



City of Richmond

Notice and Agenda of Special Council Meeting

Public Notice is hereby given of a Special meeting of Council duly called in accordance with Section 126 of the *Community Charter*, to be held on:

Date: Wednesday, December 15, 2021
Time: 4:00 p.m.
Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Public Notice is also hereby given that this meeting may be conducted by electronic means and that the public may hear the proceedings of this meeting at the time, date and place specified above.

The purpose of the meeting is to consider the following:

CALL TO ORDER

AGENDA ADDITIONS & DELETIONS

MINUTES

1. **Motion to:**
 - (1) ***adopt the minutes of the Regular Council meeting held on December 6, 2021 (distributed separately); and***
 - (2) ***adopt the minutes of the Regular Council meeting for Public Hearings held on December 13, 2021 (distributed separately).***



CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

RECOMMENDATIONS FROM COMMITTEE WILL APPEAR ON THE REVISED COUNCIL AGENDA, EITHER ON THE CONSENT AGENDA OR NON-CONSENT AGENDA DEPENDING ON THE OUTCOME AT COMMITTEE.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Response to Metro Vancouver's Referrals about Amendments to the Metro 2040 Regional Growth Strategy proposed by the City of Surrey staff
- Housing Needs Report 2021

2. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on December 7, 2021 (distributed separately);*
- (2) *the Planning Committee meeting held on December 9, 2021 (distributed separately);*
- (3) *the General Purposes Committee meeting held on December 13, 2021 (distributed separately); and*
- (4) *the Special Finance Committee meeting held on December 13, 2021 (distributed separately);*

be received for information.



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3. **RESPONSE TO METRO VANCOUVER'S REFERRALS ABOUT AMENDMENTS TO THE METRO 2040 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY STAFF**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6785424)

CNCL-8

[See Page CNCL-8 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

That staff be directed to convey to the Metro Vancouver Regional District Board the City of Richmond's comments on the three Metro 2040 amendments proposed by the City of Surrey, as described in the Metro Vancouver requests of November 10, 2021, specifically that the City of Richmond:

- (a) *Has no objections to the proposal to amend the land use designation of 5510 – 180 Street from “Industrial” to “Mixed Employment” to accommodate a new Cloverdale Hospital;*
- (b) *Has no objections to the proposal to amend the land use designation of 228 – 175A Street from “Mixed Employment” to “General Urban” to accommodate a mixed use development; and*
- (c) *Objects to the proposed amendments for the area corresponding to the Revised Stage 1 South Campbell Heights Land Use Plan, in particular the extension of the Urban Containment Boundary.*



4. **HOUSING NEEDS REPORT 2021**

(File Ref. No. 08-4375-03) (REDMS No. 6729983)

CNCL-45

[See Page CNCL-45 for full report](#)

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the staff report titled “Housing Needs Report 2021” dated October 15, 2021 from the Director, Policy Planning and Director, Community Social Development be received for information;*
- (2) *That staff be directed to publish the Housing Needs Report on the City of Richmond website, as required by the British Columbia Local Government Act; and*
- (3) *That staff be directed to share the Housing Needs Report with key stakeholders.*



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**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

5. **RENEWAL OF CONTRACT FOR PROGRAM REGISTRATION AND FACILITY BOOKING SYSTEM**
(File Ref. No. 04-1385-20-PERFECT) (REDMS No. 6789897)

CNCL-104

See Page **CNCL-104** for full report

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.

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6. **METRO VANCOUVER'S PROPOSED AIR EMISSION REGULATION FOR CANNABIS PRODUCTION AND PROCESSING OPERATIONS UPDATE**
(File Ref. No. 10-6175-05-01) (REDMS No. 6748357)

CNCL-107

See Page **CNCL-107** for full report

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.

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FINANCE COMMITTEE
Mayor Malcolm D. Brodie, Chair

7. **CONSOLIDATED 5 YEAR FINANCIAL PLAN (2022-2026) BYLAW NO. 10327**
(File Ref. No. 03-0970-25-2021-01)(REDMS No. 6782745)

CNCL-114

See Page **CNCL-114** for full report

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RECOMMENDATION to be forwarded from the Open (Special) Finance Committee meeting.

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8. **STEVESTON COMMUNITY CENTRE AND BRANCH LIBRARY
LOAN AUTHORIZATION BYLAW NO. 10334**

(File Ref. No. 03-0900-01)(REDMS No. 679499)

CNCL-134

See Page CNCL-134 for full report

RECOMMENDATION to be forwarded from the Open (Special) Finance Committee meeting.

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PUBLIC WORKS AND TRANSPORTATION COMMITTEE
Councillor Chak Au, Chair

9. **AWARD OF CONTRACT 6690Q: SUPPLY AND DELIVERY OF
HYBRID AND/OR FULLY ELECTRIC CREW CAB PICKUP
TRUCKS**

(File Ref. No. 10-6370-01) (REDMS No. 6782711)

CNCL-140

See Page CNCL140- for full report

RECOMMENDATION to be forwarded from the Open Public Works and Transportation Committee meeting.

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10. **AWARD OF CONTRACT 7248P - PROVISION OF JANITORIAL
SERVICES FOR THE COMMUNITY SAFETY BUILDING AND CITY
CENTRE COMMUNITY POLICE OFFICE**

(File Ref. No. 10-6000-01) (REDMS No. 6779390)

CNCL-144

See Page CNCL-144 for full report

RECOMMENDATION to be forwarded from the Open Public Works and Transportation Committee meeting.

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11. **GREASE MANAGEMENT PROGRAM UPDATE**
(File Ref. No. 10-6060-03-01) (REDMS No. 6762265)

CNCL-149

See Page CNCL-149 for full report

RECOMMENDATION to be forwarded from the Open Public Works and Transportation Committee meeting.

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**PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE**

Councillor Harold Steves, Chair

12. **2022 COMMUNITY MURAL PROGRAM PROJECTS**
(File Ref. No. 11-7000-09-20-255) (REDMS No. 6782497)

CNCL-154

See Page CNCL-154 for full report

RECOMMENDATION to be forwarded from the Open Parks, Recreation and Cultural Services Committee meeting.

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13. **COMMUNITY GARDENS PUBLIC CONSULTATION RESULTS
UPDATE AND NEXT STEPS**
(File Ref. No. 06-2345-20-) (REDMS No. 6759571)

CNCL-179

See Page CNCL-179 for full report

RECOMMENDATION to be forwarded from the Open Parks, Recreation and Cultural Services Committee meeting.

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14. **COMMUNITY WELLNESS STRATEGY (2018-2023) – PROGRESS
UPDATE**
(File Ref. No. 11-7000-01) (REDMS No. 6783500)

CNCL-213

See Page CNCL-213 for full report

RECOMMENDATION to be forwarded from the Open Parks, Recreation and Cultural Services Committee meeting.

