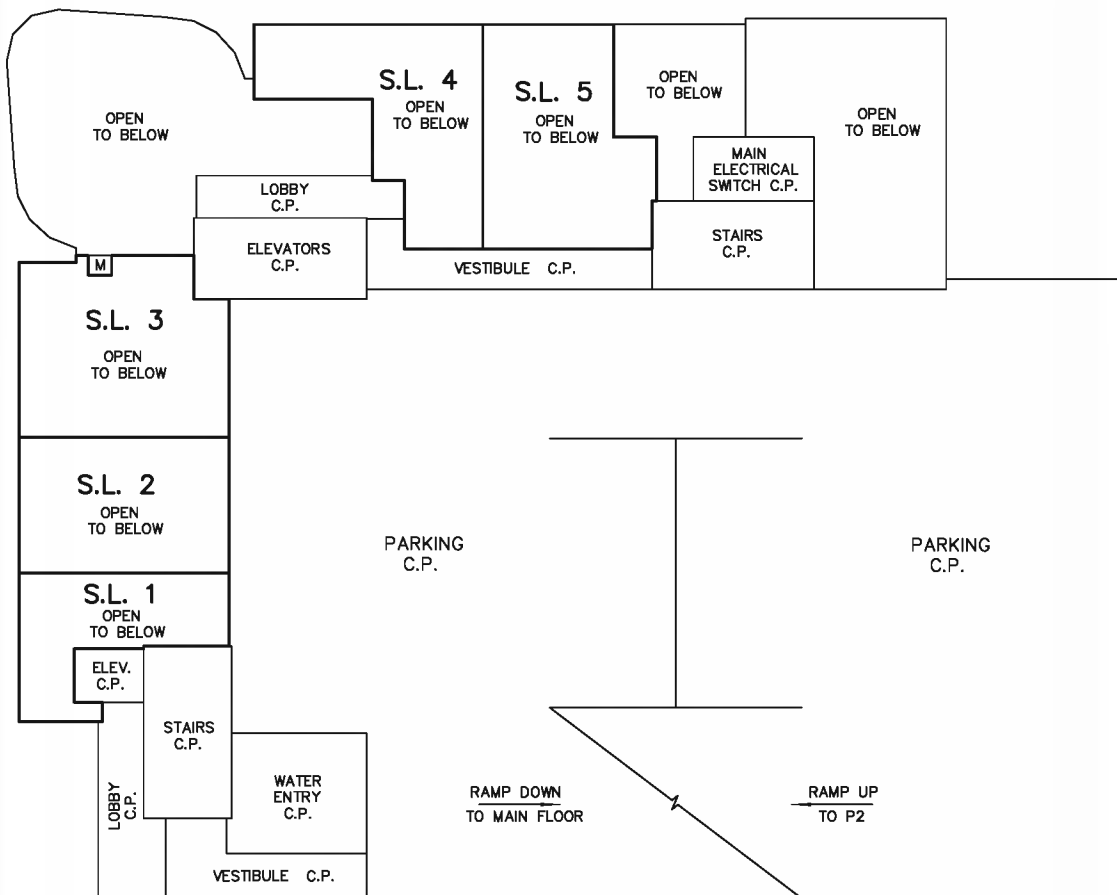
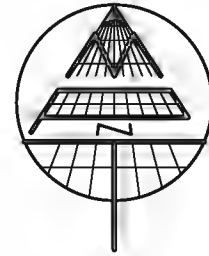
# P1 INTERMEDIATE PARKADE

SHEET 3 OF 13 SHEETS

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STRATA PLAN EPS



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**PLN - 62**

**JANUARY 10, 2022**

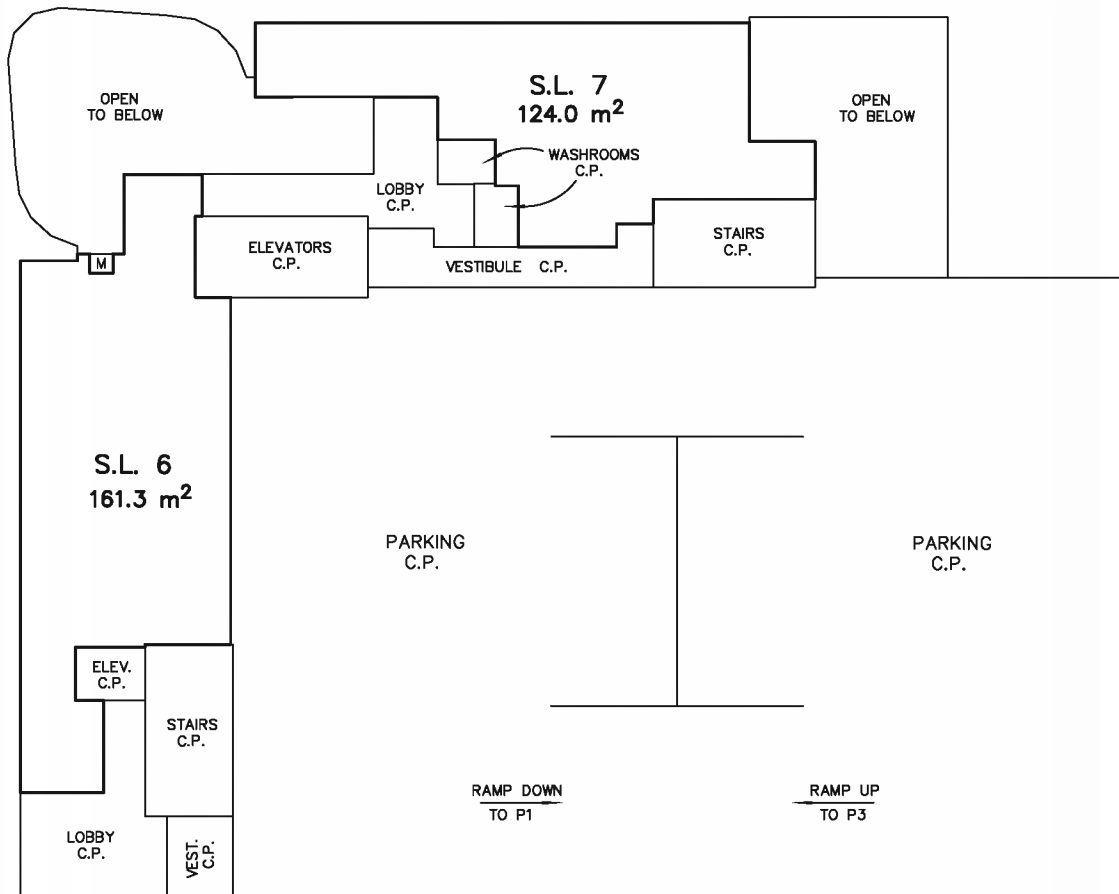
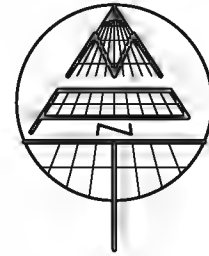
# P2 SECOND FLOOR

SHEET 4 OF 13 SHEETS

SCALE 1:200



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**JANUARY 10, 2022**

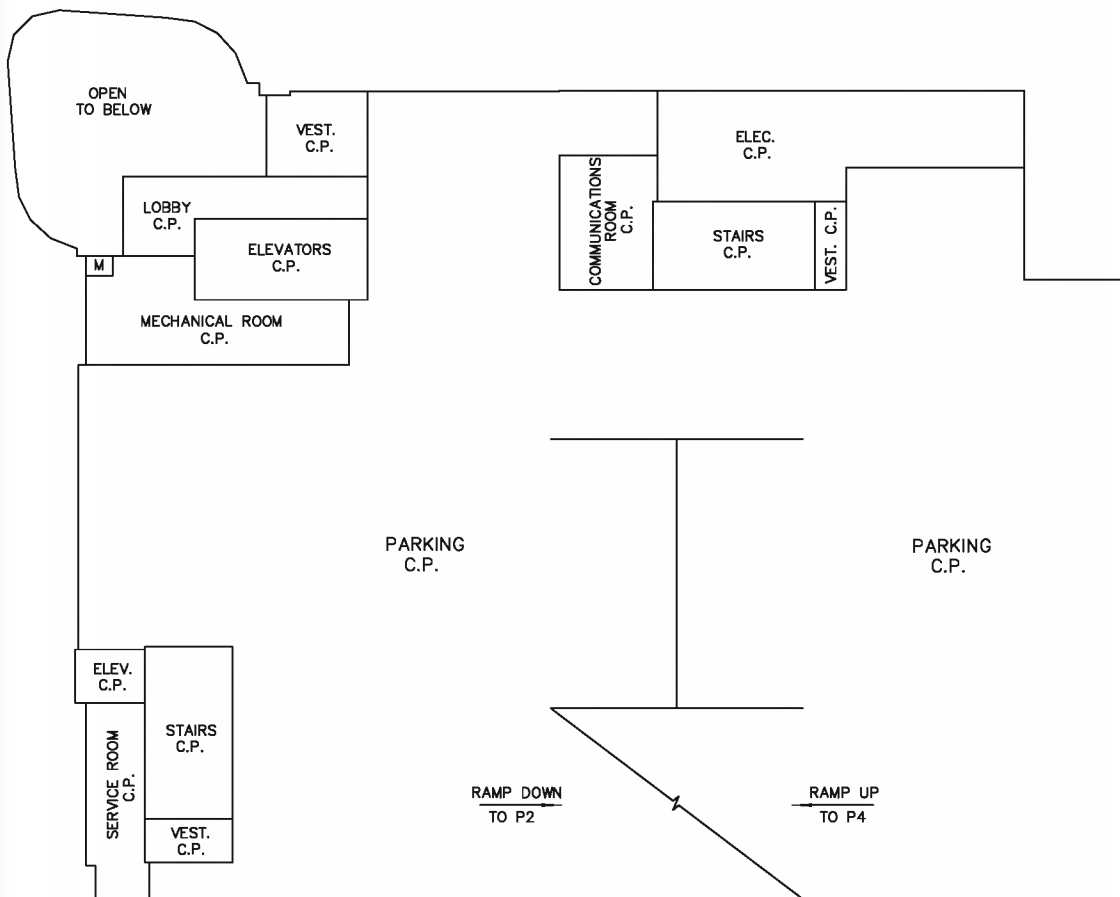
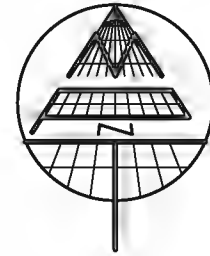
# P3 THIRD FLOOR

SHEET 5 OF 13 SHEETS

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**JANUARY 10, 2022**

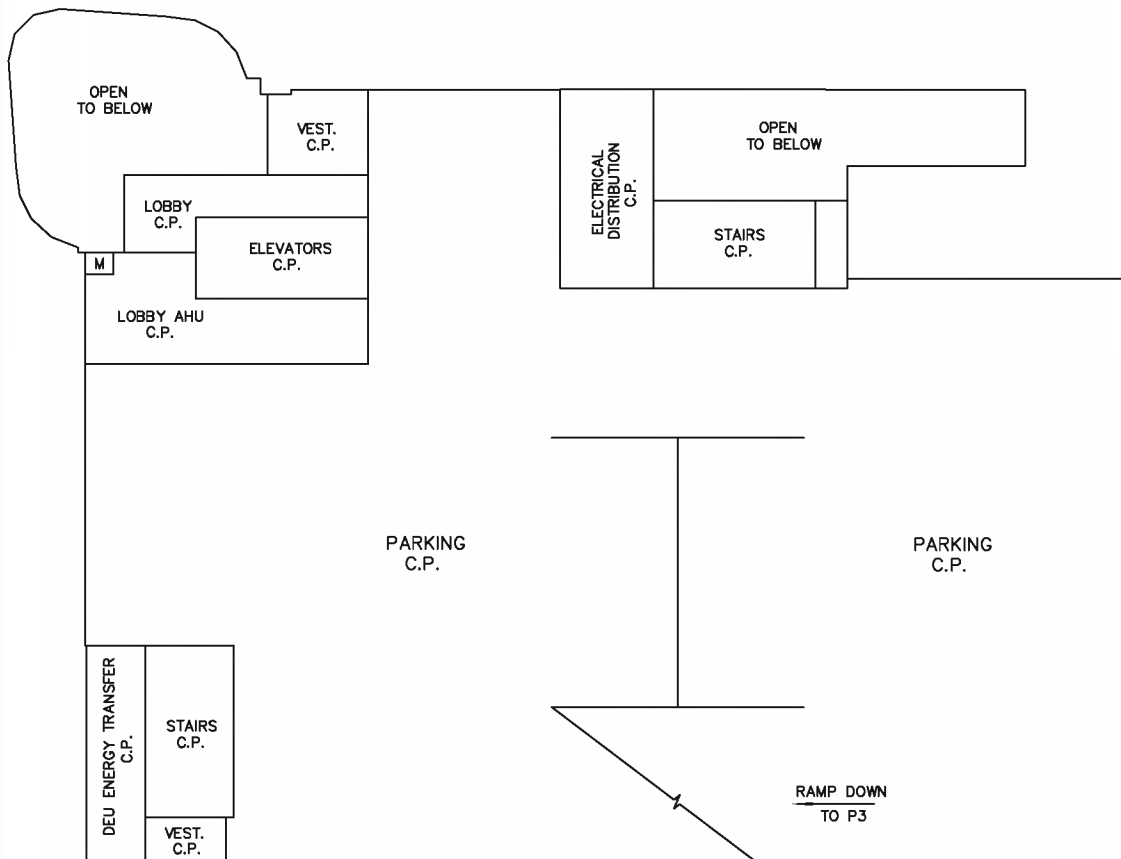
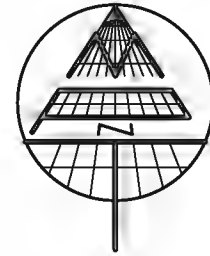
# P4 FOURTH FLOOR

SHEET 6 OF 13 SHEETS

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**PLN - 65**

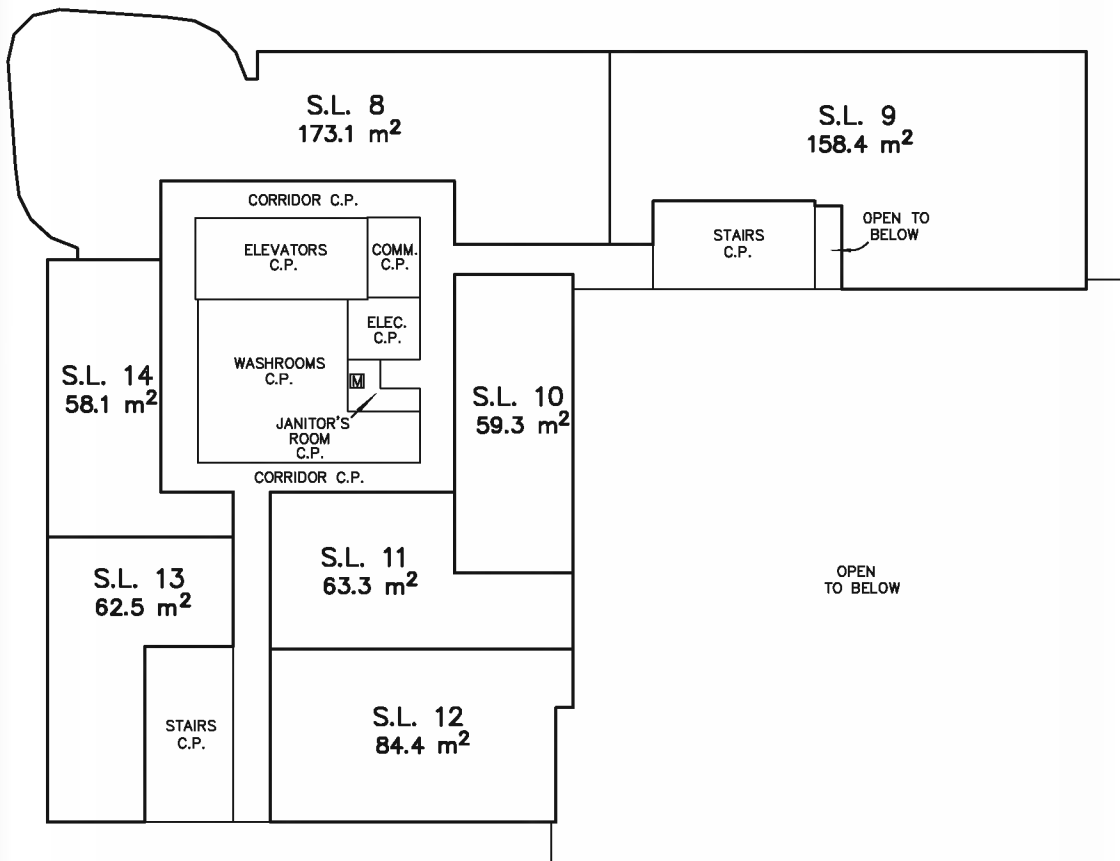
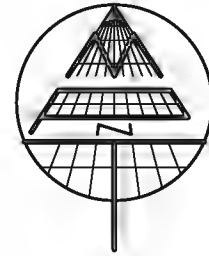
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# FIFTH FLOOR