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PUBLIC ANNOUNCEMENTS AND EVENTS

DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

CNCL-296

- (1) *That the **Chair's report** for the Development Permit Panel meetings held on November 24, 2021, be received for information; and*
- (2) *That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 21-934492) for the property at 11120 Silversmith Place be endorsed, and the Permit so issued.*

☐

ADJOURNMENT

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Claudia Jesson
Corporate Officer



City of Richmond

Report to Committee

To: Planning Committee **Date:** November 22, 2021
From: John Hopkins
Director, Policy Planning **File:** 01-0157-30-
RGST1/2021-Vol 01
Re: **Response to Metro Vancouver's Referrals about Amendments to the Metro
2040 Regional Growth Strategy Proposed by the City of Surrey**

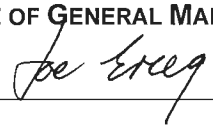


Staff Recommendations

That staff be directed to convey to the Metro Vancouver Regional District Board the City of Richmond's comments on the three *Metro 2040* amendments proposed by the City of Surrey, as described in the Metro Vancouver requests of November 10, 2021, specifically that the City of Richmond:

- a) Has no objections to the proposal to amend the land use designation of 5510 – 180 Street from "Industrial" to "Mixed Employment" to accommodate a new Cloverdale Hospital;
- b) Has no objections to the proposal to amend the land use designation of 228 – 175A Street from "Mixed Employment" to "General Urban" to accommodate a mixed use development; and
- c) Objects to the proposed amendments for the area corresponding to the Revised Stage 1 South Campbell Heights Land Use Plan, in particular the extension of the Urban Containment Boundary.

John Hopkins, MCIP, RPP
Director, Policy Planning
(604-276-4279)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

As requested by the City of Surrey, the Metro Vancouver Regional District Board has initiated the process to amend the Regional Growth Strategy (Metro Vancouver 2040: Shaping our Future, *Metro 2040*) for three sites:

- 1) 5510 – 180 Street, to accommodate a new Cloverdale Hospital;
- 2) 228 – 175A Street, to accommodate a mixed use development; and
- 3) The area corresponding to the Revised Stage 1 South Campbell Heights Land Use Plan, which proposes “Business Employment,” “Cemetery,” and “Conservation” land use designations in Surrey’s Official Community Plan.

As a member municipality, the City of Richmond has been invited to provide written comments on the proposed amendments to the Regional Growth Strategy (Attachment 1). In each case, comments are required by January 7, 2022, in time to be incorporated into a staff report for the January 28, 2022 Metro Vancouver Regional District Board meeting.

This report supports Council’s Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.

Findings of Fact

All of the proposed amendments are Type 3 minor amendments to *Metro 2040*, which require that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*.

Richmond’s interests in relation to these amendment requests are to:

1. Pursue City goals;
2. Enable efficient delivery of services, through City efforts and regional cooperation; and
3. Support shared regional goals.

Analysis

5510 – 180 Street – to accommodate a new Cloverdale Hospital

This 9 ha site is located just south of Highway 10, close to the historic centre of Cloverdale and midway between Newton and Langley City. It is next to Kwantlen Polytechnic University’s Tech Campus. The site is within Metro Vancouver’s Urban Containment Boundary but just outside the Cloverdale Municipal Town Centre. The proposed amendment would change the designation of part of the site from “Industrial” to “Mixed Employment” to accommodate a new Cloverdale Hospital and Cancer Centre.

The proposed hospital is an important regional facility, supports employment intensity similar to or higher than industrial uses, and fits with neighbouring industrial and institutional uses. Overall, this amendment enables Fraser Health to meet the needs of the region's residents, is a reasonable location for a hospital and will not otherwise affect Richmond.

No concerns were identified in relation to Richmond's regional planning interests: the proposed land use amendment does not affect Richmond's goals nor our ability to deliver services efficiently, and it enables the provision of essential regional services.

228 – 175A Street – to accommodate a mixed-use development

This 2.5 ha site is located just north of the US border, on the west side of Highway 15 next to a residential area. It is flanked by a strip mall on the north and border-related retail to the south. It is currently within the Urban Containment Boundary and is designated "Mixed Employment" in *Metro 2040*. To accommodate residential uses and an assisted living facility as part of a proposed mixed use development, the City of Surrey is requesting that the *Metro 2040* land use designation be changed to "General Urban".

The proposed mixed use development maintains employment functions and intensifies commercial use within the Urban Containment Boundary, compared to neighbouring sites designated Mixed Employment. Overall, this small amendment intensifies land use within the Urban Containment Boundary, will have little impact on the regional commercial land market and transportation patterns, and is not likely to prompt similar amendment requests that could cumulatively have more significant impacts.

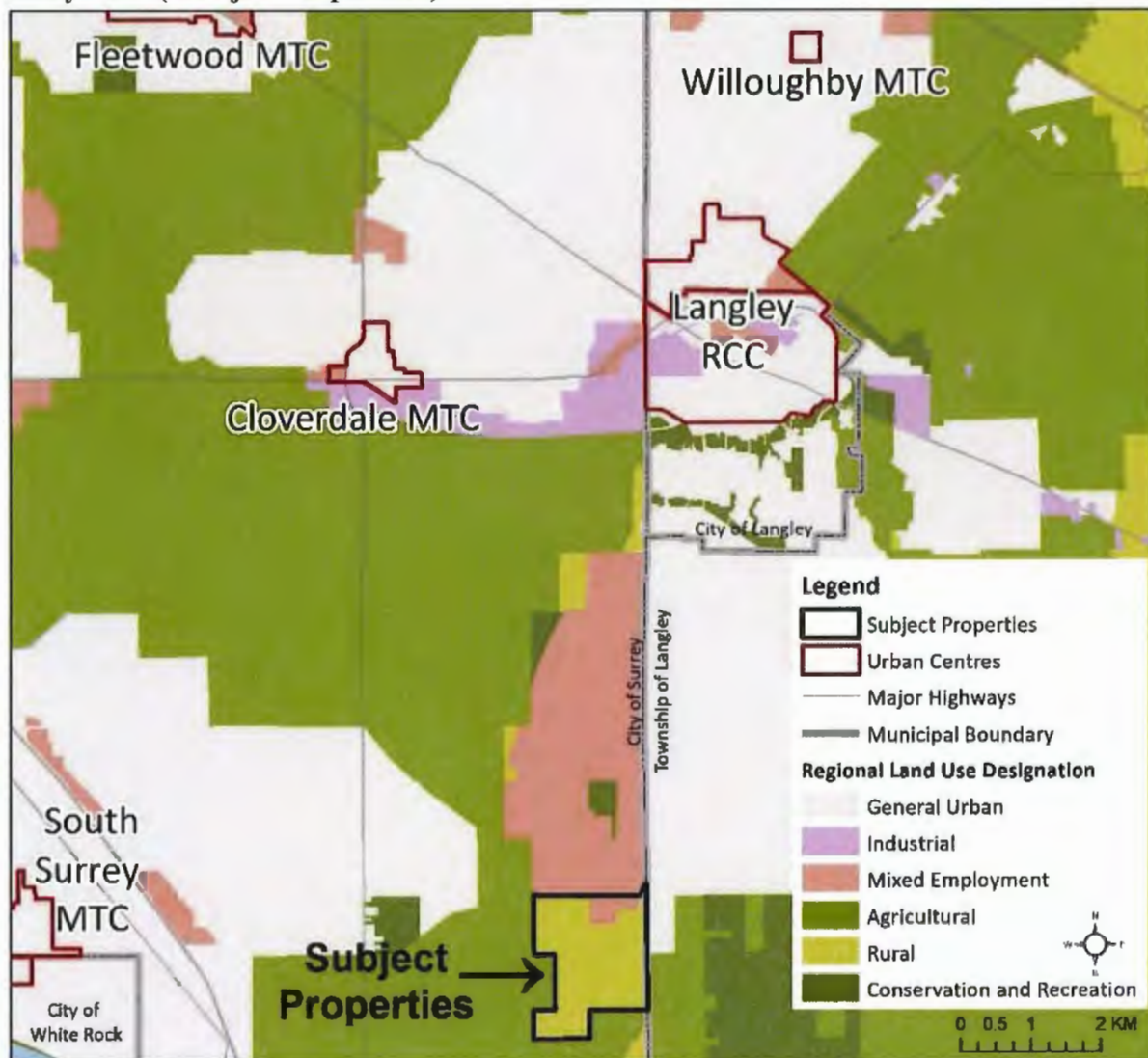
No concerns were identified in relation to Richmond's regional planning interests: the proposed land use amendment does not affect Richmond's goals nor our ability to deliver services efficiently, and it supports regional goals at least as well as the current designation.

South Campbell Heights – to accommodate industrial development

The City of Surrey is proposing Regional Growth Strategy amendments to accommodate their South Campbell Heights Land Use Plan, for a 235 ha predominantly rural area on the Surrey-Langley border (Figure 1). Before the 2011 Regional Growth Strategy was adopted, the City of Surrey expressed their intent to change land use and possibly the location of the Urban Containment Boundary in the area, so it was designated as a Special Study Area in the Regional Growth Strategy at that time. The Special Study Area designation does not imply acceptance by Metro Vancouver of whatever changes are proposed.

In 2014, Surrey began to plan for the area and in 2018, the City requested an amendment to the Regional Growth Strategy to accommodate a residential neighbourhood with a commercial core. That request was referred back by the Metro Vancouver Board because the proposed uses were inconsistent with *Metro 2040*. The request now under consideration is a revision prepared by Surrey following discussions with Metro Vancouver and "employment land stakeholders in Surrey".

Figure 1: Regional Land Use Designations, Urban Containment Boundary and Special Study Area (“Subject Properties”)



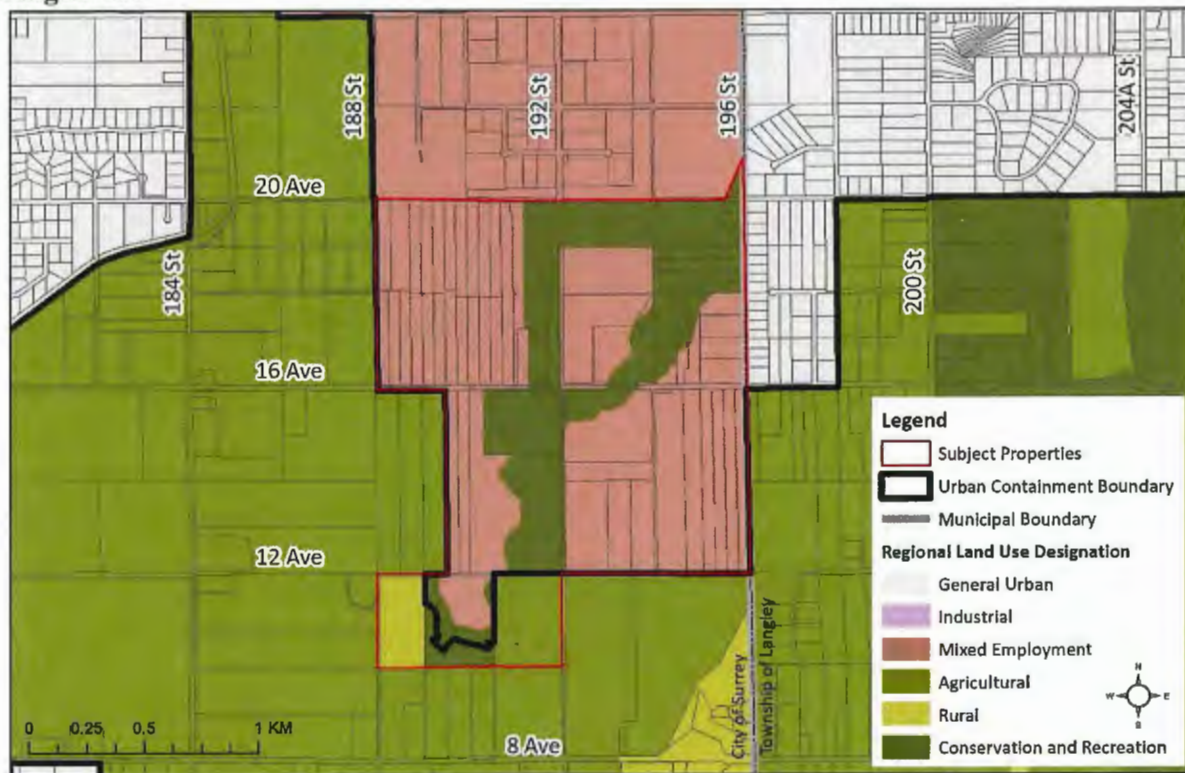
Source: Metro Vancouver Planning Department

The Regional Growth Strategy amendment proposes:

- Extending the Urban Containment Boundary by 224 hectares; and
- Redesignating:
 - 161 ha of land from Rural to Mixed Employment;
 - 56 ha of land from Rural to Conservation and Recreation;
 - 12 ha from Rural to Agricultural; and
 - 13 ha of land from Mixed Employment to Conservation and Recreation.

The net effect of these changes is shown in Figure 2. The changes proposed by the plan create a large area for employment, protect the ecological corridor adjacent to the Little Campbell River, and protect the existing agricultural area at the southern tip of the Special Study Area (“Subject Properties” in Figure 2), which has also been added to the Agricultural Land Reserve.

Figure 2: Proposed Regional Land Use Designations and Urban Containment Boundary Alignment



Source: Metro Vancouver Planning Department

The City of Surrey's rationale to expand the Urban Containment Boundary and provide employment land is that there is a demonstrated need for industrial land in the region. The City is proposing that much of the subject area be designated in the Regional Growth Strategy as "Mixed Employment" which allows for a wide range of employment based land uses.

Overall, significant concerns were identified in relation to Richmond's regional planning interests.

1. **Richmond goals.** The proposed land use amendment is a significant expansion of the Urban Containment Boundary that will allow the additional land to be used for industrial as well as office development. The first concern is the choice to expand the Urban Containment Boundary rather than focus on intensification of existing industrial land through new construction, infill and redevelopment. This choice undermines the efforts being made by Richmond and others to intensify industrial activities. Alternatives should be considered to accommodate industrial expansion through intensification rather than expanding the Urban Containment Boundary. The second concern is that the proposed "Mixed Employment" designation is too flexible, allowing offices and similar uses that are better directed to "compact, complete" centres.

2. **Efficient delivery of services.** Expansion of the Urban Containment Boundary and employment lands may require new regional sewer and water infrastructure, and will require new transit service. Given the relatively low-density use proposed, this does not permit cost-efficient service provision.
3. **Shared regional goals.** Metro Vancouver's staff report (contained in Attachment 3) provides more detail about the background and analyses the proposal vis-à-vis regional goals. Implications not already noted above include protection of ecologically valuable land; loss of rural land; a need for road network expansion; and anticipated impacts on the fragile local aquifer.