SHEET 7 OF 13 SHEETS

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**PLN - 66**

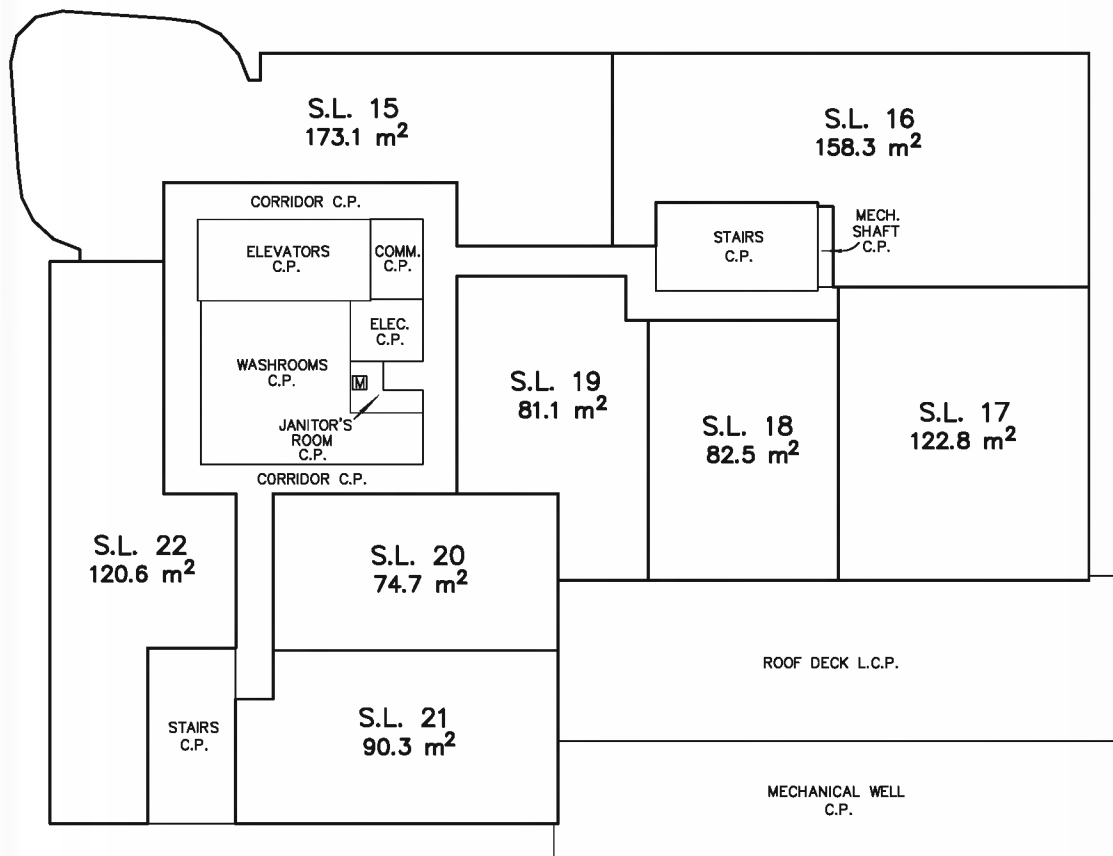
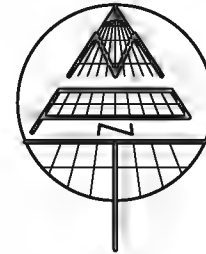
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# SIXTH FLOOR

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**JANUARY 10, 2022**

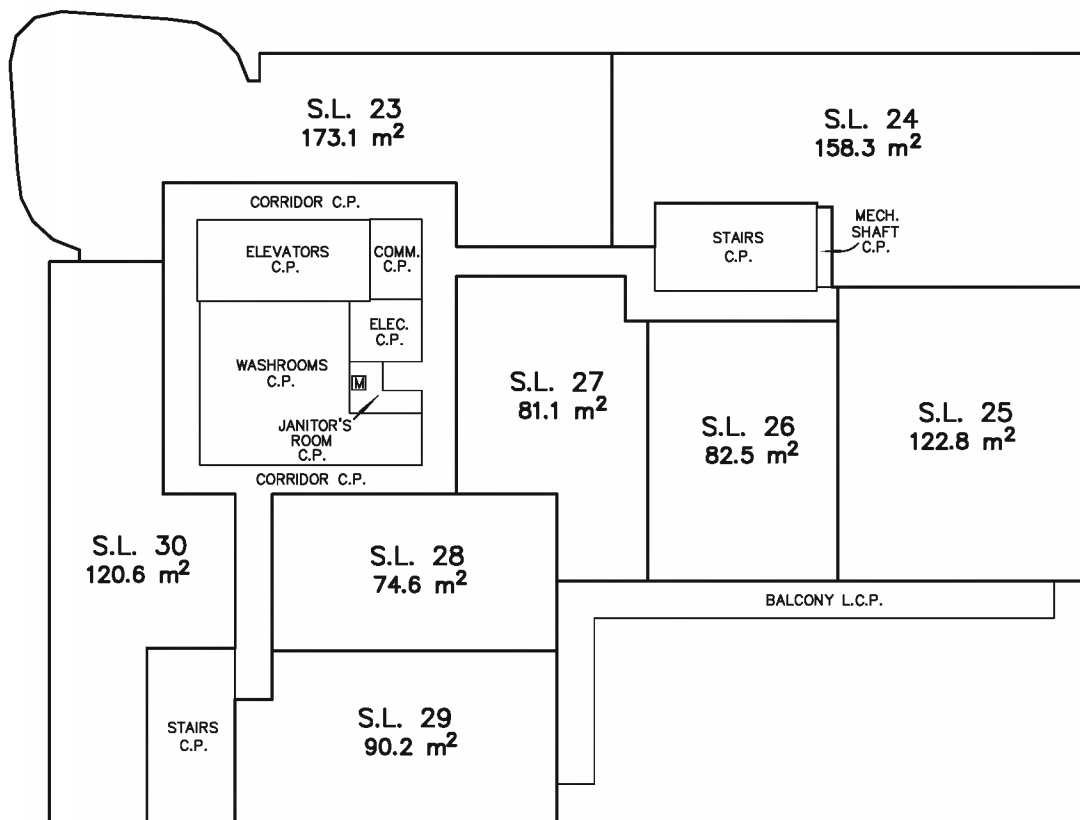
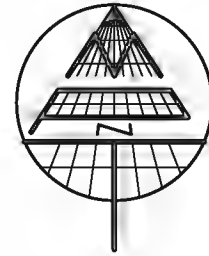
# SEVENTH FLOOR

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**PLN - 68**

**JANUARY 10, 2022**



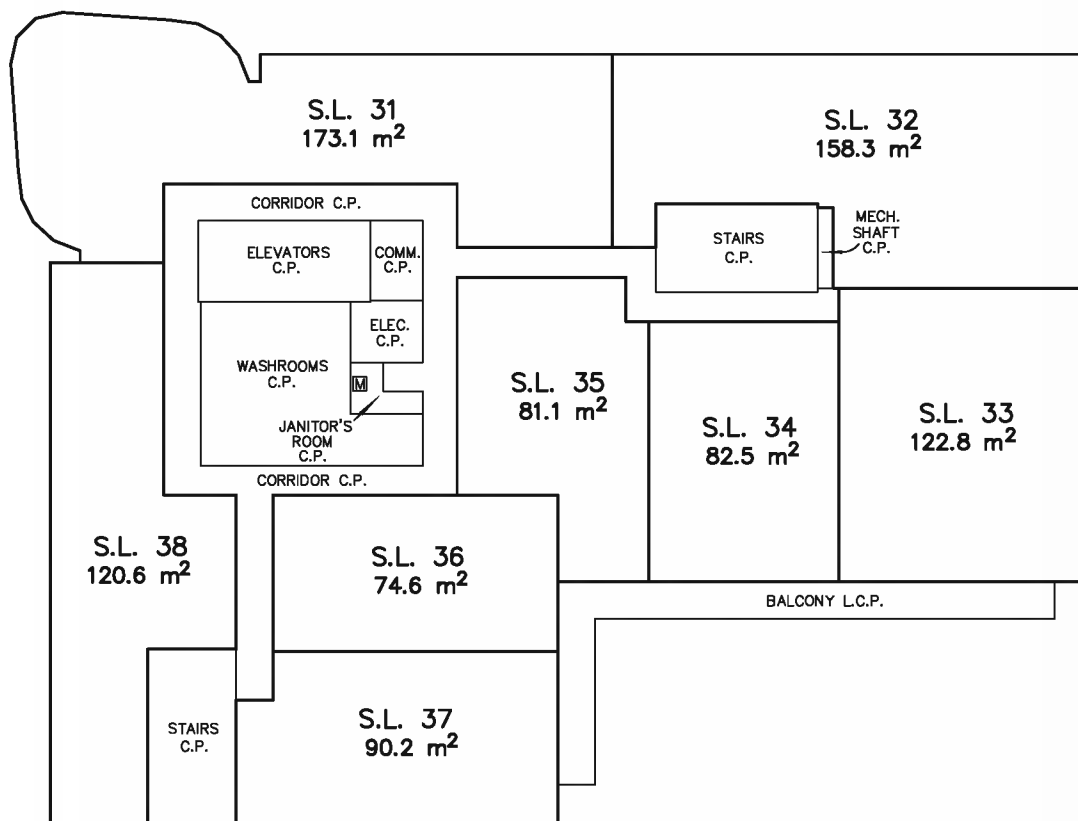
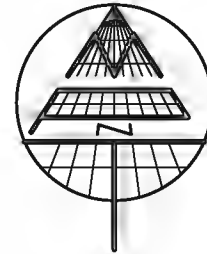
# EIGHTH FLOOR

SHEET 10 OF 13 SHEETS

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**PLN - 69**

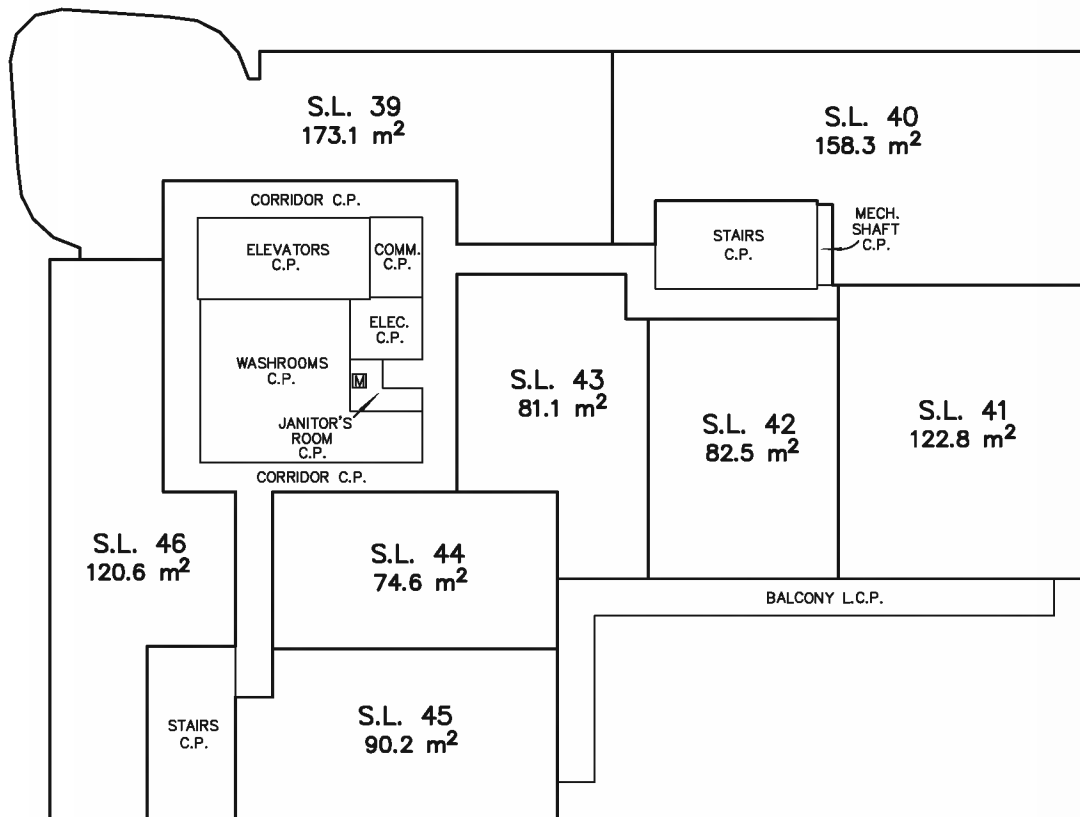
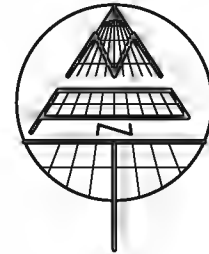
**JANUARY 10, 2022**

# NINETH FLOOR

SHEET 11 OF 13 SHEETS

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SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17551-PRO-STRATA.DWG

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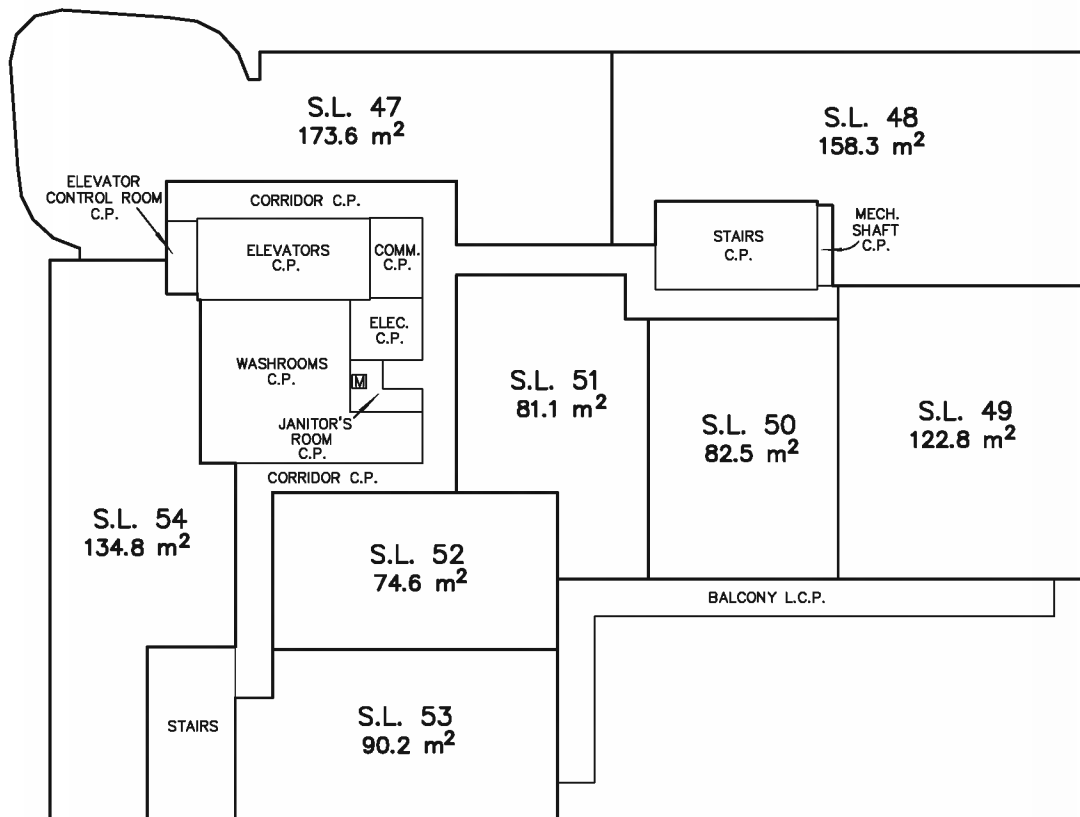
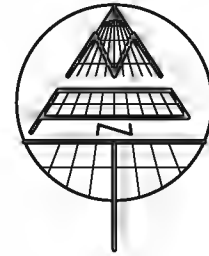
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FAX: 604-270-4137

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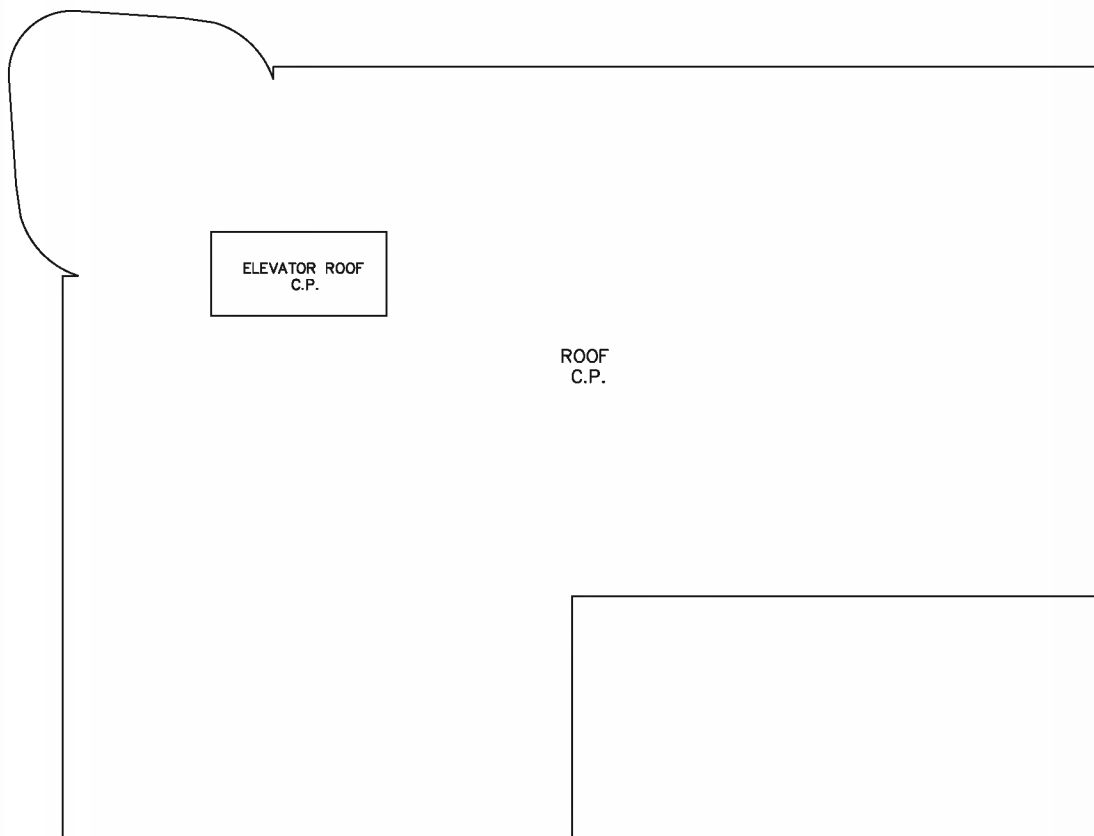
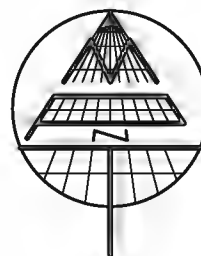
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PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17551-PRO-STRATA.DWG

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**PLN - 72**

**JANUARY 10, 2022**



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** March 28, 2022

**From:** Kim Somerville  
Director, Community Social Development

**File:** 08-4055-01/2022-Vol 01

**Re:** Social Development Strategy (2013–2022): Progress Report for 2021

### Staff Recommendations

1. That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2021, as outlined in the staff report titled “Social Development Strategy (2013–2022): Progress Report for 2021”, dated March 28, 2022, from the Director, Community Social Development, be received for information; and
2. That the Building our Social Future - Social Development Strategy (2013–2022): Progress Report for 2021, be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

Kim Somerville  
Director, Community Social Development  
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Corporate Communications & Marketing	<input checked="" type="checkbox"/>	
Human Resources	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation & Sport	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
Fire-Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

The City of Richmond's Building Our Social Future – A Social Development Strategy for Richmond (2013–2022), was adopted by City Council on September 9, 2013. The strategy provides a vision, three goals, nine strategic directions and 53 recommended actions that guide the City on social development matters and acts as a resource for external stakeholders. The City's role with respect to each action is defined in the strategy as are timelines and proposed partners.