Staff note that it is challenging for the region to support intense industrial uses in locations employees can get to easily, while also providing cost-competitive, efficient sites with good access for goods movement. According to Metro Vancouver's Regional Industrial Lands Strategy (2020), a key issue is financial feasibility of intense industrial development as compared with competing regions elsewhere in North America that have sprawling industrial lands. Deeper regional collaboration on industrial intensification and on land use and transportation patterns that support an internationally-competitive economy are both urgent and critical.

Financial Impact

None.

Conclusion

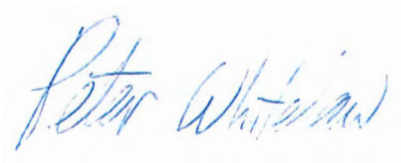
To support Council's response to the referrals from the Metro Vancouver Regional District about three Type 3 Regional Growth Strategy amendment requests from the City of Surrey, staff have reviewed the amendment requests in consideration of the City of Richmond's interests. The results of the analysis are:

- No concerns were identified in relation to the amendment requests for 228 – 175A Street and 5510 – 180 Street.
- In relation to the South Campbell Heights area, Richmond's primary concern is the extension of the Urban Containment Boundary, which undermines efforts to accommodate and intensify industrial land in existing urban areas. A lack of clear emphasis on intensification of industrial land and the proposed designation as "Mixed Employment" rather than "Industrial" are important related concerns. Greater effort from Metro Vancouver is required to work with member municipalities such as Surrey to find alternatives and examine ways to better utilize existing employment and industrial lands within the Urban Containment Boundary.

November 22, 2021

- 7 -

It is recommended that Council convey these conclusions to the Metro Vancouver Regional District before the January 7, 2022 deadline for comment.



Peter Whitelaw, MCIP, RPP
Planner 3
(604-204-8639)

PW:cas

- Att. 1: Letter from Metro Vancouver dated November 10, 2021 and related Metro Vancouver staff report re. RGS amendment for 5510 – 180 Street in Surrey
- Att. 2: Letter from Metro Vancouver dated November 10, 2021 and related Metro Vancouver staff report re. RGS amendment for 228 – 175A Street in Surrey
- Att. 3: Letter from Metro Vancouver dated November 10, 2021 and related Metro Vancouver staff report re. RGS amendment for South Campbell Heights Land Use Plan area in Surrey

NOV 10 2021

Office of the Chair
Tel. 604 432-6215 or via Email
CAOAdministration@metrovanancouver.org

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
VIA EMAIL: MBrodie@richmond.ca; mayorandcouncillors@richmond.ca

Dear Mayor Brodie and Council:

Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – Cloverdale Hospital Site

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for an approximately 9-hectare site located at 5510 – 180 Street, Surrey, to change the regional land use designation from “Industrial” to “Mixed Employment” to allow for the development of the new Cloverdale Hospital and Cancer Centre.

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey’s requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated ‘Industrial’ to ‘Mixed Employment’;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021”; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.*

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

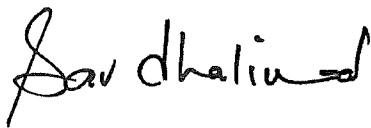
48826165

The proposed amendment is a Type 3 minor amendment to *Metro 2040*, which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040*, is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovanancouver.org.

Yours sincerely,



Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
George Duncan, Chief Administrative Officer, City of Richmond
John Hopkins, Director of Policy Planning, City of Richmond

Encl: Report dated September 17, 2021, titled "*Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site*" (Doc# 47471242)

To: Regional Planning Committee

From: Eric Aderneck, Senior Planner, Regional Planning and Housing Services

Date: September 17, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site**

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
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EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for an approximately 9-hectare site at 5510 180 Street. The proposed amendment would redesignate the regional land use designation on a portion of the site from 'Industrial' to 'Mixed Employment' to allow for the proposed Cloverdale Hospital and Cancer Centre, immediately south of the existing Kwantlen Polytechnic University Cloverdale Campus. The proposed amendment has been considered in relation to *Metro 2040's* goals, strategies, and policies. The analysis demonstrates that on balance, this proposed amendment is supportable and aligned with many of *Metro 2040's* goals and strategies. Overall, the proposed amendment allows the hospital use, which is consistent with the surrounding neighbourhood context and ensures employment generating uses in close proximity to a Municipal Town Centre and future enhanced transit service area.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of the new Cloverdale Hospital and Cancer Centre.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to regional land use designations. On July 12, 2021, City of Surrey Council gave 1st and 2nd reading of *Official Community Plan Amendment Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20417*. The amendment is to allow for the development of the new Cloverdale Hospital and Cancer Centre on the site. A

municipal public hearing was held on July 26, 2021, and at the same meeting City Council gave the Official Community Plan Amendment (OCP) Bylaw 3rd reading, and passed the following resolution:

That Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for a portion of the site from Industrial to Mixed Employment.

The City of Surrey Council's consideration of the final adoption of the OCP bylaw can be scheduled following the MVRD Board's decision on the requested *Metro 2040* amendment.

On July 30, 2021, Metro Vancouver received the written request from the City to consider a *Metro 2040* amendment for the Cloverdale Hospital site (Attachment 1 and Reference 1). The proposed amendment seeks to redesignate an approximately 9-hectare site within the Urban Containment Boundary (UCB) from an 'Industrial' regional land use designation to 'Mixed Employment'. This constitutes a Type 3 minor amendment requiring an amendment bylaw that receives an affirmative 50%+1 weighted vote of the MVRD Board at each reading; there is no requirement for a regional public hearing.

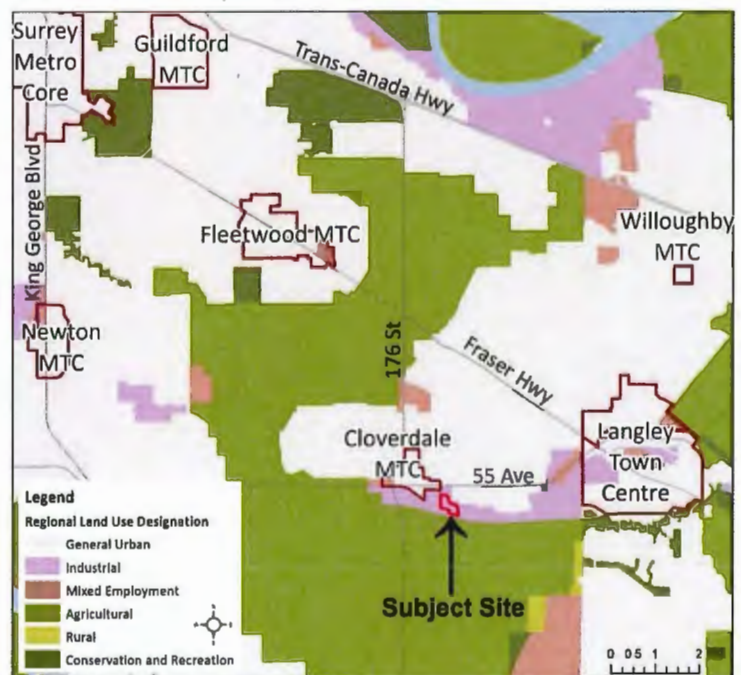
SITE CONTEXT AND SURROUNDING USE

The subject site is located at 5510 180 Street, and consists of 9 hectares of the southern, vacant part of the Kwantlen Polytechnic University (KPU) Cloverdale Campus property (Figure 1). The site is currently owned by KPU, which is in the process of subdividing the larger property to sell the southern portion to the Fraser Health Authority as the site for the new hospital complex. The northern portion of the lot will continue to be owned and occupied by KPU, and no change in land use designation is proposed for that portion of the lands.

As surrounding context, lands to the west are developed as industrial uses, to the east are currently vacant (designated Industrial), and to the north-east have older single detached houses (designated General Urban).

The site is located immediately south of the KPU campus and north of existing BC Rail and CP Rail lines, on the east side of 180 Ave. These lands are within the City of Surrey's Cloverdale Area Plan, however are not within the boundaries of the regional growth strategy's identified Cloverdale Municipal Town Centre.

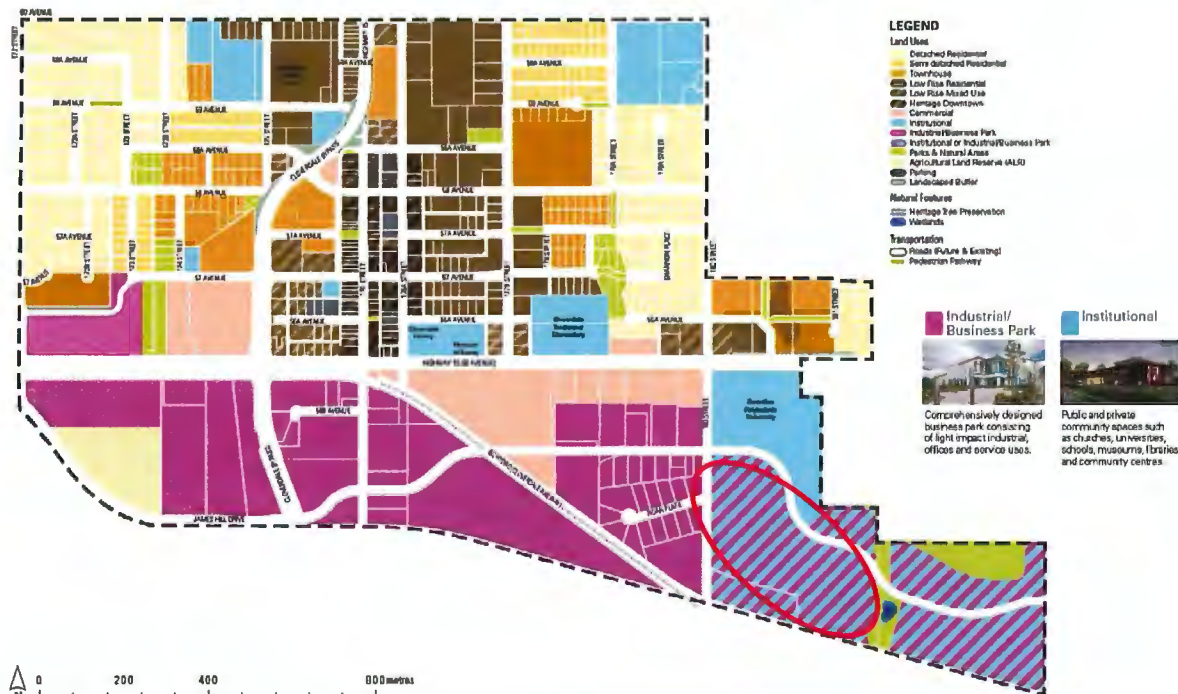
Figure 1 - Context for Proposed Amendment



As stated in the Cloverdale Town Centre Plan, completed in 2019, Cloverdale is the historical centre of Surrey (Figure 2). The plan area is centred on the crossroads of Highway 10 (56 Avenue) and Highway 15 (176 Street), and multiple railway lines, and includes a mix of commercial, industrial, and residential uses surrounding the downtown core. The Cloverdale Town Centre Plan encompasses 297 hectares and includes an estimated 5,126 residents, 2,250 housing units, and 3,573 jobs. The Cloverdale Centre is becoming increasingly urban through redevelopment, with many vacant and underutilized sites being redeveloped with mixed-use apartments and townhouses. The plan supports future growth, including new housing, commercial, and amenity spaces.

The City of Surrey's OCP change seeks to redesignate the site from 'Industrial' to 'Mixed Employment'. In the Cloverdale Town Centre Plan, the site is currently designated as 'Industrial / Business Park or Institutional', which will be maintained.¹

Figure 2 - Cloverdale Town Centre Plan (the subject site is circled in red)



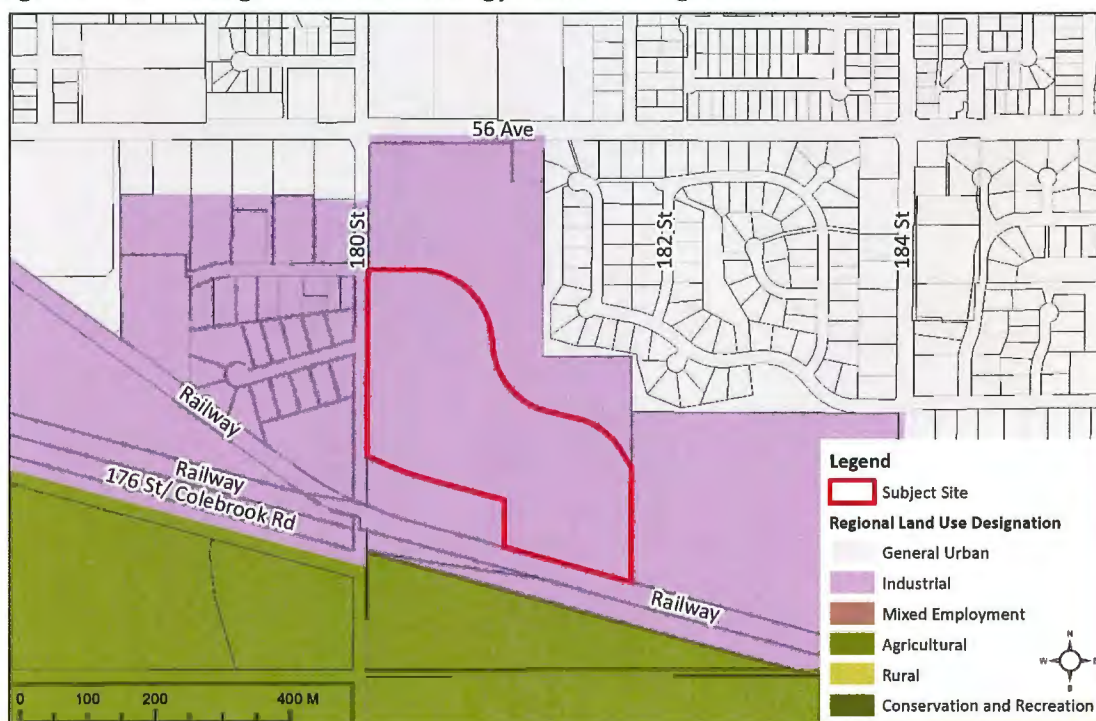
PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The new Surrey Hospital and Cancer Centre facility will comprise approximately 71,000 square metres of floor space, provide 168 beds, an emergency centre, a cancer centre, and a child care centre, and employ over 1,900 people.