The purpose of this report is to provide an update on the implementation of the Social Development Strategy for 2021.

This report supports Council's Strategic Plan 2018–2022 Strategy #1 A Safe and Resilient City:

*Enhance and protect the safety and well-being of Richmond.*

This report supports Council's Strategic Plan 2018–2022 Strategy #3 One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

This report supports Council's Strategic Plan 2018–2022 Strategy #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report supports Council's Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

### Analysis

The Social Development Strategy provides a roadmap for the City, community partners, residents and other stakeholders to improve the quality of life for Richmond residents. The City regularly publishes progress reports outlining achievements towards the strategy's short, medium, long term and ongoing actions. The overarching goals of the strategy: to enhance social equity and inclusion, to engage Richmond's diverse citizens, and to build on social assets and community capacity, continue to be of critical importance.

The Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2021 (Attachment 1) highlights the significant progress and achievements undertaken throughout the past year to address the goals, strategic directions and actions outlined in the strategy. In addition to reaching notable milestones on many actions, the City and the community continued to work together in 2021 to support Richmond residents in navigating changing needs brought on by the pandemic.

### Highlighted Achievements in 2021

In 2021, significant advancement and achievements towards the Social Development Strategy's goals, strategic directions and actions were completed, including:

- The first two Early Childhood Development (ECD) Hubs, Sprouts and Seedlings, secured through community amenity contributions, were transferred to the City in 2021. The Sprouts ECD Hub located in Capstan Village is leased to the YMCA of Greater Vancouver and the Seedlings ECD Hub located in Brighthouse Village is leased to Richmond Society for Community Living. These ECD Hubs are the City's 11th and 12th City-owned, purpose-built child care facilities and provide Richmond families with support services, community programming and access to 199 new licensed child care spaces.
- City Council approved an increase to the Low-End Market Rental contribution rate from 10% to 15% for developments with more than 60 units located within the City Centre. This change ensures that the City maximizes the number of affordable housing units built in new developments. Council also approved increases to the Low-End Market Rental cash-in-lieu rates to reflect current construction costs and sale prices.
- The City took steps towards the 94 Calls to Action from the Truth and Reconciliation Commission (TRC) of Canada. The City initiated a mandatory staff training program about the history and culture of Indigenous communities in Canada, the history of residential schools and treaties within the country. The training covered a basic foundation regarding the relationship between Indigenous Peoples and Canada, and the TRC.
- The City received \$3.35 million in provincial funds through the Union of BC Municipalities (UBCM) Strengthening Communities' Services grant program to address the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Initial projects under this initiative are related to food delivery, a new training program for City staff, and a public education and awareness initiative. Highlights include:
  - In partnership with Turning Point Recovery Society, the City opened an enhanced drop-in centre for people experiencing homelessness. Located at the Brighthouse Pavilion, this initiative ensures that individuals experiencing homelessness have access to necessities, including showers, laundry, meals, counselling, and referrals to other services and supports.
  - In partnership with The Salvation Army, the City provided additional capacity for winter shelter beds by opening a warming centre at South Arm Outdoor Pool. The warming centre provided individuals experiencing homelessness a place to stay dry and warm during nights of extreme cold weather.
- Over 235 individuals throughout BC, Canada and internationally participated virtually in the annual City of Richmond Diversity Symposium. The Symposium consisted of eight engaging sessions over five days on a diverse array of topics including decolonizing practices, transgender resiliency, the dementia and disability community's inclusion in decision-making, anti-racist organizational change, and utilizing co-design for strategy and program development with diverse communities. The Symposium featured new accessibility measures for participants with visual or hearing impairments.

- City Council adopted the Collaborative Action Plan to Reduce and Prevent Poverty in Richmond (Collaborative Action Plan). Developed using a UBCM grant, the Collaborative Action Plan builds on the City's ongoing commitment to increase social equity. In collaboration with the community, it will guide the City's approach to reducing and preventing poverty in Richmond over the next ten years.

All 53 actions outlined in the strategy are either in progress or completed. A complete list of actions and the current status of each is available in Attachment 2. With Council's approval, the progress report for 2021 will be distributed to key stakeholders, including local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

In 2022, the City will continue to implement actions in the Social Development Strategy and initiate preparation to develop a new 10 year Social Development Strategy.

### **Financial Impact**

None.

### **Conclusion**

The Social Development Strategy continues to be an important and effective guide for responding to and addressing social matters in Richmond. The progress report for 2021 highlights the implemented actions and initiatives outlined in the Social Development Strategy and informs City Council and the community about the status of the strategy's short, medium, long term and ongoing actions. Ongoing and collaborative work in advancing actions within the strategy continues to contribute to enhanced social equity and inclusion, strengthened social assets and increased community engagement and capacity in Richmond.



Claire Adamson  
Manager, Community Social Development  
(604-247-4482)

- Att. 1: Building Our Social Future – A Social Development Strategy for Richmond (2013–2022):  
Progress Report for 2021
- 2: Building Our Social Future – A Social Development Strategy for Richmond (2013–2022):  
All Actions – Status as of December 31, 2021



# Building Our Social Future A Social Development Strategy for Richmond (2013–2022)

Progress Report for 2021



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## Introduction

Building Our Social Future – A Social Development Strategy for Richmond (2013–2022) was adopted by City Council on September 9, 2013. The strategy was prepared following extensive engagement with the community and consists of a vision, three major goals, nine strategic directions, and 53 recommended actions. The actions are divided into short-term (0–3 years), medium-term (4–6 years), long-term (7–10 years), and ongoing timelines. A summary of the strategy actions is presented in Appendix A.

When the Social Development Strategy was adopted, five key areas emerged as priorities:

1. Cultural Diversity
2. Aging of the Population
3. Social Capital and Infrastructure
4. Children, Families, and Youth
5. Affordable Housing and Affordable Living

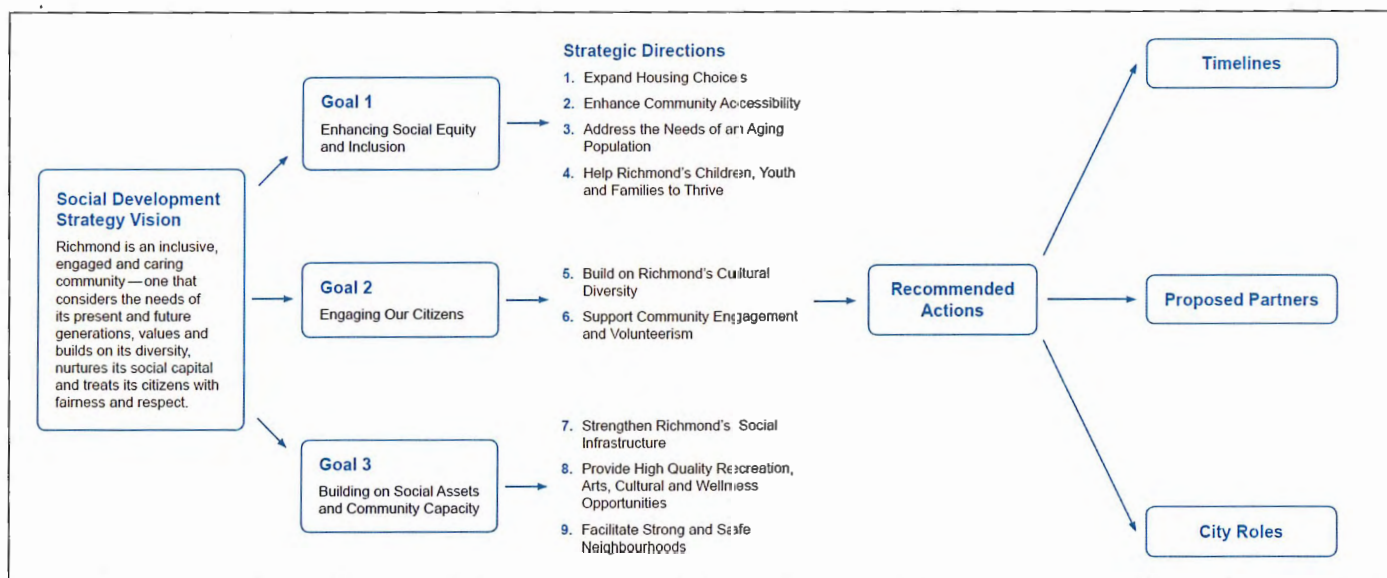
These areas continue to be relevant today and significant progress in addressing the actions has been made since the strategy was adopted. Achievements are detailed in previous progress reports, which are available on the City's website. This report highlights achievements by the City and community in advancing the goals, directions, and actions of the strategy in 2021.

As Richmond and the region continue to grow and develop, social issues become increasingly complex and challenging. In addition to social concerns related to predictable community growth and change, 2021 saw the continuation of the COVID-19 pandemic and multiple extraordinary weather events that affected individuals, families and businesses in Richmond, with vulnerable populations experiencing the most severe impacts. The safety and well-being of the community remained a significant priority. Many services continued to operate remotely, where possible, while community facilities expanded in-person and hybrid program delivery options while adhering to strict health guidelines and protocols.

The COVID-19 pandemic has profoundly affected the daily lives of Richmond residents and specific populations in particular, including children, youth, families, seniors and isolated or otherwise vulnerable populations. It has impacted employment, social and recreational activities, access to programs and services, and notably, mental health. The impact of the pandemic on the social sector in Richmond has been significant and persistent. Continued research and monitoring of the short and longer-term implications of the pandemic on residents and businesses in Richmond will be critical to the planning and provision of social development services for the foreseeable future.

## About the Strategy

### Social Development Strategy Framework



## Progress Snapshot for 2021

Strategic Direction	Indicator(s)	2020	2021
1. Expand Housing Choices	Number of Low-End Market Rental (LEMR) Units Secured with Housing Agreements	47	91
	New Cash-in-Lieu Contributions to the Affordable Housing Reserve Fund	\$565,749	\$840,073
2. Enhance Community Accessibility	Number of Individuals Receiving Subsidy for the Recreation Fee Subsidy Program (RFSP) <sup>1</sup>	1,880	1,241 <sup>2</sup>
	Number of new and retrofit Accessible Pedestrian Features added to Traffic Signals and Special Crosswalks <sup>3</sup>	8 (new)	8 (new)
3. Address the Needs of an Aging Population	Number of Participants in 55+ Recreation and Sport Registered Programs	5,878	10,442
	Number of 55+ Fitness, Sports, Aquatics and Games Room Passes Scanned at Community Centres	116,354	219,568
	Number of 55+ Wellness Clinic Participants	778	232 <sup>4</sup>
4. Help Richmond's Children, Youth and Families to Thrive	Number of Operational Licensed Child Care Spaces in Purpose Built City-Owned Child Care Facilities	368	583
	Number of Operational Licensed Child Care Spaces in Community Centres	781 <sup>5</sup>	801
	Number of Youth Week Participants	3,955	261 <sup>6</sup>
5. Build on Richmond's Cultural Diversity	Number of Diversity Symposium Participants	318	235 <sup>7</sup>
	Attendance at City Festivals, showcasing Richmond's Cultural Diversity	68,500	56,100 <sup>8</sup>
6. Support Community Engagement and Volunteerism	Number of Hours of Volunteer Service Contributed Through the <i>I Can Help</i> Volunteer Database	17,123	18,203
	Number of People Engaged on LetsTalkRichmond.ca on the City of Richmond Website	1,803	5,843

1 The RFSP is administered from September 1 to August 31 annually.

2 Due to the COVID-19 pandemic, in-person programming was disrupted beginning in March 2020. Though facilities safely reopened and provided in-person programming at reduced capacities throughout 2021, the RFSP received fewer applications, potentially due to hesitancy in participating amidst evolving health guidelines.

3 A multi-year program to retrofit all City-owned traffic signals and special crosswalks was completed in 2020. As of 2021, any added accessible pedestrian features are associated with the installation of new devices.

4 In 2020, regular programming was offered from January through March. In 2021, Wellness Clinics were offered beginning in mid-fall at only three locations with limited services.

5 The preschool at Sea Island Community Centre, which provides 20 child care spaces, was closed in 2020 due to the COVID-19 pandemic.

6 2020 participation was based on social media interactions and engagement in virtual events. 2021 participation was based on in-person attendance at programs and events.

7 The Diversity Symposium was held virtually in 2020 and 2021. The symposium featured nine sessions in 2020 and eight sessions in 2021.

8 Attendance in 2020 was based on online event views. Attendance in 2021 was based on a combination of online views and in-person attendance.



Strategic Direction	Indicator(s)	2020	2021
7. Strengthen Richmond's Social Infrastructure	Value of Health, Social and Safety Grants	\$593,133	\$626,970
	Value of Child Care Grants	\$54,000	\$47,019
	Value of Parks, Recreation, and Community Event Grants	\$107,828	\$112,828
	Value of Arts and Culture Grants	\$114,315	\$116,815
8. Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities	Participation in Recreation	643,245	1,255,111 <sup>9</sup>
	Participation in Arts Education Programs	23,800	11,492 <sup>10</sup>
	Number of New Public Art Installations (Permanent and Temporary)	35	31
	Number of Pop-up Library Interactions with Community Members	42,000	28,000 <sup>11</sup>
9. Facilitate Strong and Safe Neighbourhoods	Total Kilometres of Bike Routes	79.4	86.8
	Number of Community Policing Volunteers	197	147 <sup>12</sup>



<sup>9</sup> Includes total visits to registered and drop-in programs, school programs, and non-major special events (in-person and virtual) for all ages at all Recreation and Sport facilities and locations. Attendance in programs was disrupted significantly in 2020 due to impacts of the COVID-19 pandemic. Facilities expanded program offerings with reduced capacities throughout 2021.

<sup>10</sup> Includes in-person participation in registered arts, dance, music, and performing and visual arts programs for all ages. Programs in 2020 were held in-person until March and virtual for the remaining months of the year.

<sup>11</sup> Interactions in 2020 reflect virtual participation in 880 online programs between March and December. Interactions in 2021 included participation in 1,150 online and in-person (outdoor and indoor) programs, with reduced capacities at in-person events.

<sup>12</sup> Community policing volunteer activities were suspended in March 2020 and resumed in June 2020; however, the scope of these activities remained limited throughout 2021.

# Social Development Strategy Progress in 2021

## Goal 1: Enhancing Social Equity and Inclusion

### Strategic Direction 1: Expand Housing Choices

Affordable housing is fundamental to individuals and families' physical, economic and social well-being, and is a crucial component of diverse and inclusive communities. The City remains committed to playing a leadership role in increasing housing choices for low and moderate-income households in Richmond. Using a range of tools, including land contributions, funding, City policies, and partnerships, the City has approved more than 1,500 affordable housing units since 2007.

While the City has achieved considerable success, housing affordability is a complex issue that cannot be solved by one level of government alone. In particular, the federal and provincial governments must provide dedicated, sustained sources of funding for affordable housing developments. On an ongoing basis, the City meets with BC Housing and Canada Mortgage and Housing Corporation to advocate for additional funding commitments to support new developments in Richmond.

### Highlighted Achievements

- In November 2021, City Council approved an increase to the Low-End Market Rental contribution rate from 10% to 15% for developments with more than 60 units located within the City Centre. This change ensures that the City maximizes the number of affordable housing units built in new developments. In November, Council also approved an update to the Low-End Market Rental cash-in-lieu rates to reflect current construction costs and sale prices.
- The Low-End Market Rental program secured 91 additional affordable housing units for Richmond residents and \$840,073 in cash-in-lieu contributions in 2021, which will support new affordable housing developments in the future.
- Construction began on the Bridgeport Supportive Housing development, which will provide 40 temporary supportive units for people experiencing homelessness in Richmond. The building, located on City-owned land and in partnership with BC Housing, is scheduled to open in summer 2022.



- Throughout 2021, the City responded to challenges associated with the COVID-19 pandemic, particularly for the most vulnerable members of the community. The Emergency Response Centre, in partnership with BC Housing and Turning Point Recovery Society, provides up to 45 safe spaces for individuals experiencing homelessness to be sheltered and physically distanced during the pandemic, reducing the spread of the virus in the community.
- In August 2021, the City received \$3.35 million through the Union of BC Municipalities (UBCM) Strengthening Communities' Services grant program to address the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Projects under this initiative include actions related to food delivery, a new training program for City staff, and a public education and awareness initiative. Highlights include:
  - In partnership with Turning Point Recovery Society, the City opened an enhanced drop-in centre and shower program for people experiencing homelessness. Located at the Brighthouse Pavilion, this initiative ensures that individuals experiencing homelessness have access to necessities, including showers, laundry, meals, counselling and referrals to other services and supports.



- In partnership with The Salvation Army, the City provided additional capacity to support winter shelter beds by operating a warming centre at South Arm Outdoor Pool. The warming centre provided individuals experiencing homelessness a place to stay dry and warm during nights of extreme cold weather.
- The City continued to work with BC Housing and local non-profit organizations to deliver enhanced winter services for Richmond residents experiencing homelessness. During the winter season, a total of 90 shelter spaces were available for those in need.
- In December 2021, the City completed the 2021 Housing Needs Report, which summarizes the housing needs of Richmond residents. The report will inform the development of future housing policies and programs.
- The City continued to work with various organizations, stakeholders and committees on ongoing issues that impact the housing choices for the community, including Urban Development Institute, Richmond Centre for Disability and Richmond small home builders.