¹ Separately, KPU has applied to the City of Surrey to subdivide the larger property into two parcels in order to allow for the sale of the southern part to Fraser Health Authority. That application includes providing a road dedication through the centre of the site to make the existing private driveway a public road (55 Ave / James Hill Drive), plus other statutory rights-of-way.

The current regional growth strategy designation of 'Industrial' is intended for heavy and light industrial activities, and appropriate accessory uses (Figure 3). The proposed hospital use is not consistent with the current designation and an amendment to the regional growth strategy is required. The site and surrounding lands are within the Urban Containment Boundary.

Figure 3 - Current Regional Growth Strategy Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being reviewed for an update. The intent of the assessment is not to duplicate that of the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

Goal 1: Create a Compact Urban Area

Metro Vancouver and its member jurisdictions have committed to focusing growth within the UCB and more specifically within Urban Centres. The City is encouraged to use edge planning and other land use and design policies to denote that further urban development is not intended south of Clearbrook Road and the railway lines beyond the UCB.

The site is within the Surrey Cloverdale Town Centre Plan, but not within the Regional Cloverdale Municipal Town Centre's boundary in *Metro 2040*. Co-locating the new hospital and associated facilities with the existing KPU post-secondary institution and in the Cloverdale Municipal Town Centre would be consistent with the growth management principles of *Metro 2040*, helping to create

a compact urban area with a mix of uses and employment opportunities and support regional transportation objectives. To better align these plans, a separate and subsequent process should be considered by the City of Surrey to adjust the boundary of the regional Municipal Town Centre to include the KPU and hospital site; this change could be reflected in the next update of its Regional Context Statement. The adjustment would also allow the site to be better aligned with TransLink's transit service, which uses the locations of Urban Centres and Frequent Transit Development Areas as inputs into service planning decisions. This alignment would allow for the growth of the Urban Centre to better support local planning objectives and regional growth targets. The significance of the proposed hospital development also raises the possibility of other inter-municipal corridor and area planning efforts along Highway 10 (56 Avenue), between two Urban Centres (i.e. Cloverdale Municipal Town Centre and Langley Regional City Centre).

Goal 2: Support a Sustainable Regional Economy

Metro 2040 commits to protecting the region's supply of Industrial land. This strategy contains two regional land use designations ('Industrial' and 'Mixed Employment'), which are both intended to support employment-generating uses to ensure the needs of the regional economy are met. Neither land use designation permits residential uses.

The City of Surrey's 2014 Regional Context Statement includes the following statement about industrial land protection:

2.2.4(b)(i) INDUSTRIAL PROTECTION As populations increase within all areas of the Lower Mainland, pressures increase to accommodate residential construction on lands designated for commercial or industrial purposes. Surrey has a significant portion of the Region's available industrial base and in order to ensure land exists in the future for well-paying employment opportunities, existing industrial land needs to be retained for future industrial development. Policies within Surrey's OCP supporting the protection of industrial land include: E1.1, E1.2 and E1.11.

While a hospital is not an Industrial land use, it is a major employer, accommodating a significant number of jobs and providing medical services to both the City of Surrey and the wider region, and with associated trip generating implications. A redesignation of the site to 'Mixed Employment' would allow the hospital use given that 'Mixed Employment' allows for "industrial, commercial, and other employment-related uses." This project is a unique major institutional use and the land use designation change does not support nor imply other possible additional amendments to adjacent Industrial lands.

The amendment to a 'Mixed Employment' regional land use designation supports the proposed hospital use and allows various forms of employment uses, which further maintains the character of larger scaled building forms in the area.

Goal 5: Support Sustainable Transportation Choices

The strategies under this goal encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services. Land use changes can and often

significantly influence travel patterns. As identified in the proposal, these transportation matters are to be addressed by the City through the development plan at a future stage of design. The review of the development by the City should consider transportation-demand management strategies, including such things as: investing in and enhancing the surrounding transportation network; encouraging transit usage by employees and visitors; facilitating goods movement access to the site and surrounding area; adding bicycle infrastructure and facilities on site; enhancing pedestrian infrastructure and connections; right-sizing the amount of on-site parking; and the pricing of parking.

In addition, the development of the hospital site and changes to the associated road network should be done in a manner that does not restrict truck access or goods movement potential to the surrounding industrial land and existing KPU Campus and the possible future development of the lands to the east. Furthermore, the design of the interface between existing surrounding industrial and rail activities, and the proposed future hospital should reduce possible conflicts.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

As per the *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for information and comment at its meeting of September 17, 2021. No comments were provided by RPAC members at that meeting.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided to the Board for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
2. That the MVRD Board decline the proposed amendment for the Cloverdale Hospital Site and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy*.

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

SUMMARY / CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 3 minor amendment to *Metro 2040* for the approximately 9-hectare Cloverdale Hospital Site, located immediately south of Kwantlen Polytechnic University Cloverdale Campus. The amendment proposes to change the regional land use designation of the site from 'Industrial' to 'Mixed Employment' in order to allow the development of the new Cloverdale Hospital and Cancer Centre by the Fraser Health Authority.

Staff note that if the development of the hospital site proceeds, changes to the associated road network should be done in a manner that does not restrict truck access or goods movement potential to the surrounding industrial land and existing KPU Campus, and the possible future development of the lands to the east.

Overall, the proposed amendment allows the hospital use, which is consistent with the surrounding neighbourhood context and ensures employment generating uses in close proximity to a Municipal Town Centre and future enhanced transit service area. Based on this, staff recommend Alternative 1, to initiate the proposed amendment to *Metro 2040* for the City of Surrey Cloverdale Hospital Site.

Attachments

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application (48005060)
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021

Reference

[City of Surrey Report \(No. 7921-0139-00\), dated July 12, 2021](#)

47471242



Office of the Chair
Tel. 604 432-6215 or via Email
CAOAdministration@metrovancover.org

NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
VIA EMAIL: MBrodie@richmond.ca; mayorandcouncillors@richmond.ca

Dear Mayor Brodie and Council:

Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – 228 175A Street

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for an approximately 2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. The amendment would redesignate the site from the current regional land use designation of “Mixed Employment” to “General Urban” to allow for proposed medium-density residential and commercial uses and an assisted living facility.

At its October 29, 2021 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolutions:

That the MVRD Board:

- a) *initiate the regional growth strategy amendment process for the City of Surrey’s requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;*
- b) *give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021”; and*
- c) *direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.*

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

48827225

The proposed amendment is a Type 3 minor amendment to *Metro 2040*, which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. No regional public hearing is required. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040*, is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovanancouver.org.

Yours sincerely,



Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
George Duncan, Chief Administrative Officer, City of Richmond
John Hopkins, Director of Policy Planning, City of Richmond

Encl: Report dated September 27, 2021, titled "*Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – 228 175A Street*" (Doc# 47816118)



To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: September 27, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – 228 175A Street**

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for an approximately 2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. The amendment would redesignate the site from the current regional land use designation of Mixed Employment to General Urban to allow for proposed medium-density residential and commercial uses and an assisted living facility.