## Strategic Direction 2: Enhance Community Accessibility

Enhancing accessibility and reducing barriers to participation in community life are fundamental to creating inclusive communities. Accessibility refers to physical factors (such as the design or modification to the built environment) and non-physical factors (such as financial barriers or limiting attitudes and beliefs).

Richmond is considered a leader in building an inclusive and accessible community. This is made possible through community partners, including community associations and societies, to ensure that facilities, programs and services are accessible, have low or no barriers to participation, and are designed for the needs of all individuals, regardless of ability or means.

### Highlighted Achievements

- In December 2021, City Council adopted the 2021—2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond. Developed using a UBCM grant, the Collaborative Action Plan builds on the City's ongoing commitment to increase social equity and is intended to guide the City's approach, in collaboration with the community, to reducing and preventing poverty in Richmond over the next 10 years.
- The Recreation Fee Subsidy Program (RFSP) continued to provide residents of all ages, who are experiencing financial hardship, with financial support to access a wide range of parks, recreation, and cultural programs offered by the City and community associations and societies. The RFSP provided 1,241 residents with increased access to 1,106 registered programs and 25,705 drop-in opportunities at Richmond community facilities between September 2020 and August 2021.
- The City received the prestigious 2021 Architecture Prize for Accessibility from the International Olympic Committee, International Paralympic Committee, and International Association for Sports and Leisure Facilities for the Minoru Centre for Active Living. The facility received the honour for its integration of accessible design features, including:
  - Easy and dignified access to the various pools;
  - Multiple drop-off areas to facilitate accessible transportation modes;
  - Barrier-free front doors and accessible reception centres; and
  - Adequately sized change room and shower facilities to accommodate families or individuals using an assistive device.
- In 2021, the City upgraded 20 bus stops by installing a landing pad to provide accessibility for those using a mobility device. Now 85.9% of bus stops (620 of 722) are accessible in Richmond, compared to the regional average of 81.3%.
- The City's Engineering Design Specifications were updated to increase sidewalk width requirements from 1.5 m to 2.0 m on arterial roadways. The increased width provides appropriate pedestrian facilities in coordination with adjacent land uses redeveloped at higher densities and enhanced accessibility for persons using mobility devices.
- New special crosswalks with enhanced accessibility features were installed on Shell Road at Thomas Kidd Elementary School and on No. 5 Road at Jacobson Way.
- The Library Board Trustees unanimously voted to permanently remove late fines in February 2021 to ensure Richmond Public Library resources remain accessible for everyone in the community throughout their lifetime, regardless of circumstance.
- In 2021, there were over 2.5 million visits to the Library's website and over 7,200 new library cards were issued. To relieve social isolation for homebound library customers and ensure they remained connected to the Library, Library staff delivered over 3,200 items to over 50 Home Services customers.





## Strategic Direction 3: Address the Needs of an Aging Population

The senior population in Richmond is incredibly diverse and heterogeneous. The term ‘senior’ describes adults aged 55 years and older, encompassing several life stages and ages. In Richmond, seniors are the fastest growing segment of the population. Supporting seniors to age well requires collaboration between the City and many organizations and groups, including community associations and societies, community service organizations, health agencies and the private sector.

City Council-adopted strategies and plans guide the program and service delivery for Richmond’s vibrant, healthy and engaged senior population. In 2021, COVID-19 related grant funding supported the development of new safe and accessible program opportunities for seniors.



### Highlighted Achievements

- In February 2021, the City received a \$10,000 COVID-19 Response Grant from the United Way’s Safe Seniors, Strong Communities (SSSC) initiative to expand existing virtual programming available for seniors during the COVID-19 pandemic to include phone-in programming options. The City, community associations and societies, and the Richmond Public Library collaborated with Richmond Cares, Richmond Gives to deliver over 30 phone-in programs to 150 participants who may not have had access to virtual programs.
- In fall 2021, Minoru Seniors Society received a \$1,000 grant from the ICBC Provincial Community Grants Program for a Road Safety Series for seniors. The in-person series was a collaboration between the City, Minoru Seniors Society and several community partners, including ICBC; the Richmond RCMP;

Richmond Cares, Richmond Gives; Walk Richmond and TransLink. Topics included accessing transit, driving transitions, pedestrian safety, safe driving in the weather, and safe walking in poor weather.

- For seniors week in June 2021, the City, community associations and societies, and other community partners offered seven days of free outdoor, virtual and phone-in activities to celebrate and recognize the contributions seniors bring to the community. More than 285 seniors participated in programs themed *Reconnect, Restore and Reactivate*. The week featured the one-day biennial *Activate! Health and Wellness Fair* consisting of healthy living and active aging virtual workshops.
- As part of National Seniors Day on October 1, the City showcased positive images of seniors in Richmond through a Positive Aging Campaign aiming to reduce ageism and existing stereotypes. The theme, *How Aging Positively Spreads*, highlighted the impact and rippling effect one person can have in creating positivity across a community. The Richmond News featured the campaign in the article, *Richmond community members share advice on ‘aging positively,’* which was shared on the City’s social media platforms, online and in-person at various City facilities.
- Together with the Minoru Seniors Society, the Library offered a Pen Pals program that paired local seniors with a youth letter writer. This program provided teens with valuable writing experience and supported seniors experiencing social isolation. Twelve youths and nine seniors exchanged 109 letters between June and December 2021. One pair (youth/senior) has noted a lasting friendship resulting from this project.

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

The City, other levels of government, community partners and organizations, and individual residents play a crucial role in helping Richmond's children, youth and families to thrive. A positive start to life and a nurturing environment are critical factors for the health and well-being of our community. It is vital to provide opportunities to be physically active, experience nature, enjoy learning and form positive relationships with others in appealing, safe and accessible settings.

Children and youth are an integral part of Canadian society. They need to be involved in planning neighbourhoods, amenities and services that help to ensure Richmond remains a place where diverse families can flourish. Investing in child and youth development includes fostering the provision of child care and early learning experiences, and delivering programming and supports for youth and their families.

### Highlighted Achievements

- In April 2021, City Council adopted the 2021–2031 Richmond Child Care Action Plan utilizing a \$25,000 Child Care Planning Grant from UBCM. The Plan updates the inventory of child care spaces in Richmond and outlines space creation targets for the next 10 years.
- In partnership with the Richmond Child Care Resource and Referral, the City delivered a virtual Child Care Symposium on May 1, 2021, celebrating the start of May as Child Care Month. The online symposium, titled *Not Just Surviving – But Thriving – In These Exceptional Times*, was presented by Dr. Vanessa Lapointe and provided free and accessible professional development for participants.
- In January 2021, the City launched the Youth Civic Engagement Program. This free eight-week education-to-action program creates opportunities for youth to engage with one another, develop new skills, and learn about local government. The final session allowed participants to present project ideas to the Mayor and Council Members at a virtual mock City Council Meeting. Two cohorts completed the program in 2021, consisting of a total of 20 youth between the ages of 15 and 23 years.
- On February 24, 2021, the City, the Richmond School District and the Library recognized ERASE (Expect Respect and a Safe Education) Bullying Day by raising awareness about the issue of bullying and encouraging everyone to wear pink to show support for the cause. Through collaboration, education and celebration, the City and its partners created opportunities for citizens to feel safe, connected, and empowered.
- During Youth Week, the first week in May, the City hosted a virtual U-ROC (Richmond Outstanding Community) Youth Awards ceremony to celebrate the achievements and dedication of Outstanding Youth and Asset Champions in the community. Youth Week initiatives took place over seven days, with 13 virtual and in-person activities held for youth.
- The City provided cycling education courses to Grade 6 and 7 students at 18 elementary schools and a total of 1,600 students. The remaining 20 elementary schools will participate in 2022, so that all Grade 6 and 7 students in Richmond will receive training over two years.
- The Library offered a three-part virtual program series designed to help parents and caregivers learn ways to help their children and youth respond to depression, anxiety and other mental health issues during the pandemic and times of crisis. Approximately 150 people attended these programs, which were made possible by a Democracy Spark Grant.





## Goal 2: Engaging Our Citizens

### Strategic Direction 5: Build on Richmond's Cultural Diversity

Richmond is one of the most diverse cities in Canada, with residents from over 150 different ethnic and cultural backgrounds. Richmond's diversity goes beyond race and culture, and encompasses age, income, ability, and sexual and gender identity and expression, among other dimensions. Greater diversity contributes to increased community vibrancy, creativity and economic growth regarding skills, backgrounds and experiences.

Attention was placed on education and awareness related to diversity, equity and inclusion in 2021; particularly to the history and culture of Indigenous communities in Canada.

#### Highlighted Achievements

- Over 235 individuals throughout BC, Canada and internationally participated in the City's annual Diversity Symposium, held virtually for the second year in 2021. The Symposium consisted of eight engaging sessions over five days on a diverse array of topics, including decolonizing practices, transgender resiliency, anti-racist organizational change, and utilizing co-design for strategy and program development with diverse communities. This year, the Symposium featured new accessibility measures for participants with visual or hearing impairments, including providing voiceover welcome information for sessions, live closed captioning, and screen-reader compatible instructions during the registration process.
- The City and Library took steps towards the 94 Calls to Action from the Truth and Reconciliation Commission (TRC) of Canada:
  - The City initiated a mandatory staff training program about the history and culture of Indigenous communities in Canada, the history of residential schools and treaties around the country. Training also covered the basic foundation on the relationship between Canada and Indigenous Peoples, and the TRC.
  - The Library developed a diversity, equity and inclusion training initiative for all staff in 2021. Topics covered included gender identity, reconciliation and Indigenous rights, and anti-racism.
  - The Library created a dedicated Indigenous Resources webpage on its website, designed for acknowledgement, inclusion and education.
  - The Library partnered with Connections Community Services Society to offer a 10-installment podcast series that featured various Indigenous Storytellers. In 2021, the Library provided several online events and learning opportunities in honour of National Indigenous Peoples Day, which encouraged participants to listen, reflect and learn about the history, heritage and contributions of vibrant and diverse First Nations, Inuit, and Métis communities.
- Richmond celebrated Pride Week through a combination of virtual and in-person activities, including:
  - An online youth poetry workshop;
  - A drag queen storytime (offered virtually and in-person through the Library);
  - A presentation by Brock McGillis, a former professional hockey player who shared his coming out journey along with messages of self-empowerment, mental health and inclusivity; and
  - The unveiling of "Signs of Pride," a collaborative community-engaged art project at West Richmond Community Centre by a group of youth and professional artists Sam McWilliams, Paige Gratland and Phranc.



- To create awareness about the history and contributions of Black community members, the Library recognized Black History Month in February 2021 with a series of programs. One program was a panel discussion acknowledging and exploring the Canadian Black Family theme. Panellists from diverse backgrounds and demographics shared how their history has informed their lives and lived experiences.
- Together with Connections Community Services Society, the Library received a Province of BC Multiculturalism Grant to purchase podcasting kits and develop a podcasting program to reduce barriers for BIPOC youth and young adults looking to enter the world of podcasting. The kits and training provided participants with the technology and skills needed to start their own podcast.
- Doors Open Richmond is an annual event that celebrates cultural diversity and raises civic awareness by offering a look inside places of worship, cultural centres, ethnic and local businesses, as well as museums, heritage sites and civic spaces. Participating locations provide free access to activities that promote intercultural understanding. The virtual event took place over one week in June, with 35 partner sites featuring new videos and behind-the-scenes footage. The 2021 event included an Indigenous smudging ceremony for the first time and new partnerships intended to increase the visibility of cultural groups, including the Fairchild Media Group.



## Strategic Direction 6: Support Community Engagement and Volunteerism

The City recognizes volunteering and community engagement as foundational elements of a healthy and strong community. Volunteers and engaged citizens provide the City with valuable perspectives in the community by participating on advisory committees and providing input to community planning initiatives. Through meaningful engagement opportunities, Richmond residents help shape critical decisions. This results in improvements to accessibility and a greater understanding of community needs and interests.

Volunteers also play a critical role in providing services directly to community members and supporting initiatives led by the City and other organizations, enhancing overall capacity to deliver effective programs. Volunteer opportunities allow interested individuals to be of service to the community and their neighbours and provide valuable life and learning experiences.



### Highlighted Achievements

- In 2021, 443 volunteers provided 18,203 volunteer hours by engaging in over 150 opportunities coordinated through the City's *I Can Help* volunteer database. While the overall number of volunteers and volunteer hours are lower than pre-pandemic levels, a large contingent of the Richmond community continues to volunteer and contribute to a healthy and connected community.
- Public engagement opportunities in 2021 resulted in valuable community input on a variety of initiatives related to planning and development, transportation, sustainability, parks, capital projects and affordable housing, including:
  - The 2021–2031 Richmond Child Care Action Plan
  - The development of a new Youth Strategy
  - The development of a new Seniors Strategy
  - City's Cycling Network Plan update: Phase 1 (June 2021) and Phase 2 (November 2021)
  - The City's 5-Year Financial Plan
  - The Public Space Patio Program
- Richmond Fire-Rescue (RFR) continued to advance public safety awareness, education and community connections by providing training activities, participating in community events, and providing social media video updates. Notably in 2021, RFR launched the department's official Instagram page, which garnered approximately 800 followers with over 360 posts.
- In 2021, the Richmond Block Watch program consisted of 303 groups totalling 7,089 participants. The Block Watch program encourages neighbours to connect and create community as areas strive towards the common goal of vigilance and cooperation.

## Goal 3: Building on Social Assets and Community Capacity

### Strategic Direction 7: Strengthen Richmond's Social Infrastructure

Social infrastructure refers to the various assets that accommodate and support social services and social development in the community. In addition to taking a lead role, the City collaborates with other levels of government, various non-profit agencies, public partners and private organizations to leverage funding opportunities and support service delivery in the community.



### Highlighted Achievements

- The City provided support to many non-profit organizations that enhance the quality of life in Richmond through the City Grant Program. These organizations play an integral role in providing programs and services to community members that contribute to the well-being of residents. City funding also helps build organizational capacity and encourages partnerships to align resources across the community.
  - \$626,970 was allocated through the Health, Social and Safety Grants program to 25 community service organizations providing valuable programs and services in the community.
  - \$47,019 was approved for Child Care Grants to seven non-profit organizations that deliver or support licensed child care in Richmond.
  - \$116,815 was awarded to 20 arts and culture organizations through the annual Richmond Arts and Culture Grants program, which supports not-for-profit arts and culture organizations through funding for operating and project assistance.

- \$112,828 was awarded to nine community service organizations. The annual Parks, Recreation and Community Events Grant program assists non-profit community organizations in delivering programs and services that support the health, well-being and community connection of Richmond residents.

- The first two Early Childhood Development (ECD) Hubs, Sprouts and Seedlings, secured through development as community amenity contributions, were transferred to the City in 2021. The Sprouts ECD Hub located in Capstan Village is leased to the YMCA of Greater Vancouver, and the Seedlings ECD Hub located in Brighthouse Village is leased to Richmond Society for Community Living. These ECD Hubs are the City's 11th and 12th City-owned, purpose-built child care facilities and will provide Richmond families with support services, community programming, and access to 199 new licensed child care spaces.
- The City's Child Care Development Reserve received \$22,978 in developer amenity contributions in 2021. These funds will assist the City in the creation of new child care spaces and support the operations of child care within the city.
- To support economic recovery for Richmond residents, the Library offered two Job Fairs in 2021, one virtual, presented in partnership with WorkBC Employment Services, and one in-person, presented in partnership with WorkBC and the British Columbia Hotel Association (BCHA). Over 450 people attended the two events.





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

Active involvement in recreation, arts, cultural and wellness opportunities leads to healthier lives and better connection to the community. These activities promote fun, physical activity and lifelong learning.

Despite the continued uncertainty brought about by the COVID-19 pandemic, community facilities remained open, with 1,255,111 visits to facilities through registered programs, drop-in admissions and membership scans in 2021. Indicators suggest that the community has a strong interest in returning to programs and services, as drop-in and program registration were approximately 88% of 2019 (pre-pandemic) participation levels. The numerous opportunities offered through community facilities engage residents with a wide range of interests and ways to lead healthy and active lifestyles.

### Highlighted Achievements

- The Richmond Food Recovery Network, created in partnership with FoodMesh, was the recipient of the 2021 British Columbia Economic Development Association Community Project Award in recognition of an organization that has implemented various economic development initiatives that provide economic benefits to a community or region. The Richmond Food Recovery Network exceeded expectations by nearly doubling all target goals and provided the community with over 644,000 meals while diverting 414,555 kg of food from waste streams. The total donation value of these goods was \$2.2 million. Over 60 local businesses, charities and farmers joined the network to divert surplus food to those in need.
- The Richmond Museum Society received a 2020 Richmond Heritage Award in 2021 for the Self-Guided Historical Walking Tours in the Terra Nova and Brighouse neighbourhoods. An addition to the walking tour series in 2021 featured the history of Sea Island and Burkeville, including points of interest about the Vancouver International Airport (YVR) and Richmond's aviation history. The Self-Guided Historical Walking Tour map series was developed to engage the community during the COVID-19 pandemic in learning about Richmond's past while being physically active outdoors.
- Richmond Culture Days returned, between September 24 – October 24, 2021, with 63 unique in-person and virtual activities.
- With the support of 40 volunteers and many Richmond's local arts organizations, an estimated 1,500 patrons safely participated in hands-on workshops, demonstrations and performances during the opening weekend. The Culture Days national organization, once again, recognized Richmond as one of the Top 5 most engaged mid-size cities and Top 10 in Canada overall.
- The Engaging Artists in Community Public Art program invites artists to engage the community in innovative ways in the making of art, to foster individual creative expression, multigenerational and cross-cultural exchange and community building. In 2021, the Engaging Artists in Community program facilitated 1,662 hours of community participation through projects such as:
  - Exploring Ecology Through Place, by artist Rachel Rozanski;
  - Stories of Home – Past and Present; and
  - Whimsical Garden, a project by J Peachy, supported by Pat Calihou, Melissa West Morrison, Yolanda Weeks and Tiffany Yang.



## Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

Strong and safe neighbourhoods connect people to their neighbours, foster a sense of inclusion and belonging, and support a more enriched quality of life. Enhancing the overall safety of our public spaces encourages active living and promotes economic vitality.

The COVID-19 pandemic has highlighted the importance of safe and connected neighbourhoods to community and social resilience. The City partnered with various organizations on new and continued initiatives that focused on facilitating strong, safe neighbourhoods.

### Highlighted Achievements

- During the extreme heat events in summer 2021, community cooling centres were provided at Cambie and South Arm community centres, Minoru Centre for Active Living, all four operating Library locations, and the Richmond Cultural Centre. Tents for additional shade were set up at several parks; Steveston, King George, and Burkeville spray parks operated seven days a week; and misting stations were in place at six key locations around the city. Extreme heat safety tips and resources were posted on the City of Richmond website and shared on the City's social media channels.
- The Expedited Temporary Outdoor Patio program and online application process was launched to allow restaurants, cafés and pubs to expand outdoor seating to private property, parking lots or approved space on City sidewalks, following health and safety guidelines. A total of 66 businesses took advantage of the program, which has been extended until June 1, 2022.
- City Council endorsed, and the Province approved, Richmond's participation in the Province's Electric Kick Scooter Pilot Project. When launched (in early 2022), Richmond will be the only municipality in Metro Vancouver to have a shared e-scooter system. The contract for a public shared e-scooter pilot project that includes e-bikes was awarded to Lime Technology Inc. Privately-owned e-scooters are legal on selected roads (20 km/h maximum speed) and shared pathways (15 km/h maximum speed) as of July 2021.
- Following consultation with residents, traffic calming measures were implemented in three neighbourhoods to address speed-related concerns:
  - Monteith Road: Two speed humps were installed.
  - Shell Road East: Three speed humps were installed, two of which are raised crosswalks.
  - Fundy Drive: The speed limit was reduced to 30 km/hr along the frontage of the park between dawn and dusk, three speed humps and three crosswalks were installed and in-pavement markers were installed at two of the crosswalks.
- In September 2021, the Richmond RCMP Detachment Strategic Plan 2021–2025 was approved by City Council. The RCMP Strategic Plan is themed, *Our Community, Your RCMP*. This document forms the foundational building blocks of the Richmond RCMP's planning process for the next five years.
- Six new community murals were painted in public spaces in 2021 through the City's Community Mural Program. The program connects artists, students, community groups, and local businesses to add vibrancy to highly visible public spaces. The program fosters community dialogue and cross-cultural exchange. A total of 10 murals have been created since the program's inception in 2018.
- The #RichmondHasHeart program, initiated in Spring 2020 in response to the rapidly evolving COVID-19 pandemic, builds community spirit and amplifies actions happening organically across the community to show support for front line and essential workers. In 2021, using this unifying hashtag, City and community partners developed, promoted and showcased virtual and neighbourhood-scale activities that engaged residents in a manner consistent with provincial health guidelines while supporting local artists, businesses and community organizations. Activities included:
  - Eating in the Time of COVID, by Cristy Fong and Denise Fong. This online collection of stories, quotes, photos, poems and illustrations captures culturally diverse and multigenerational experiences with food during the pandemic. The website, [richmondfoodstories.ca](http://richmondfoodstories.ca), will function as the online exhibition and as a legacy piece to document the voices, feelings and visual representations of the COVID-19 experience.
  - No. 3 Road Art Columns featured Exhibit 15, Part II Hope, Resilience and Strength from August 16, 2021, to January 31, 2022. This six-month exhibition showcased the work of Richmond artists Aman Aheer, Anja Novkovic and Manuel Axel Strain, who created work in response to the theme.



## Next Steps

Building Our Social Future – A Social Development Strategy for Richmond (2013–2022) outlines the focus and strategic directions for addressing the social issues and opportunities that exist within our community. Since it was adopted, significant progress and achievements have been made towards furthering the Strategy’s goals. Regular updates on the Strategy are prepared for City Council, key stakeholders and the public as part of the City’s ongoing commitment to monitor progress and review changing needs. The 2021 progress report will be shared on the City’s website, where updates from previous years can also be found.

## Conclusion

The Social Development Strategy is a roadmap to guide the City in achieving its vision to be the most appealing, livable and well-managed community in Canada. The collaborative efforts of the City, community organizations, key stakeholders and Richmond residents are essential to address the increasingly complex social challenges faced by our growing city and region. The Strategy remains a valuable asset in guiding priorities and allocating resources to best support the community and improve the overall well-being of Richmond residents.



# Appendix A: Social Development Strategy 2013–2022

## Goals, Strategic Directions and Actions

### Goal 1: Enhance Social Equity and Inclusion

#### Strategic Direction 1: Expand Housing Choices

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

- 1.1 Developing a Housing Action Plan that incorporates ongoing monitoring, revisions and housing targets for people living on limited income (e.g. older adults, people on social assistance and youth-at-risk). **Short term (0-3 years)**
- 1.2 Exploring options for increasing the supply of workforce housing (e.g. helping people who work in Richmond to be able to afford to live in the city). **Short term (0-3 years)**
- 1.3 Enhancing policies and mechanisms for facilitating affordable homeownership in Richmond. **Short term (0-3 years)**
- 1.4 Pursuing development of an emergency shelter for women and children. **Short term (0-3 years)**
- 1.5 Updating the Homelessness Strategy, in collaboration with other Community Partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond. **Short term (0-3 years)**
- 1.6 Exploring creative financing options, to supplement developer contributions to augment the City's Affordable Housing Reserves. **Long term (7-10 years)**
- 1.7 Using the Affordable Housing Reserve Fund for strategic land acquisitions and other initiatives to facilitate provision of subsidized rental housing. **Ongoing**

- 1.8 Enhancing collaboration with non-profit societies, the faith community, private businesses and senior government to pursue innovation funding mechanisms, leveraged investment opportunities and other approaches for developing affordable housing with appropriate community support services. **Ongoing**
- 1.9 Continuing participation in local and regional homelessness initiatives. **Ongoing**
- 1.10 Continuing to advocate to Senior Government for necessary programs and funding to address priority affordable housing needs. **Ongoing**

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

- 2.1 Continuing to accommodate a variety of housing forms, with designs that facilitate aging in place, through the Official Community Plan (OCP), Zoning Bylaw and planning policies (e.g. secondary suites, laneway housing, townhouse units within high density developments, diverse unit sizes). **Ongoing**
- 2.2 Reviewing incentives to encourage homeowners to establish secondary suites, laneway housing and other desired housing forms in Richmond neighbourhoods. **Ongoing**
- 2.3 Encouraging development of housing and community spaces that incorporate physical, socioeconomic and cultural accessibility features that support liveability and aging in place. **Ongoing**
- 2.4 Continuing to pursue opportunities to increase the public's understanding of housing challenges for people with addictions, physical disabilities and mental health issues. **Ongoing**



## Strategic Direction 2: Enhance Community Accessibility

**ACTION 3: Continue to play a leadership role with respect to physical accessibility, consulting with people with disabilities and other partners in efforts to:**

- 3.1 Implement the policies specified in the 2041 OCP pertaining to adaptable and convertible housing requirements, visitability and overall housing accessibility. **Short term (0-3 years) then Ongoing**
- 3.2 Establish cost-effective accessibility design specifications for affordable housing developments. **Short term (0-3 years)**
- 3.3 Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments. **Medium term (4-6 years)**
- 3.4 Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities. **Medium term (4-6 years)**
- 3.5 Promote best practices in the assessment and upgrading of accessibility features in City and non-City facilities (e.g. continued participation with the Rick Hansen Foundation and others on the promotion and enhancement of the Planat online venue accessibility rating tool). **Ongoing**
- 3.6 Develop a comprehensive plan with associated budget requirements, for undertaking necessary upgrades to further increase accessibility of existing City facilities. **Long term (7-10 years)**
- 3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible. **Ongoing**

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

- 4.1 Exploring program expansion to assist more low income residents (e.g. adults, older adults, and people with disabilities). **Short term (0-3 years)**
- 4.2 Using technological improvements to enhance customer service and program administration. **Short term (0-3 years)**

- 4.3 Increasing available opportunities for resident participation in community recreation, arts and cultural activities. **Short term (0-3 years)**
- 4.4 Developing enhanced communication and marketing approaches to facilitate maximum uptake of the Recreation Fee Subsidy Program by eligible recipients. **Short term (0-3 years)**
- 4.5 Exploring alternative mechanisms for administration of the program (e.g. through a non-profit agency, funded by the City and in accordance with City guidelines). **Short term (0-3 years)**

**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) 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) 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****

## Strategic Direction 3: Address the Needs of an Aging Population

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

- 7.1 Pursuing approaches that involve planning with, not for, the older adult population. **Short term (0-3 years)**
- 7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults. **Short term (0-3 years)**
- 7.3 Ensuring older adults and their families and caregivers are aware of available recreation, leisure, library, wellness and health promotion opportunities in the community. **Short term (0-3 years)**
- 7.4 Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible. **Ongoing**
- 7.5 Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes. **Medium term (4-6 years)**
- 7.6 Exploring partnerships with service providers, strata councils and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults. **Short term (0-3 years)**
- 7.7 Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups). **Ongoing**
- 7.8 Developing a communication strategy to increase the awareness of the young-old (55-65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults. **Short term (0-3 years)**

**ACTION 8: Build an expanded Minoru Place Activity Centre, ensuring that the new facility is adequate for meeting the needs of Richmond's growing and diverse older adult population, while also being flexible to accommodate other groups and respond to changing needs over time. **Short term (0-3 years)****

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

- 9.1 Pursuing the City of Richmond's designation as an Age-friendly City, joining the World Health Organizations Global Network of Age-friendly Cities and Communities. **Short term (0-3 years)**
- 9.2 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs. **Long term (7-10 years)**
- 9.3 Collaborating with senior governments, Vancouver Coastal Health, and Community Partners in planning and delivery of programs (e.g. community wellness clinics, elder abuse prevention initiatives) which help older adults continue to live independently in their community for as long as possible. **Ongoing**
- 9.4 Collaborating with Vancouver Coastal Health and other partners to ensure that appropriate and sufficient care facilities, adult day centre spaces, and other resources are available to meet the needs of older adults who are no longer able to live independently. **Ongoing**
- 9.5 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm features which encourage physical activity and social connections). **Ongoing**



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

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

- 10.1 Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need. **Medium term (4-6 years)**
- 10.2 Exploring creative financing options to supplement developer contributions to augment the City's Child Care Development Reserves. **Long term (7-10 years)**
- 10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers. **Ongoing**
- 10.4 Encouraging the establishment of child care facilities near schools, parks and community centres. **Ongoing**
- 10.5 Encouraging private developers to contribute to the City's Child Care Development Reserve Fund, as appropriate. **Ongoing**
- 10.6 Consulting and collaborating with child care providers and other community partners on child care issues. **Ongoing**
- 10.7 Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond. **Ongoing**
- 10.8 Advocating for senior governments to contribute funding and improve policies to address local child care needs. **Ongoing**

**ACTION 11:** Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system. **Ongoing**

**ACTION 12:** Seek opportunities to provide support for children and families through:

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

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

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

**ACTION 14: Work with Police Services, the Richmond School District, youth serving agencies and youth groups on initiatives to:**

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

## Goal 2: Engaging Our Citizens

### Strategic Direction 5: Build on Richmond's Cultural Diversity

**ACTION 15:** Implement, monitor and update the Intercultural Strategic Plan and Work Program.  
*Medium term (4-6 years)*

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

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

**ACTION 17:** Improve employment opportunities for immigrants with foreign training and credentials, focusing on:

- 17.1 Exploring opportunities to develop a pilot apprenticeship type program targeted at recent immigrants, for the City and stakeholders, including the business and intercultural sectors.  
*Medium term (4-6 years)*

**ACTION 18:** Increase awareness of and access to City employment opportunities by immigrant groups through:

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

**ACTION 19:** Create opportunities to showcase Richmond's cultural diversity and facilitate intercultural dialogue by:

- 19.1 Encouraging collaborative approaches to ensure that Richmond remains a welcoming and integrated community, while respecting the desires of immigrant groups to maintain their own cultures. *Ongoing*
- 19.2 Facilitating the development and coordination of intercultural events that provide opportunities for active learning about the traditions of different cultures. *Ongoing*
- 19.3 Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond. *Ongoing*

**ACTION 20:** Consult with local First Nations and urban Aboriginal organizations and other partners to:

- 20.1 Gain a better understanding of the needs of Richmond's urban Aboriginal population, and opportunities for future collaboration. *Ongoing*
- 20.2 Support the Richmond National Indigenous Peoples Day event and Richmond School District Aboriginal Enhancement Agreement initiatives.  
*Ongoing*

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

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



**ACTION 22: Collaborate with Community Partners in:**

- 22.1 Developing services and strategies that recognize the needs, interests and safety of Richmond's Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirit (LGBTQ2S) communities. **Ongoing**
- 22.2 Collaborating on developing cross-agency staff awareness training programs on LGTB issues.  
**Medium term (4-6 years)**

**ACTION 23: Establish targeted measures to prevent and respond to incidents of racism in Richmond by:**

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



## Strategic Direction 6: Support Community Engagement and Volunteerism

**ACTION 24:** Implement, monitor and update the Richmond Community Services Volunteer Management Strategy. **Short term (0-3 years)**

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

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

**ACTION 26:** Review the City's advisory committee structure to determine:

- 26.1 Whether existing committee structure is the most effective for obtaining community advice on particular matters. **Medium term (4-6 years)**

26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including:

- Clear Terms of Reference for each committee;
- Clear roles of elected officials and staff;
- Annual orientation program for new committee members;
- Consistent reporting procedures and feedback mechanisms;
- Mechanisms for information exchange amongst committees; and
- Work programs that reflect Council Term Goals. **Medium term (4-6 years)**

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

**ACTION 28:** Expand the City's New Canadian Tours program by:

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

## Goal 3: Building On Social Assets and Community Capacity

### Strategic Direction 7: Strengthen Richmond's Social Infrastructure

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

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

**ACTION 30:** Develop and maintain a database on space needs of non-profit social service agencies to be updated annually through surveys of agencies. **Short term (0-3 years)**

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

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

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

**ACTION 33:** Develop mechanisms and guidelines to expand use of the City's communication channels (e.g. website) to help community agencies publicize their services, programs and events. **Short term (0-3 years)**

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

**ACTION 36:** Encourage the Richmond School District to:

- 36.1 Expand community access and use of its schools. **Short term (0-3 years)**
- 36.2 Explore the potential for working together to establish a pilot community school in the city. **Long term (7-10 years)**

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



ACTION 38: Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee, participation in networking groups.) *Ongoing*

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

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

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

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

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

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

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

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

- Education (e.g. increasing public awareness of social issues through theatre or visual media);
- Engagement (e.g. providing opportunities for people to become more involved in the community); and
- Employment (e.g. providing jobs for people in arts related fields). *Ongoing*

**ACTION 46:** Facilitate food security for Richmond residents by:

- 46.1 Supporting retention of agricultural lands and efforts to make these lands economically viable. *Ongoing*
- 46.2 Encouraging development of community gardens and farmers markets. *Ongoing*
- 46.3 Supporting the Richmond Farm School as an important component for the agricultural sector in the region. *Ongoing*
- 46.4 Working with the Richmond Food Security Society and Vancouver Coastal Health to facilitate food security related initiatives. *Ongoing*

**ACTION 47:** Explore opportunities for use of the Richmond Olympic Oval for social development initiatives. *Medium term (4-6 years)*

## Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

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

- 48.1 Identifying locations, funding options, and planning mechanisms for the development of community gathering spaces in various parts of the city. **Ongoing**
- 48.2 Facilitating development of vibrant streetscapes with a diverse range of uses and amenities in appropriate neighbourhood locations throughout Richmond. **Ongoing**
- 48.3 Completing a network of bike routes and walkways linking neighbourhood hubs and gathering places to one another and to regional amenities. **Ongoing**

**ACTION 49:** Support local community building initiatives, focusing on:

- 49.1 Developing community gardens, boulevard planting areas and other informal gathering places in local neighbourhoods through the existing Partners for Beautification Program. **Ongoing**
- 49.2 Supporting community clean up events and community arts activities. **Ongoing**

**ACTION 50:** Continue to co-locate recreation and other community facilities with or near school sites. **Ongoing**

**ACTION 51:** Encourage community agencies and faith-based groups to make spaces available in their premises at reasonable rates for local community users (e.g. meetings, drop-in programs). **Ongoing**

**ACTION 52:** Collaborate with Police Services and Community Partners to promote Richmond as a safe and livable community. **Ongoing**

**ACTION 53:** Support the efforts of government and community-based partners to address mental health, substance abuse and addiction concerns in Richmond. **Ongoing**





## City of Richmond

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

Telephone: 604-276-4000

[www.richmond.ca](http://www.richmond.ca)

**PLN - 106**



# Building Our Social Future – A Social Development Strategy for Richmond (2013–2022)

## All Actions—Status as of December 31, 2021

### Legend

Timeline	Status
<ul style="list-style-type: none"> <li><i>Ongoing</i></li> <li><i>Short Term</i>: 0–3 years</li> <li><i>Medium Term</i>: 4–6 years</li> <li><i>Long Term</i>: 7–10 years</li> </ul>	<ul style="list-style-type: none"> <li><i>Complete</i>: Identified work towards this Action is complete.</li> <li><i>Ongoing</i>: Work to support this Action is ongoing. Due to the changing community context, some Actions originally identified as Short, Medium, or Long Term are better suited as Ongoing.</li> <li><i>In Progress</i>: Work towards addressing this Action is in progress.</li> <li><i>Under Review</i>: This Action is Under Review. Due to the changing community context, some Actions require review.</li> </ul>