The proposed amendment supports *Metro 2040* in several respects and provides needed jobs and housing. It is not anticipated to lead to further applications, as the site is surrounded by General Urban lands. Should the proposed amendment be approved by the MVRD Board, the City of Surrey is requested to mitigate transportation impacts through strategies such as noise reduction, continued active transportation investment, and Transportation Demand Management (TDM) programs.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to regional land use designations. On July 30, 2021, Metro Vancouver received a written request from the City of Surrey to consider a *Metro 2040* amendment for the subject site (Attachment 1). The proposed amendment constitutes a Type 3 minor amendment requiring an amendment bylaw to *Metro 2040* that receives an affirmative 50%+1 weighted vote of the MVRD Board at each reading; there is no requirement for a regional public hearing. A Council decision on the final adoption of the Official Community Plan

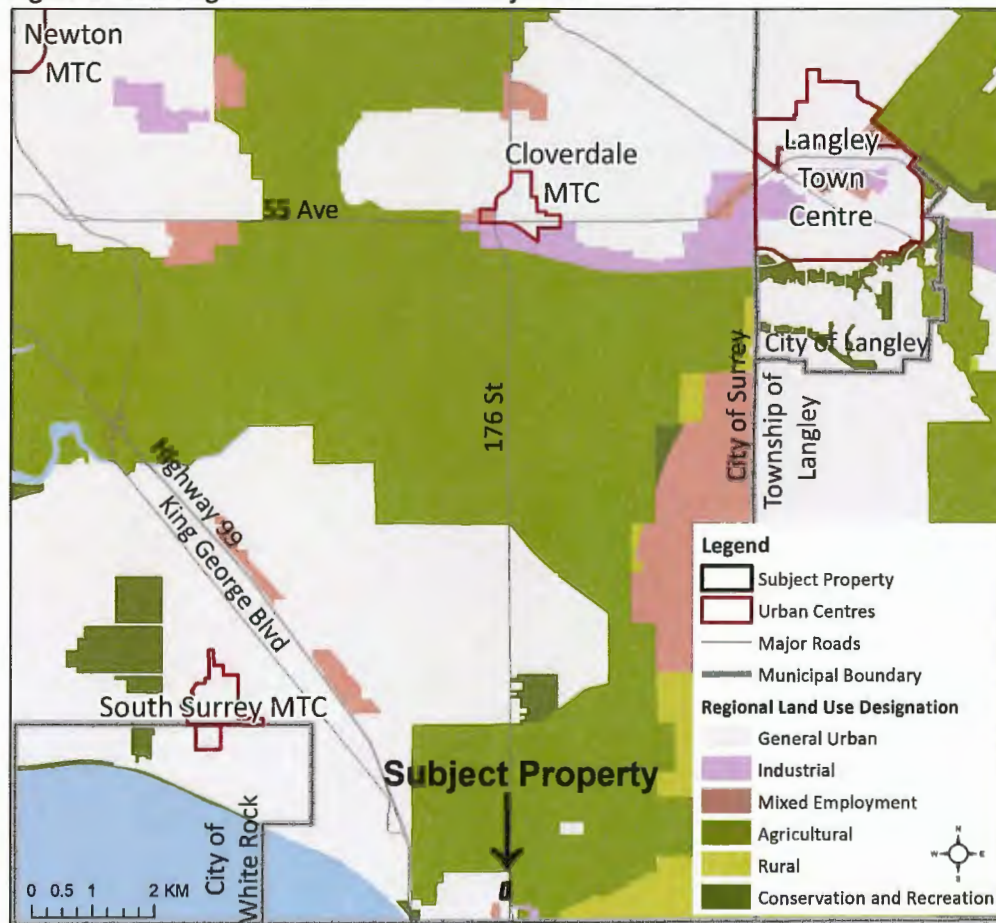
(OCP) Bylaw will be scheduled following a MVRD Board decision on the proposed *Metro 2040* amendment.

SITE CONTEXT

The City of Surrey is processing a development application (Reference 1) in the Douglas neighbourhood of south Surrey to permit the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility comprised of 86 senior assisted living units and 96 care rooms, with a commercial (office/retail) building.

The subject site, 2.5 hectares in size, is located approximately five kilometres southeast of Semiahmoo Municipal Town Centre (Figure 1). Located on Highway 15, the site is approximately 400 metres north of the Pacific Highway Border Crossing.

Figure 1 - Sub-Regional Context for the Subject Site



PROPOSED AMENDMENT

The site is within the Urban Containment Boundary and is currently designated Mixed Employment by *Metro 2040* (Figure 2). The proposed regional land use designation is General Urban (Figure 3). In Surrey's Official Community Plan, the current designation is Mixed Employment and the proposed designations are Multiple Residential and Commercial. The amendment constitutes a Type 3 minor amendment as per section 6.3.4(b) of *Metro 2040* (i.e. for sites within the Urban Containment

Boundary, and proposed amendments from Mixed Employment to any other regional land use designation).

Figure 2 - Current Regional Growth Strategy Land Use Designations



Figure 3 - Proposed Regional Growth Strategy Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being reviewed for an update. The intent of the assessment is not to duplicate that of the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

Goal 1: Create a Compact Urban Area

Metro Vancouver and its member jurisdictions have committed to focusing growth within the Urban Containment Boundary (UCB), and more specifically, within Urban Centres. The site at 228 175A street is located within the UCB, but is about five km from the nearest Urban Centre. However, the application is not expected to result in further nearby applications, as the surrounding lands are designated as General Urban.

Goal 2: Support a Sustainable Regional Economy

Metro 2040 commits to promoting land development patterns that support a diverse regional economy and protecting the region's supply of Industrial land. The proposed regional land use designation amendment for 228 175A Street supports jobs creation through the seniors' care facility and commercial building. Although it represents the loss of Mixed Employment lands located in a strategic trade location (near the US border crossing and along a significant truck route), the proposed development nonetheless creates significant job space. Moreover, considering the significant addition of Mixed Employment lands through other concurrent proposed amendments proximate to this site, the subject site is relatively small.

Goal 4: Develop Complete Communities

Metro 2040 strives to provide diverse and affordable housing choices in communities that are complete with a range of services and amenities. The proposal expands the housing supply through a variety of compact development forms (i.e. townhouse and apartment). However, since all the housing units will be strata tenure, the project will make only minor contributions to regional housing affordability objectives.

Goal 5: Support Sustainable Transportation Choices

The strategies under this goal encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

The proposed development is not served by public transit and is not well-connected to regional walking and cycling networks. The majority of trips to and from this location will be made by motor vehicle. The site is located on a truck route and provincial highway, so residents and workers may experience excessive noise, vibration, and air quality impacts. These impacts may be particularly acute for the more sensitive seniors' centre uses, located closest to Highway 15.

Should the proposed regional land use designation amendment be advanced by the MVRD Board, the City of Surrey is encouraged to take steps to mitigate noise, vibration, and air quality impacts from the adjacent highway on the residential units; integrate active transportation options to and from the site and the adjacent neighbourhoods; and work with the applicant to develop Transportation Demand Management programs (e.g. vanpools, secure bicycle parking) for the future residents.