### Status of All Actions as of December 31, 2021

Action	Timeline	Status
<b>Goal #1 – Enhance Social Equity and Inclusion</b>		
<b>Strategic Direction #1 – Expand Housing Choices</b>		
<b>Action #1 – Implement, monitor, and enhance the Richmond Affordable Housing Strategy, placing priority attention on:</b>		
1.1 Developing a Housing Action Plan that incorporates ongoing monitoring, revisions, and housing targets for people living on limited income (e.g. older adults, people on social assistance, and youth-at-risk).	Short Term	Complete
1.2 Exploring options for increasing the supply of “workforce housing” (e.g. helping people who work in Richmond to be able to afford to live in the city).	Short Term	Ongoing
1.3 Enhancing policies and mechanisms for facilitating affordable homeownership in Richmond.	Short Term	Ongoing
1.4 Pursuing development of an emergency shelter for women and children.	Short Term	Complete
1.5 Updating the Homelessness Strategy, in collaboration with other Community Partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond.	Short Term	Complete
1.6 Exploring creative financing options, to supplement developer contributions to augment the City’s Affordable Housing Reserves.	Long Term	Ongoing
1.7 Using the Affordable Housing Reserve Fund for strategic land acquisitions and other initiatives to facilitate provision of subsidized rental housing.	Ongoing	Ongoing
1.8 Enhancing collaboration with non-profit societies, the faith community, private businesses and senior governments to pursue innovative funding mechanisms, leveraged investment opportunities and other approaches for developing affordable housing with appropriate community support services.	Ongoing	Ongoing
1.9 Continuing participation in local and regional homelessness initiatives.	Ongoing	Ongoing
1.10 Continuing to advocate to Senior Government for necessary programs and funding to address priority affordable housing needs.	Ongoing	Ongoing
<b>Action #2 – Support opportunities for people to remain in their neighbourhoods as they age, or personal circumstances or family status changes, through such means as:</b>		
2.1 Continuing to accommodate a variety of housing forms, with designs that facilitate aging in place, through the OCP, Zoning Bylaw and planning policies (e.g. secondary suites, laneway housing, townhouse units within higher density developments; diverse unit sizes).	Ongoing	Ongoing
2.2 Reviewing incentives to encourage homeowners to establish secondary suites, laneway housing and other desired housing forms in Richmond neighbourhoods.	Ongoing	Ongoing
2.3 Encouraging development of housing and community spaces that incorporate physical, socioeconomic and cultural accessibility features that support livability and aging in place.	Ongoing	Ongoing
2.4 Continuing to pursue opportunities to increase the public’s understanding of housing	Ongoing	Ongoing

Action	Timeline	Status
challenges for people with addictions, physical disabilities and mental health issues.		
<b>Strategic Direction #2 – Enhance Community Accessibility</b>		
<b>Action #3 – Continue to play a leadership role with respect to physical accessibility, consulting with people with disabilities and other partners in efforts to:</b>		
3.1 Implement the policies specified in the 2041 OCP pertaining to adaptable and convertible housing requirements, visitability and overall housing accessibility.	Short Term then Ongoing	Ongoing
3.2 Establish cost-effective accessibility design specifications for affordable housing developments.	Short Term	Complete
3.3 Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments.	Medium Term	In Progress
3.4 Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities.	Medium Term	Ongoing
3.5 Promote best practices in the assessment and upgrading of accessibility features in City and non-City facilities (e.g. continued participation with the Rick Hansen Foundation and others on the promotion and enhancement of the Planat online venue accessibility rating tool).	Ongoing	Ongoing
3.6 Develop a comprehensive plan with associated budget requirements, for undertaking necessary upgrades to further increase accessibility of existing City facilities.	Long Term	Ongoing
3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible.	Ongoing	Ongoing
<b>Action #4 – Conduct a comprehensive review of the Recreation Fee Subsidy Program to ensure it continues to address priority needs, within the City's means, with consideration being given to:</b>		
4.1 Exploring program expansion to assist more low income residents (e.g. adults, older adults, and people with disabilities).	Short Term	Complete
4.2 Using technological improvements to enhance customer service and program administration.	Short Term	Complete
4.3 Increasing available opportunities for resident participation in community recreation, arts and cultural activities.	Short Term	Complete
4.4 Developing enhanced communication and marketing approaches to facilitate maximum uptake of the Recreation Fee Subsidy Program by eligible recipients.	Short Term	Complete
4.5 Exploring alternative mechanisms for administration of the program (e.g. through a non-profit agency, funded by the City and in accordance with City guidelines).	Short Term	Complete
<b>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:</b>		
5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond.	Short Term then Ongoing	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 then Ongoing	Ongoing
<b>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</b>	Ongoing	Ongoing
<b>Strategic Direction #3 – Address the Needs of an Aging Population</b>		
<b>Action #7 – Implement, monitor and update the Older Adults Service Plan, placing priority attention on:</b>		
7.1 Pursuing approaches that involve planning with, not for, the older adult population.	Short Term	Ongoing
7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults.	Short Term	Ongoing
7.3 Ensuring older adults and their families and caregivers are aware of available recreation, leisure, library, wellness and health promotion opportunities in the community.	Short Term	Ongoing
7.4 Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible.	Ongoing	Ongoing



Action	Timeline	Status
7.5 Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes.	Medium Term	In Progress
7.6 Exploring partnerships with service providers, strata councils and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults.	Short Term	Ongoing
7.7 Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups).	Ongoing	Ongoing
7.8 Developing a communication strategy to increase the awareness of the young-old (55–65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults.	Short Term	Ongoing
<b>Action #8 – Build an expanded Minoru Place Activity Centre, ensuring that the new facility is adequate for meeting the needs of Richmond’s growing and diverse older adult population, while also being flexible to accommodate other groups and respond to changing needs over time.</b>	Short Term	Complete
<b>Action #9 – Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community through such actions as:</b>		
9.1 Pursuing the City of Richmond’s designation as an Age-friendly City, joining the World Health Organization’s Global Network of Age-friendly Cities and Communities.	Short Term	Complete
9.2 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs.	Long Term	Complete
9.3 Collaborating with senior governments, Vancouver Coastal Health, and Community Partners in planning and delivery of programs (e.g. community wellness clinics, elder abuse prevention initiatives) which help older adults continue to live independently in their community for as long as possible.	Ongoing	Ongoing
9.4 Collaborating with Vancouver Coastal Health and other partners to ensure that appropriate and sufficient care facilities, adult day centre spaces, and other resources are available to meet the needs of older adults who are no longer able to live independently.	Ongoing	Ongoing
9.5 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm features which encourage physical activity and social connections).	Ongoing	Ongoing
<b>Strategic Direction #4 – Help Richmond’s Children, Youth and Families Thrive</b>		
<b>Action #10 – Support the establishment of high quality, safe child care services in Richmond through such means as:</b>		
10.1 Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need.	Medium Term	Ongoing
10.2 Exploring creative financing options to supplement developer contributions to augment the City’s Child Care Development Reserves.	Long Term	Ongoing
10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.	Ongoing	Ongoing
10.4 Encouraging the establishment of child care facilities near schools, parks and community centres.	Ongoing	Ongoing
10.5 Encouraging private developers to contribute to the City’s Child Care Development Reserve Fund, as appropriate.	Ongoing	Ongoing
10.6 Consulting and collaborating with child care providers and other Community Partners on child care issues.	Ongoing	Ongoing
10.7 Administering the City’s Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond.	Ongoing	Ongoing
10.8 Advocating for senior governments to contribute funding and improve policies to address local child care needs.	Ongoing	Ongoing
<b>Action #11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.</b>	Ongoing	Ongoing
<b>Action #12 – Seek opportunities to provide support for children and families through:</b>		

Action	Timeline	Status
12.1 Working with Richmond Children First and other partners to: <ul style="list-style-type: none"> <li>• Advance the objectives of Richmond's Children's Charter; and</li> <li>• Develop and implement strategies to best support children and families.</li> </ul>	Short Term	Ongoing
12.2 Seeking opportunities to negotiate space for family-oriented community service hubs through the rezoning process (e.g. co-location of child care, family support and health services).	Ongoing	Ongoing
12.3 Providing children and families with the opportunity to participate, as appropriate, in plans, policies, and programs affecting them and the community.	Ongoing	Ongoing
12.4 Making Richmond an increasingly child and family friendly community through progressive City land use planning and design practices.	Ongoing	Ongoing
12.5 Supporting the establishment of family-oriented affordable housing.	Ongoing	Ongoing
12.6 Providing community grants to organizations that offer services to support children and families.	Ongoing	Ongoing
12.7 Providing affordable and accessible child and family-friendly parks, recreation and cultural opportunities, including library programs and services.	Ongoing	Ongoing
12.8 Supporting programs and initiatives that address domestic violence, poverty, mental health and addictions.	Ongoing	Ongoing
<b>Action #13 – Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:</b>		
13.1 Expanding services for youth in the City Centre.	Short Term	Complete
13.2 Enhancing dedicated, safe, youth-friendly spaces in various facilities throughout Richmond.	Short Term	Ongoing
13.3 Engaging youth in City and community-based planning processes.	Short Term	Ongoing
13.4 Promoting and applying the 40 Developmental Assets based approach to programming for youth.	Ongoing	Ongoing
13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community.	Ongoing	Ongoing
13.6 Supporting efforts of community-based groups to give Richmond school children access to nutritious meals.	Ongoing	Ongoing
<b>Action #14 – Work with Police Services, the School District, youth serving agencies and youth groups on initiatives to:</b>		
14.1 Increase awareness and education in efforts to reduce the prevalence of bullying.	Short Term	Ongoing
14.2 Improve information and referral amongst youth serving agencies in the city.	Short Term	Ongoing
14.3 Reduce the lure for young people to join gangs.	Ongoing	Ongoing
<b>Goal #2 – Engaging Our Citizens</b>		
<b>Strategic Direction #5 – Build on Richmond's Cultural Diversity</b>		
<b>Action #15 – Implement, monitor and update the Intercultural Strategic Plan and Work Program.</b>	Medium Term	Complete
<b>Action #16 – Improve the City's cultural competence through monitoring the intercultural sensitivity and inclusiveness of corporate policies and practices, making adjustments as necessary to:</b>		
16.1 Establish clear guidelines for providing translation and interpretation services to conduct City business.	Short Term	In Progress
16.2 Devise and implement a comprehensive cultural diversity training program for City and community partner staff.	Medium Term	In Progress
16.3 Undertake a comprehensive review of City policies and practices from a diversity perspective, identifying gaps and proposed improvements.	Long Term	In Progress
16.4 Recognize and reduce barriers faced by new immigrants in accessing City services.	Ongoing	Ongoing
<b>Action #17 – Improve employment opportunities for immigrants with foreign training and credentials, focusing on:</b>		



Action	Timeline	Status
17.1 Exploring opportunities to develop a pilot “apprenticeship” type program targeted at recent immigrants, for the City and stakeholders, including the business and intercultural sectors.	Medium Term	In Progress
<b>Action #18 – Increase awareness of and access to City employment opportunities by immigrant groups through:</b>		
18.1 Working with community agencies and other partners to publicize City employment opportunities to immigrant groups and improve mutual understanding of barriers and needs.	Medium Term	Under Review
18.2 Continuing to explore and develop outreach mechanisms to encourage individuals from cultural groups that are currently under-represented in the City workforce to apply for available employment opportunities.	Ongoing	Ongoing
<b>Action #19 – Create opportunities to showcase Richmond’s cultural diversity and facilitate intercultural dialogue by:</b>		
19.1 Encouraging collaborative approaches to ensure that Richmond remains a welcoming and integrated community, while respecting the desires of immigrant groups to maintain their own cultures.	Ongoing	Ongoing
19.2 Facilitating the development and coordination of intercultural events that provide opportunities for active learning about the traditions of different cultures.	Ongoing	Ongoing
19.3 Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond.	Ongoing	Ongoing
<b>Action #20 – Consult with local First Nations and urban Aboriginal organizations and other partners to:</b>		
20.1 Gain a better understanding of the needs of Richmond’s urban Aboriginal population, and opportunities for future collaboration.	Ongoing	Ongoing
20.2 Support the Richmond National Indigenous Peoples Day event and Richmond School District Aboriginal Enhancement Agreement initiatives.	Ongoing	Ongoing
<b>Action #21 – In conjunction with community agencies and other partners, continue to advocate to senior governments on such matters as:</b>		
21.1 Funding levels for settlement services and English language training.	Short Term then Ongoing	Ongoing
21.2 Licensing processes and accreditation for foreign-trained professionals.	Short Term then Ongoing	Ongoing
21.3 Necessary adjustments to Federal immigration policies and recruitment campaigns.	Short Term then Ongoing	Ongoing
<b>Action #22 – Collaborate with Community Partners in:</b>		
22.1 Developing services and strategies that recognize the needs, interests and safety of Richmond’s Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirit (LGBTQ2S) communities.	Ongoing	Ongoing
22.2 Collaborating on developing cross-agency staff awareness training programs on LGBTQ2S issues.	Medium Term	Ongoing
<b>Action #23 – Establish targeted measures to prevent and respond to incidents of racism in Richmond by:</b>		
23.1 Participating in the establishment of media watch mechanisms with stakeholders to monitor the local media, City and community communication and work to redress misperceptions created by inaccurate or insensitive references to particular cultural groups.	Short Term	Complete
23.2 Developing an intercultural intervention resource package and subsequent training, within City and stakeholder structures, to respond to intercultural conflicts and incidents.	Medium Term	In Progress
23.3 Collaborating with the business sector and other partners to ensure racist graffiti is removed in a timely manner both from City and non-City properties in Richmond and that any wording on business signage and/or City documentation prominently includes the English language.	Ongoing	Ongoing
<b>Strategic Direction #6 – Support Community Engagement and Volunteerism</b>		
<del>Action #24 – Implement, monitor and update the Richmond Community Services Volunteer Management Strategy.</del>	Short Term	Complete
<b>Action #25 – Develop a comprehensive communication strategy for encouraging and supporting a cross section of Richmond residents, particularly those who may face barriers to participation (e.g. recent immigrants, people with disabilities, etc.) to participate in City planning and decision making processes, whereby the City:</b>		

Action	Timeline	Status
25.1 Strives to ensure that key written information is presented in plain English and in additional languages, as appropriate.	Short Term	Ongoing
25.2 Works with the media, including ethnic-specific media, to disseminate information and solicit ideas from the public.	Short Term	Ongoing
25.3 Increases the use of social media and other innovative communication/ engagement tools (e.g. study circles, online discussion forums).	Short Term	Ongoing
25.4 Undertakes best practice research to develop tools to improve City community engagement practices (e.g. updating and enhancing the Public Participation Toolkit).	Long Term	Ongoing
<b>Action #26 – Review the City’s advisory committee structure to determine:</b>		
26.1 Whether existing committee structure is the most effective for obtaining community advice on particular matters.	Medium Term	Ongoing
26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including: <ul style="list-style-type: none"> <li>• clear Terms of Reference for each committee;</li> <li>• clear roles of elected officials and staff;</li> <li>• annual orientation program for new committee members;</li> <li>• consistent reporting procedures and feedback mechanisms;</li> <li>• mechanisms for information exchange amongst committees; and</li> <li>• work programs that reflect Council Term Goals.</li> </ul>	Medium Term	Complete
<b>Action #27 – Support and encourage community-based efforts to attract and develop the leadership potential of people who live or work in Richmond and, as appropriate, coordinate these efforts with the work of municipal advisory committees.</b>	Ongoing	Ongoing
<b>Action #28 – Expand the City’s New Canadian Tours program by:</b>		
28.1 Seeking corporate sponsorships and expanding the partner base of the program.	Short Term	Ongoing
28.2 Providing participants with additional information on opportunities for participation in municipal decision making processes and active involvement in civic life.	Short Term	Ongoing
<b>Goal #3 – Building on Social Assets and Community Capacity</b>		
<b>Strategic Direction #7 – Strengthen Richmond’s Social Infrastructure</b>		
<b>Action #29 – Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments including:</b>		
29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendation to Council on specific rezoning applications.	Short Term	In progress
29.2 Establishment of a Community Amenity Reserve Policy and Fund, similar to those for affordable housing and child care, to secure cash contributions from developers for future amenity development in lieu of the provision of built amenity space.	Long Term	Under Review
<b>Action #30 – Develop and maintain a database on space needs of non-profit social service agencies to be updated annually through surveys of agencies.</b>	Short Term	In Progress



Action	Timeline	Status
<b>Action #31 – In consultation with community agencies and developers, establish a clear, consistent City policy framework for assisting community agencies to secure program and office space for their operations, with the framework specifying, among other things:</b> <ul style="list-style-type: none"> <li>• eligibility requirements and criteria for support;</li> <li>• application process with an emphasis on transparency, consistency, and fairness;</li> <li>• timing requirements;</li> <li>• clarification of responsibilities of participating parties (e.g. agencies, developers, City);</li> <li>• examples of spaces that may be pursued (e.g. multi-service hubs, single agency spaces, strategic/specific agency groupings); and</li> <li>• alternative mechanisms for the securing or provision of space (e.g. lease of City premises, space secured through private rezonings as an amenity contribution, space secured for lease as part of a private development approvals process, space secured through City partnerships with other levels of government).</li> </ul>	Short Term	In Progress
<b>Action #32 – Implement the City Centre Area Plan Policy of exploring opportunities to establish multi-use, multi-agency community service hubs in appropriate locations in the City Centre, while also pursuing other types of agency space, as appropriate, throughout Richmond.</b>	Short Term	Ongoing
<b>Action #33 – Develop mechanisms and guidelines to expand use of the City’s communication channels (e.g. website) to help community agencies publicize their services, programs and events.</b>	Short Term	Complete
<b>Action #34 – Strengthen the City’s already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input on the health implications of key City planning matters.</b>	Ongoing	Ongoing
<b>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.</b>	Ongoing	Ongoing
<b>Action #36 – Encourage the Richmond School District to:</b>		
36.1 Expand community access and use of its schools.	Short Term	In Progress
36.2 Explore the potential for working together to establish a pilot community school in the City.	Long Term	In Progress
<b>Action #37 – Expand opportunities for partnering with Richmond Public Library on community engagement and social development initiatives.</b>	Ongoing	Ongoing
<b>Action #38 – Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee, participation in networking groups.)</b>	Ongoing	Ongoing
<b>Action #39 – Administer, monitor and enhance the City Grant Program, undertaking reviews as required to ensure that the program continues to have adequate resources, targets priority community needs and makes efficient use of staff resources.</b>	Ongoing	Ongoing
<b>Action #40 – Continue to improve mechanisms and enhance timely interdepartmental collaboration to ensure that in City planning and decision making social factors are given appropriate consideration, in conjunction with economic and environmental factors.</b>	Ongoing	Ongoing
<b>Action #41 – Develop and maintain strong networks and communication channels with senior government partners to seek their policy and financial assistance in addressing Richmond social issues.</b>	Ongoing	Ongoing
<b>Action #42 – Participate in joint planning and networking initiatives with Community Partners (e.g. Richmond School District, Vancouver Coastal Health, Metro Vancouver, non-profit agencies), working collaboratively to address social development concerns in the community.</b>	Ongoing	Ongoing

Action	Timeline	Status
<b>Strategic Direction #8 – Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities</b>		
<b>Action #43 – Implement, monitor and update the Parks, Recreation and Cultural Services Master Plan based on updated Community Needs Assessments, developing and enhancing an appropriate range of parks, recreation and cultural facilities throughout Richmond.</b>	Ongoing	Ongoing
<b>Action #44 – Implement, monitor and update the Community Wellness Strategy including development of community wellness indicators in partnership with Vancouver Coastal Health.</b>	Ongoing	Ongoing
<b>Action #45 – Implement, monitor and update the Richmond Arts Strategy recognizing that the arts can be an important social development tool with respect to:</b> <ul style="list-style-type: none"> <li>• education (e.g. increasing public awareness of social issues through theatre or visual media);</li> <li>• engagement (e.g. providing opportunities for people to become more involved in the community);</li> <li>• employment (e.g. providing jobs for people in arts related fields).</li> </ul>	Ongoing	Ongoing
<b>Action #46 – Facilitate food security for Richmond residents by:</b>		
46.1 Supporting retention of agricultural lands and efforts to make these lands economically viable.	Ongoing	Ongoing
46.2 Encouraging development of community gardens and farmers markets.	Ongoing	Ongoing
46.3 Supporting the Richmond Farm School as an important component for the agricultural sector in the region.	Ongoing	Ongoing
46.4 Working with the Richmond Food Security Society and Vancouver Coastal Health to facilitate food security related initiatives.	Ongoing	Ongoing
<b>Action #47 – Explore opportunities for use of the Richmond Olympic Oval for social development initiatives.</b>	Medium Term	In Progress
<b>Strategic Direction #9 – Facilitate Strong and Safe Neighbourhoods</b>		
<b>Action #48 – Ensure that the City's land use planning and transportation policies and bylaws create neighbourhoods that support Richmond's active living, social development and wellness objectives through such measures as:</b>		
48.1 Identifying locations, funding options, and planning mechanisms for the development of community gathering spaces in various parts of the City.	Ongoing	Ongoing
48.2 Facilitating development of vibrant streetscapes with a diverse range of uses and amenities in appropriate neighbourhood locations throughout Richmond.	Ongoing	Ongoing
48.3 Completing a network of bike routes and walkways linking neighbourhood hubs and gathering places to one another and to regional amenities.	Ongoing	Ongoing
<b>Action #49 – Support local community building initiatives, focusing on:</b>		
49.1 Developing community gardens, boulevard planting areas and other informal gathering places in local neighbourhoods through the existing Partners for Beautification Program.	Ongoing	Ongoing
49.2 Supporting community clean up events and community arts activities.	Ongoing	Ongoing
<b>Action #50 – Continue to co-locate recreation and other community facilities with or near school sites.</b>	Ongoing	Ongoing
<b>Action #51 – Encourage community agencies and faith-based groups to make spaces available in their premises at reasonable rates for local community users (e.g. meetings, drop-in programs).</b>	Ongoing	Ongoing
<b>Action #52 – Collaborate with Police Services and Community Partners to promote Richmond as a safe and livable community.</b>	Ongoing	Ongoing
<b>Action #53 – Support the efforts of government and community-based partners to address mental health, substance abuse and addictions concerns in Richmond.</b>	Ongoing	Ongoing





# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** April 8, 2022

**From:** Kim Somerville  
Director, Community Social Development

**File:** 08-4057-11-03/2022-Vol 01

**Re:** Homelessness Strategy 2019–2029: 2021 Update

### Staff Recommendations

1. That the Homelessness Strategy 2019–2029: 2021 Update (Attachment 1), as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2021 Update”, dated April 8, 2022, from the Director, Community Social Development, be received for information; and
2. That the Homelessness Strategy 2019–2029: 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

Kim Somerville  
Director, Community Social Development  
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Facilities and Project Development	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## **Staff Report**

### **Origin**

Adopted by City Council on September 9, 2019, the City of Richmond Homelessness Strategy 2019–2029 is an action-oriented framework that guides the City’s and stakeholders’ involvement in homelessness for the ten year period.

This report provides an update on the implementation of the Homelessness Strategy 2019–2029 for 2021, with particular emphasis on the progress made on short term, medium term and ongoing actions.

This report supports Council’s Strategic Plan 2018–2022 Strategy #3 One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

*3.3 Utilize an interagency and intercultural approach to service provision.*

This report supports Council’s Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

*6.5 Ensure diverse housing options are available and accessible across the housing continuum.*

*6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.*

### **Analysis**

Homelessness continues to be a critical challenge for many Richmond residents. It is an extreme form of poverty characterized by the instability of housing and the inadequacy of income, health care supports and social supports. Richmond’s homeless population is as diverse as its general population, comprised of people of different ages, household configurations, genders, racial identities, sexual identities, employment and income status. The routes to and causes of people’s homelessness can be equally diverse.

The Homelessness Strategy 2019–2029: 2021 Update highlights significant achievements and progress made throughout the past year that addressed many of the goals, strategic directions and actions outlined in the strategy. The City, in collaboration with its provincial and local homeless serving agency partners, drove community progress to address the many changing and increased needs of individuals and families experiencing homelessness in Richmond during the pandemic.

Homelessness Strategy 2019–2029: 2021 Highlights

The Homelessness Strategy 2019–2029: 2021 Update highlights a variety of achievements accomplished during the strategy's second year of implementation. Highlights from 2021 include:

- In response to the continuing COVID-19 pandemic, the City, in partnership with BC Housing and Turning Point Recovery Society, supported the extension of the temporary Emergency Response Centre (ERC). The ERC, located at the former Minoru Place Activity Centre, provides 45 shelter spaces, meals and basic supports for people experiencing unsheltered homelessness during the COVID-19 pandemic.
- The City worked in partnership with BC Housing to plan for Bridgeport Supportive Housing, a 40-unit temporary supportive housing development at 2520-2640 Smith Street. Bridgeport Supportive Housing will be the second temporary modular supportive housing development in Richmond. The project will be constructed on City-owned land with BC Housing funding and operated by Community Builders, an experienced non-profit housing provider. The development will provide housing and on-site services for individuals experiencing homelessness and is expected to open in summer 2022.
- In 2021, the City received a total of \$3.35 million in funding from the province through the Union of British Columbia Municipalities' (UBCM) Strengthening Communities' Services Program. This program addresses the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Highlighted initiatives include:
  - The City worked in partnership with Turning Point Recovery Society to open a Drop-In Centre, including a shower and laundry program that provides: day-time supports, such as computers and computer literacy training, access to the internet; programs including SMART addiction recovery, service navigation and referral; and warm drinks, snacks and lunches. Centrally located at the Brighthouse Pavilion, the Centre welcomes people experiencing homelessness on a drop-in basis.
  - Beginning in fall 2021, the City partnered with Vancouver Coastal Health to create a multidisciplinary, team-based approach to providing clinical supports to vulnerable individuals experiencing homelessness. The initiative supports clients' resiliency through intensive outreach services, occupational therapists' housing support and navigational assistance to access other programs.
  - The City opened Richmond's first Warming Centre at the South Arm Outdoor Pool building in November 2021. Operated by The Salvation Army, the Warming Centre is activated at night when extreme cold weather threatens the health of those who are unsheltered in the community. Up to 15 people can be accommodated at a time during periods of extreme winter weather. Participants are provided warm drinks, snacks and meals, and mats and chairs to sleep or rest. The Warming Centre offered services when activated from November 2021 to March 31, 2022.

The funding received by UBCM in 2021, resulted in the infusion of \$3.35 million into Richmond's services and supports, advancing the progress of several strategy actions that had not yet been addressed.

At the end of 2021, seven of the 32 actions outlined in the Homelessness Strategy were complete, eight were in progress, 14 were ongoing, and three were not yet initiated. A complete list of actions and their current implementation status is provided in Attachment 2. With Council's approval, the Homelessness Strategy 2019–2029: 2021 Update will be distributed to key stakeholders, including local Members of Parliament and local Members of the Legislative Assembly, and published on the City's website.

### **Financial Impact**

None.

### **Conclusion**

Significant progress was made by the City in collaboration with its partners in addressing the Homelessness Strategy's five strategic directions and actions in 2021. The Homelessness Strategy continues to provide an effective framework, guiding foundational work in supporting individuals in the community who are at risk or experiencing homelessness. Together, the City and its provincial and local homeless serving agency partners continue to address the needs of individuals and families experiencing homelessness in Richmond during the pandemic.



Claire Adamson  
Manager, Community Social Development  
(604-247-4482)

Att. 1: Homelessness Strategy 2019–2029: 2021 Update  
2: Homelessness Strategy 2019–2029 – Status of Actions (2021 Update)



CITY OF RICHMOND  
**HOMELESSNESS  
STRATEGY**  
2019–2029  
**2021 UPDATE**



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# INTRODUCTION

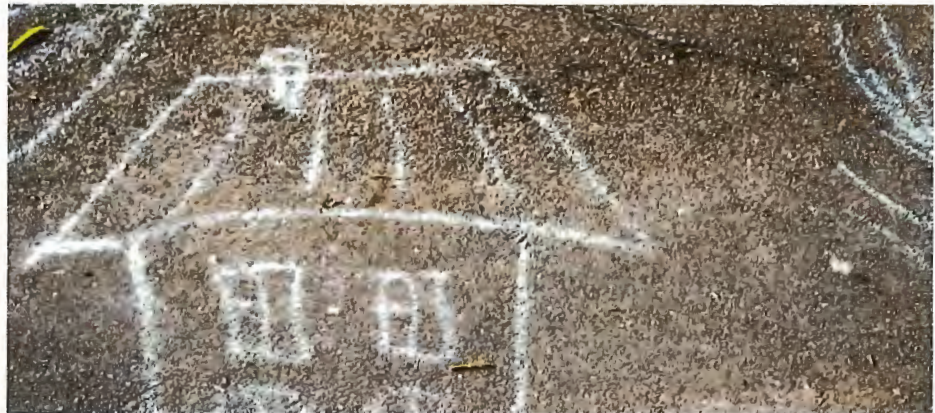
Homelessness continues to be a critical issue across Metro Vancouver, including in Richmond. The Metro Vancouver Homeless Count estimated that a minimum of 85 individuals were experiencing homelessness in Richmond in March 2020. Non-profit homeless serving agencies estimate this number to be much higher and that rates continue to increase.

The City of Richmond is committed to playing a proactive leadership role to make homelessness in Richmond rare, brief and non-recurring and to ensure that Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services. Achieving this vision requires involvement from all sectors—public, non-profit and the private sector—so that all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives. The City of Richmond Homelessness Strategy 2019–2029 (Homelessness Strategy) provides an action-oriented framework to guide City and stakeholder involvement in homelessness initiatives in Richmond.

In 2021, Richmond's non-profit homeless serving agencies saw a marked increase in demand for their services. The COVID-19 pandemic contributed to a larger number of individuals experiencing homelessness staying in Richmond's emergency homelessness shelters. Despite more than doubled shelter capacity compared to winter and spring 2020, these shelters typically reported they were approaching or at capacity.

Throughout 2021, the City and key stakeholders continued to make progress in achieving the actions outlined in the Homelessness Strategy. The following report provides a high-level summary of the City of Richmond and its community partners' response to addressing homelessness over the past year.





ADOPTED SEPTEMBER 2019

CITY OF RICHMOND  
**HOMELESSNESS  
STRATEGY**  
2019–2029



## ABOUT THE STRATEGY

Adopted by City Council on September 9, 2019, the City of Richmond Homelessness Strategy is an action-oriented framework that guides City and stakeholder involvement in homelessness initiatives to 2029.

The strategy is guided by the following vision statement:

*By 2029, homelessness in Richmond is rare, brief and non-recurring.  
Richmond is an inclusive community that works in collaboration to  
provide a continuum of housing and support services.*

To achieve this vision, the strategy provides the following five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and capacity-building among community partners; and
5. Communicate, research and monitor homelessness.

Under the strategic directions, the Homelessness Strategy identifies 32 recommended actions with associated timelines and priorities to be completed over the ten year time frame. The Homelessness Strategy, along with previous strategy updates, is available on the City's website at: [richmond.ca/homelessness](https://richmond.ca/homelessness).





## THE COVID-19 PANDEMIC

As the COVID-19 pandemic continues, ongoing pressures on Richmond's homeless serving agencies are evident. Homelessness presents significant risks of contracting COVID-19, including challenges related to infection prevention and access to health care for people who become ill. Public health guidance such as self-isolation and physical distancing refers mainly to access to private housing.

In addition, overcrowded drop-in centres and shelter sites, congregate housing environments, and inadequate resources to maintain proper hygiene and infection control practices exacerbate vulnerability for people who work, volunteer and reside in these settings.

At the onset of the pandemic, the City of Richmond, together with the provincial government and community partner organizations, pivoted quickly to deliver services in compliance with public health safety recommendations. While some programs moved to virtual delivery, others implemented the necessary safety measures in order to continue to deliver services in person. With additional safety measures in place, Richmond's homeless serving agencies ensured that individuals experiencing homelessness had adequate access to shelter and other essential resources during this challenging time.

In summer 2021, the City of Richmond, in partnership with BC Housing and Turning Point Recovery Society, supported the extension of the temporary Emergency Response Centre (ERC). ERCs are temporary emergency shelters designed to enable people experiencing homelessness to access accommodation during the COVID-19 pandemic. Operated by Turning Point Recovery Society at the former Minoru Place Activity Centre, Richmond's ERC provides up to 45 shelter spaces and basic supports for people who would otherwise be living unsheltered on the street. The ERC also provides 24/7 staffing, daily meals, showers and access to other community services.



# STAKEHOLDER ROLES

## City of Richmond

The City of Richmond plays a proactive leadership role to address homelessness in the community. It is committed to working in partnership with senior levels of government and the private and non-profit sectors to create the right mix of housing and supportive services for a diverse population, including residents experiencing or at risk of homelessness. While recognizing that senior levels of government have the primary responsibility for funding homeless prevention programs, services and affordable housing, the City is committed to its local leadership role.

From a municipal standpoint, the role of the City is to:

- Ensure the right mix of affordable housing options are available to meet the diverse housing needs of vulnerable residents;
- Facilitate collaboration among community partners to develop prevention services; and
- Support the development of a community-wide system that streamlines the process for connecting people experiencing homelessness with housing and needed services.

## The Province of BC

BC Housing is the provincial crown corporation responsible for delivering funding and programs related to housing and homelessness. BC Housing delivers funding to a variety of services, including shelter operations, homelessness prevention, outreach supports and services, and supportive housing projects for individuals at risk of or experiencing homelessness. Current provincial funding programs include the Supportive Housing Fund, which provides capital and operating funding for new supportive housing developments.

## The Government of Canada

In 2019, the federal government released Reaching Home: Canada's Homelessness Strategy 2019–2029. Reaching Home is a community-based program aimed at reducing and preventing homelessness. The Government of Canada's homelessness program supports some of Metro Vancouver's most vulnerable residents by improving access to safe, stable and affordable housing. Reaching Home requires funded communities to develop and implement community-driven homelessness plans as well as coordinated access to services and homelessness management information systems that drive data-informed decisions to improve programs.

# METRO VANCOUVER HOMELESS COUNT

Due to the nature of homelessness, it is difficult to gather data on the number of people experiencing homelessness at any one point in time. People who may become temporarily or episodically homeless over the course of a year are not typically counted in 24-hour homeless counts. In addition, many individuals may be experiencing “hidden homelessness,” staying with family members, friends, or strangers and do not have a permanent or secure home of their own. The Metro Vancouver Homeless Count has been conducted regionally every three years since 2002. Homeless count statistics provide a summary of general trends, however they are known to undercount the number of individuals experiencing homelessness in communities. In the most recent Count (2020), a total of 85 individuals reported they were experiencing homelessness in Richmond. This number represents a 21% increase from the number of individuals counted in the city in 2017.

Of the 85 Richmond residents who self-identified as experiencing homelessness at the time of the 2020 Homeless Count:

- 60 individuals (71%) reported they stayed in a shelter that night. The remaining 25 individuals (29%) reported they were unsheltered. This suggests there was a slight decrease in the number of unsheltered individuals in Richmond in 2020 compared to 2017.
- Of the 68 individuals who provided their age, the majority (41) were between 25 and 41 years of age. Of the remaining individuals, 23 were 55 years and over and four were under 25 years of age.
- 14 out of 66 respondents (21%) identified as Indigenous. Since Indigenous peoples comprise only 1% of Richmond’s general population, Indigenous peoples are overrepresented among Richmond’s population who identify as homeless.





## PROGRESS MADE IN 2021

The City of Richmond Homelessness Strategy 2019–2029 outlines five strategic directions and 32 actions to accomplish during this ten year timeframe. The following section highlights the progress achieved in each of the five strategic directions in 2021.



## Strategic Direction 1: Prevent pathways into homelessness

### Why is this important?

Investments by all levels of government and the private sector in safe, affordable and stable rental housing with supports has been particularly successful for many households and is widely recognized as the most effective strategy to end homelessness. In recent years, there has been an emphasis nationally, provincially and locally on shifting funding and other resources from emergency, temporary responses to long-term, strategic investments in housing with supports and homelessness prevention. Tenants living in supportive housing units are provided the individualized supports they need to successfully maintain and retain their housing, preventing inflow into or returns to homelessness. Research indicates that individuals who have entered the homelessness services system (e.g. accessed shelter supports) are more likely to experience reoccurring instances of homelessness. Preventing people from ever entering the homelessness services system is the most effective and often the least resource intensive approach to reducing homelessness.

### Actions and Achievements

- In 2021, the City continued its collaboration with five non-profit organizations: Coast Mental Health, Pathways Clubhouse, S.U.C.C.E.S.S., Tikva Housing Society, and Turning Point Recovery Society, through Storeys, a 129-unit affordable housing development and social service hub. Storeys combines affordable rental housing with support services that stabilize housing for some of the community's most vulnerable residents.
- RainCity Housing and Support Society continued to assist tenants previously experiencing homelessness living at Alderbridge Supportive Housing. This temporary modular supportive housing development, which opened in 2019, provides residents who previously experienced homelessness with a place to live with wrap-around services as tenants move towards housing independence and improve their quality of life. Alderbridge Supportive Housing staff continue to report significant success in improving the health and well-being of their tenants.
- The City continued to work with BC Housing and Pathways Clubhouse to plan for the development of a six-storey, 80-unit affordable housing building at 5491 No. 2 Road. The low rental rates in this development will help provide housing stability for low-income residents who cannot afford market rental housing, including those who are or are at risk of experiencing homelessness. Construction is scheduled to begin in 2022.





## Strategic Direction 2:

Support residents who are experiencing homelessness

### Why is this important?

As each experience of homelessness is unique, it is important for a community to have a variety of services to respond to the needs of individuals experiencing homelessness. Homeless serving agencies have an important role in supporting residents by providing compassionate, non-judgmental services that work to support people and to create stability within their lives. The City's role within these actions is to facilitate partnerships and collaboration among service providers.

### Actions and Achievements

- In response to the continuing COVID-19 pandemic, the City, in partnership with BC Housing and Turning Point Recovery Society, supported the extension of the temporary Emergency Response Centre (ERC). The ERC, located at the former Minoru Place Activity Centre, provides 45 shelter spaces, meals and basic supports for people experiencing unsheltered homelessness during the pandemic.
- In 2021, the City received a total of \$3.35 million in funding from the province through the Union of British Columbia Municipalities' (UBCM) Strengthening Communities' Services Program. This program addresses the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Highlighted initiatives include:
  - The City worked in partnership with Turning Point Recovery Society to open a Drop-In Centre, including a shower and laundry program that provides: day-time supports, such as computers and computer literacy training, access to the internet; programs, including SMART addiction recovery, service navigation and referral; and warm drinks, snacks and lunches. Centrally located at the Brighthouse Pavilion, the Centre welcomes people experiencing homelessness on a drop-in basis.
  - Beginning in fall 2021, the City partnered with Vancouver Coastal Health to create a multidisciplinary, team-based approach to providing clinical supports to vulnerable individuals experiencing homelessness. The initiative supports clients' resiliency through intensive outreach services, occupational therapists' housing support and navigational assistance to access other programs.

- The City opened Richmond's first Warming Centre at the South Arm Outdoor Pool building in November 2021. Operated by The Salvation Army, the Warming Centre is activated at night when extreme cold weather threatens the health of those who are unsheltered in the community. Up to 15 people can be accommodated at a time during periods of extreme winter weather. Participants are provided warm drinks, snacks and meals, and mats and chairs to sleep or rest. The Warming Centre offered services when activated from November 2021 to March 31, 2022.
- The City continued to work in partnership with BC Housing and The Salvation Army to support the operation of the Richmond House Shelter. The shelter provides 30 year-round beds, three meals a day, shower and laundry facilities, and support to locate housing, services and recreational opportunities to women and men experiencing unsheltered homelessness in Richmond, in a pet-friendly environment. An additional 15 winter shelter beds were provided from November 1, 2021 to March 31, 2022 to accommodate the winter season.



## Strategic Direction 3:

### Provide pathways out of homelessness

### Why is this important?

Individuals experiencing homelessness are better able to move forward with their lives if they are first housed then provided with services and supports. Supportive housing options include rent supplement units with individualized supports related to physical and mental health, education, employment, substance abuse or other needed services. The City's role within these actions is to support service provider organizations in coordinating service delivery and to advocate to the provincial and federal governments for increased funding for affordable housing in Richmond.

### Actions and Achievements

- The City worked in partnership with BC Housing to plan for Bridgeport Supportive Housing, a 40-unit temporary supportive housing development at 2520–2640 Smith Street. Bridgeport Supportive Housing will be the second temporary modular supportive housing development in Richmond. The project will be constructed on City-owned land with BC Housing funding and operated by Community Builders, an experienced non-profit housing provider. The development will provide housing and on-site services for individuals experiencing homelessness and is expected to open in summer 2022.
- The City continued to work in partnership with the Ministry of Social Development and Poverty Reduction (MSDPR) and the Richmond RCMP's Vulnerable Persons Unit to provide street outreach services to people experiencing homelessness on City land, including in public parks and public parking areas. Services included help to complete applications for MSDPR Financial Assistance and for access to housing units as well as support accessing a wide range of needed services for individuals experiencing homelessness.



## Strategic Direction 4:

Foster collaboration and capacity-building among community partners

### Why is this important?

Homelessness is a complex issue and cannot be solved by one organization or one level of government alone. Collaboration and service coordination is the most efficient and cost effective way to meet the needs of people experiencing homelessness and to build capacity within the non-profit sector to provide enhanced service provision. The role of the City within this strategic direction is to facilitate and support collaboration among non-profit housing and service providers to address agreed upon actions.

### Actions and Achievements

- The City hired a Program Lead, Homelessness in summer 2021, following Council's approval of this new position. The Program Lead, Homelessness plays a leadership role in advancing key initiatives in the Homelessness Strategy, coordinating inter-departmental actions relating to homelessness, and enhancing partnerships and collaboration with City departments and external organizations.
- The City met on an ongoing basis with BC Housing, Vancouver Coastal Health, the Richmond RCMP's Vulnerable Persons Unit, MSDPR staff and a range of other government departments and organizations to collaborate and share information. On a number of occasions, the City also met with housing providers, private developers and stakeholder groups to explore ideas for new affordable housing developments.
- After temporarily suspending meetings of the City's Community Homelessness Table in order to address the immediate pressures of the COVID-19 pandemic, City planning began in 2021 to re-establish regular meetings starting in January 2022. Non-profit agencies participating on the Table include RainCity Housing and Support Society, Chimo Community Services, The Salvation Army, Turning Point Recovery Society and Vancouver Coastal Health.

- The City continued to focus on sustaining partnerships with key stakeholders in the community. Staff continued to support and participate on two committees tasked with the successful integration of programs in their surrounding communities: the Alderbridge Housing Community Advisory Committee, which includes staff from the City, BC Housing, RainCity Housing and Support Society, neighbouring residents and local businesses; and The Salvation Army's Community Council, comprised of staff and board members and representatives of BC Housing, Richmond Women's Resource Centre, Vancouver Coastal Health, the Richmond RCMP and local businesses. The committees regularly review project goals, objectives, strategic plans, and program policies and procedures.
- The City collaborated with Lu'ma Native Housing Society (LNHS), the organization accountable for working with communities across Metro Vancouver to implement Reaching Home: Canada's Homelessness Strategy for preventing and reducing homelessness. City staff collaborated with LNHS representatives to plan a Richmond community stakeholder consultation to engage service providers in developing a community-wide homelessness services system that streamlines connecting people experiencing homelessness with housing and supports. The goal of the consultations, which begin in January 2022, is to inform the selection of Richmond's access points or key referral agencies through an environmental scan of Richmond's homeless serving agencies.





## Strategic Direction 5:

Communicate, research and monitor homelessness

### Why is this important?

Richmond is committed to fostering an inclusive and healthy community. Public perception can be a significant barrier to a community's ability to provide critical supportive housing and services for residents experiencing or at risk of homelessness. Positive changes in public perceptions can help people experiencing homelessness in the community feel accepted, safe and supported. The City's main role is to help facilitate awareness and education opportunities regarding homelessness and supportive services, and to share information.

### Actions and Achievements

- The City continued to liaise with local service providers to monitor ongoing trends related to homelessness, which has been particularly important during the COVID-19 pandemic. Based on feedback from local organizations, there was evidence that homelessness increased during the pandemic. This information was used to inform program design at the upcoming Bridgeport Supportive Housing development.
- Information from the Metro Vancouver Homeless Count was used by City and BC Housing staff in 2021 to plan for the Bridgeport Supportive Housing development. This Homeless Count information was also used to develop the City of Richmond's successful application for funding through the UBCM Strengthening Communities' Services Program. Many of the projects are highlighted in this report, including the following projects initiated in 2021:
  - The City began to develop a series of community homelessness dialogue sessions that will provide a forum to share real stories and perspectives from people with living and lived experience of homelessness in a safe, respectful and neutral environment. The dialogue sessions, anticipated for spring 2022, will provide an opportunity to address stigma and discrimination, and engage residents and businesses in a broader discussion about building an inclusive community.
  - The City engaged the Homelessness Services Association of BC to develop and deliver homelessness training to City staff who interface with the public. The purpose of the training is to educate and empower staff to work effectively with all Richmond residents, and for individuals experiencing or at risk of homelessness in Richmond to access life-changing supports through their interaction with City staff. Planning for the training is underway and is anticipated to be provided in spring 2022.



## CONCLUSION

In 2021, the collaborative projects described above contributed significantly towards achieving the vision of the City of Richmond Homelessness Strategy 2019–2029:

*By 2029, homelessness in Richmond is rare, brief and non-recurring. Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.*

Significant progress was made by the City in collaboration with its partners in addressing the Homelessness Strategy's five strategic directions and 32 recommended actions. At the close of 2021, seven activities were complete, eight were in progress, 14 were ongoing, and three were not yet initiated. Notably, over the next three years the Bridgeport and Pathways affordable housing projects will provide Richmond's lowest income residents a total of 120 new affordable housing units. The City and partner organizations' tenacity in bringing Richmond new, affordable housing stock with supports, will stabilize their tenants' lives, enabling them to maintain their housing and improve their quality of life. Prioritization of this work recognizes that housing with individualized supports is the primary evidence-informed route to reducing and ending homelessness.

In 2021, the City's successful application for UBCM Strengthening Communities' Services funds, resulted in the infusion of \$3.35 million into Richmond's services and supports, advancing the progress of several Homelessness Strategy actions that had not yet been initiated. With these and many other important City initiatives complete or underway, significant progress has been made towards achieving the Homelessness Strategy's strategic directions and vision. The City of Richmond Homelessness Strategy 2019–2029 continues to be an effective framework for preventing and addressing homelessness in Richmond.









## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Telephone: 604-276-4000  
[richmond.ca](http://richmond.ca)

**PLN - 138**



## Homelessness Strategy 2019–2029 - Status of Actions (2021 Update)

The following table provides a status update on the actions defined in the Homelessness Strategy 2019–2029 as of December 31, 2021.

### Legend

Timeframe for Actions		Status of Actions	
Short-term	1-3 years	Not Yet Initiated	Work towards this action has not yet begun.
Medium-term	4-6 years	In Progress	Work towards addressing this action is underway.
Long-term	7-10 years		
Ongoing	Work towards this action has been initiated and will be continuous.	Complete	Work towards this action has been accomplished.

Timeframe and Status of Actions		
<b>Strategic Direction 1: Prevent pathways into homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
1.1 Continue to create affordable housing rental options across the housing continuum. (Priority)	Ongoing	In Progress
1.2 Facilitate the creation of a collaborative homeless prevention program in Richmond.	Short-term	In Progress
1.3 Work with Vancouver Coastal Health and other community partners to explore opportunities to enhance wrap-around supports to increase housing stability.	Ongoing	In Progress
1.4 Explore solutions for discharge planning practices for individuals leaving Richmond-based institutions.	Medium-term	Not Yet initiated
<b>Strategic Direction 2: Support residents who are experiencing homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
2.1 Ensure accurate and up-to-date information on supportive services is available.	Short-term	Complete
2.2 Coordinate a Front-line Service Provider Working Group to focus on coordination of supports for individuals experiencing homelessness or at risk of experiencing homelessness.	Short-term	In Progress

<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
2.3 Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at-risk of homelessness. (Priority)	Short-term	In Progress
2.4 Enhance coordination of food programs and outreach for residents experiencing homelessness.	Ongoing	In Progress
2.5 Advocate to senior levels of government to secure funding for the Extreme Weather Response Program or a Winter Shelter.	Short-term	Complete
2.6 Monitor outreach services available in the community and advocate to senior levels of government for additional resources as needed.	Ongoing	In Progress
2.7 Explore the use of City spaces as Warming Centres.	Short-term	Complete
2.8 Dedicate appropriate resources in order to enhance service provision at City facilities for individuals experiencing homelessness.	Ongoing	In Progress
2.9 Continue to refine the City's approach to responding to individuals experiencing homelessness on City-owned property.	Ongoing	In Progress
2.10 Explore opportunities to address storage needs for people experiencing homelessness.	Medium-term	Not Yet initiated
2.11 Create shelter and transitional beds for youth experiencing homelessness in the community.	Short-term	Not Yet initiated
2.12 Explore opportunities to address the need for culturally-appropriate supports, services, and housing for people experiencing homelessness.	Ongoing	In Progress
<b>Strategic Direction 3: Provide pathways out of homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
3.1 Enhance the existing coordinated access and referral system in Richmond.	Medium-term	In Progress

<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
3.2 Work with service providers to create a Supportive Housing Action Plan.	Short-term	In Progress
3.3 Explore the potential of creating a Housing First program in Richmond.	Short-term	Complete
3.4 Secure funding and a permanent site for supportive housing in Richmond. (Priority)	Short-term	Complete
3.5 Ensure that emergency housing services focus on achieving long term housing options.	Ongoing	In Progress
<b>Strategic Direction 4: Foster collaboration and community-building among community partners</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
4.1 Dedicate appropriate staff resources for homelessness service coordination at the City of Richmond. (Priority)	Short-term	Complete
4.2 Develop a Community Homelessness Table for collaboration among agencies working to prevent or addressing homelessness. (Priority)	Short-term	Complete; (meetings ongoing)
4.3 Engage with residents with lived experience when designing and implementing significant policies or programs related to addressing homelessness in Richmond.	Ongoing	In Progress
4.4 Continue the annual Health, Social and Safety Grants to support local homelessness services.	Ongoing	Ongoing
4.5 Monitor and pursue funding opportunities for support services for residents at-risk or experiencing homelessness.	Ongoing	Ongoing
<b>Strategic Direction 5: Communicate, research and monitor homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
5.1 Implement a local data system to track trends and the changing needs of individuals experiencing homelessness.	Short-term	In Progress
5.2 Provide training regarding homelessness service provision to City and community partner staff working in City facilities.	Short-term	In Progress

<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
5.3 Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services. (Priority)	Short-term	In Progress
5.4 Work with community partners to ensure volunteer opportunities are communicated to the public.	Ongoing	In Progress
5.5 Advocate to senior governments regarding the changing needs of homelessness in Richmond and the need for additional funding. (Priority)	Ongoing	In Progress
5.6 Report out annually on the progress of the Homelessness Strategy 2019–2029.	Ongoing	In Progress





# City of Richmond

## Report to Committee

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**To:** Planning Committee **Date:** April 13, 2022  
**From:** Claudia Jesson **File:** 12-8060-01/2022-Vol  
Director, City Clerk's Office 01  
**Re:** Housekeeping Request - Abandonment of Unadopted Bylaws

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### Staff Recommendation

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled "Housekeeping Request – Abandonment of Unadopted Bylaws", dated April 19, 2021, from the Director, City Clerk's Office, be abandoned.

Claudia Jesson  
Director, City Clerk's Office  
(604-276-4006)

CJ:jdr

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

Council Policy No. 5017 states that the City Clerk may bring forward to Council any Zoning or Official Community Plan (OCP) Amendment Bylaw, where one year or more has elapsed from the conclusion of the relevant Public Hearing, with a recommendation either to abandon the bylaw, to require another Public Hearing, or another recommendation if warranted.

The last time Council considered a report requesting the abandonment of unadopted bylaws was May 25, 2021. As a housekeeping matter to clean up the files, this report presents three unadopted bylaws for abandonment where the associated land use application has either been withdrawn at the applicant's request or closed by City staff due to inactivity.

Not included in the proposed list are bylaws for which more than one year has passed since a Public Hearing, and the applicant is continuing to take active steps to addressing the rezoning considerations. Staff do not recommend abandoning such bylaws at this time.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

### **Analysis**

Upon reviewing the OCP and Zoning Bylaw amendments which have been to a Public Hearing but have not yet been adopted, planning staff identified a number of applications that have had little or no subsequent activity. In some instances, applications have been closed due to inactivity, or withdrawn voluntarily by the applicant.

A letter was provided to applicants where there was no activity on a rezoning application, to request that staff be advised of their intentions with respect to the outstanding bylaw. The results of this survey indicate that applicants expressed no objection to their respective bylaw being abandoned, or the applicant specifically does not wish to proceed with their application.

### **Financial Impact**

None.

## **Conclusion**

Attachment 1 identifies three unadopted OCP and Zoning Amendment Bylaw amendments that are no longer applicable because either the related application has been withdrawn, the applicant does not wish to proceed, or the applicant has not made contact with staff for the purpose of proceeding with the requirements of the application. Staff therefore recommend that the noted unadopted bylaws identified in Attachment 1 be abandoned.



Matthew O'Halloran  
Manager, Legislative Services  
(604-276-4098)

MH: jdr

Attachment

Att. 1: List of Bylaws to be Abandoned

**Attachment 1****List of Bylaws to Be Abandoned - 2022**

<b><u>Bylaw No</u></b>	<b><u>File No</u></b>	<b><u>Bylaw Title</u></b>	<b><u>First Reading</u></b>	<b><u>Public Hearing Date</u></b>	<b><u>Status of Other Development</u></b>	<b><u>Reason for Action Taken</u></b>	<b><u>Bylaw Action Recommendation</u></b>
<b>9784</b>	16-738953	RZ – 7320, 7340 and 7360 Ash Street	Jan 15/18	Feb 19/18		Withdrawn by applicant	This bylaw should be abandoned
<b>9510</b>	14-678448	RZ – 6840, 6860 No 3 Rd and 8051 Anderson Rd	Jan 23/17	Feb 20/17		Withdrawn by applicant	This bylaw should be abandoned
<b>7992</b>	05-301611	RZ – 11001, 11011 Shell Road and 10700 Steveston Highway	July 27/09	Sept 9/09		Closed due to inactivity	This bylaw should be abandoned