Regional Planning Advisory Committee Comments

As required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for information at its meeting of September 27, 2021. The following questions were asked by RPAC members at that meeting:

- *What would be the employment capacity of the subject site under its current Mixed Employment designation?* City of Surrey confirmed that, at 22 jobs per acre, the subject site would actually provide a higher job density than comparable Mixed Employment sites in the area.
- *What is the difference between the loss of Mixed Employment land in this proposal versus the proposed addition of Mixed Employment land in South Campbell Heights?* Surrey staff noted that, in terms of scale, this site is relatively small, so it is less regionally-significant than South Campbell Heights and is more constrained in terms of the types of employment uses that could be accommodated. This site will involve the conversion of some 2.5 hectares of Mixed Employment land, while the South Campbell Heights proposal represents a net gain of approximately 147 hectares.
- *What noise and air quality interventions are proposed?* The City of Surrey requires that any development next to an arterial roadway perform an acoustic analysis and submit a report.

AMENDING METRO 2040 AND NEXT STEPS

Metro 2040 is the region's collective vision for how to manage regional growth in a way that reflects the federation's values. It includes regional land use designations which are a key tool for protecting and enhancing the region's supply of Conservation and Recreation, Mixed Employment, Agricultural, and Industrial lands. In accordance with Subsections 6.3.4(c) of *Metro 2040*, for sites within the Urban Containment Boundary, land use designation amendments are a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided to the Board for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board decline the proposed amendment for 228 175A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy* (Reference 2).

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

CONCLUSION

The City of Surrey has submitted a request for a *Metro 2040* amendment for the site located at 228 175A Street. The request proposes changing the regional land use designation of approximately 2.5 hectares of land from Mixed Employment to General Urban, to facilitate the development of residential units, a commercial building, and an assisted living facility for seniors.

The proposed amendment supports *Metro 2040* in several respects, and provides needed jobs and housing. The proposal is not anticipated to lead to further applications, as it is surrounded by General Urban lands. Should the proposed amendment be approved by the MVRD Board, the City of Surrey is requested to mitigate the transportation impacts through strategies such as noise reduction, continued active transportation investment, and Transportation Demand Management programs. Staff recommend Alternative 1.

Attachments (47816117)

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021

References

1. [City of Surrey Planning Report, dated June 28, 2021 \(Application No.: 7916-0679-00\)](#)
2. [Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy](#)

47816118

Office of the Chair
Tel. 604 432-6215 or via Email
CAOAdministration@metrovancouver.org

NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
VIA EMAIL: MBrodie@richmond.ca; mayorandcouncillors@richmond.ca

Dear Mayor Brodie and Council:

***Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment
Request from the City of Surrey – South Campbell Heights***

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the area corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan. The requested amendment includes: the redesignation of regionally designated "Rural" lands (within a Special Study Area) to "Mixed Employment" (160.8 ha), "Conservation and Recreation" (55.5 ha) and "Agricultural" (12.1 ha); extension of the Urban Containment Boundary by 223.7 hectares; and redesignation of "Mixed Employment" lands within the Urban Containment Boundary to "Conservation and Recreation" (13.4 ha).

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";*
- c) direct staff to notify and seek comment from affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future; and*
- d) direct staff to notify and seek comment from local First Nations on the proposed Metro 2040 amendment.*

48827428

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

The proposed amendment is a Type 3 minor amendment to *Metro 2040*, which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040*, is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments by **January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancover.org.

Yours sincerely,



Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
George Duncan, Chief Administrative Officer, City of Richmond
John Hopkins, Director of Policy Planning, City of Richmond

Encl: Report dated October 8, 2021, titled "*Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights*" (Doc# 47807222)

48827428

To: MVRD Board of Directors

From: Regional Planning Committee

Date: October 8, 2021 Meeting Date: October 29, 2021

Subject: ***Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights***

REGIONAL PLANNING COMMITTEE RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";
- c) direct staff to notify and seek comment from affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*; and
- d) direct staff to notify and seek comment from local First Nations on the proposed *Metro 2040* amendment.

At its October 8, 2021 meeting, the Regional Planning Committee considered the attached report titled "*Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights*", dated September 20, 2021. The Committee subsequently amended the recommendation as presented above in underline style.

The Committee members expressed support for increasing employment lands, given the shortage in the region as well as the site's location in relation to the goods movement network and the existing Campbell Heights development. In addition, Committee members recognized the Special Study Area overlay for the lands, which indicates contemplated land use change after additional municipal planning work. The Committee members recognized the additional protection of nearly 70 hectares of land adjacent to the Little Campbell River by designating them Conservation / Recreation in *Metro 2040*.

However, four areas of concern were discussed:

- Concern was expressed about the lack of environmental work undertaken to date. Most environmental work is being planned for Phase II of the local planning process, but the proposed land use change is being advanced now without better understanding about how environmental values will be protected, particularly impacts on infiltration and groundwater;
- Concern was expressed that local First Nations, and particularly the Semiahmoo First Nation, had not been engaged regarding the proposal to date;
- Concern was expressed about the broad nature of the Mixed Employment designation and the potential commercial job sprawl and climate impacts this would enable. It was noted that if the intent is to create industrial jobs, that the regional designation proposed should be Industrial, not Mixed Employment; and

- Concern was expressed about the proposal's extension south of 16 Avenue, despite the 2018 MVRD Board response seeking to limit extension of the Urban Containment Boundary to 16 Avenue.

This matter is now before the Board for its consideration.

Attachment

"Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights", dated September 20, 2021

47807222 FINAL



To: Regional Planning Committee

From: James Stiver, Division Manager Growth Management and Transportation and
Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: September 20, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping Our Future* Land Use Designation Amendment
Request from the City of Surrey – South Campbell Heights**

RECOMMENDATION

That the MVRD Board:

- e) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
- f) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021"; and
- g) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

EXECUTIVE SUMMARY

The City of Surrey is requesting a *Metro 2040* amendment corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan. This is an update to a proposed amendment for the area considered by the MVRD Board in 2018 that was referred back to the City of Surrey for further refinement of the of the proposal. The requested amendment includes: the redesignation of Rural designated lands (within a Special Study Area) to Mixed Employment (160.8 ha), Conservation and Recreation (55.5 ha) and Agricultural (12.1 ha); extension of the Urban Containment Boundary by 223.7 hectares; and redesignation of some Mixed Employment lands within the Urban Containment Boundary to Conservation and Recreation (13.4 ha).

Consideration of requested regional land use amendments is often about evaluating the trade-offs among regional growth strategy objectives. The implications of introducing much needed job lands must be considered against the expansion of the Urban Containment Boundary in terms of regional servicing and transit costs, and impacts to the natural environment and climate action. These lands have long been contemplated for land use change, and their Special Study Area overlay highlights that fact. On balance, the requested amendment for South Campbell Heights is supportable based on the evaluation against *Metro 2040's* policy framework.

PURPOSE

This report provides the Regional Planning Committee with the opportunity to review and comment on the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the South Campbell Heights area.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to the regional growth strategy. The proposed amendments are intended to enable approval of the Revised Stage 1

South Campbell Heights Land Use Plan (Reference 1), which was given 3rd reading by Surrey City Council on July 26, 2021. On July 12, 2021, City of Surrey Council initiated *Surrey Official Community Plan Amendment Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20393* by undertaking 1st and 2nd readings. A municipal public hearing was held on July 26, 2021 and subsequently, at the same meeting, City Council at 3rd reading of *Bylaw No. 20393* passed the following resolution:

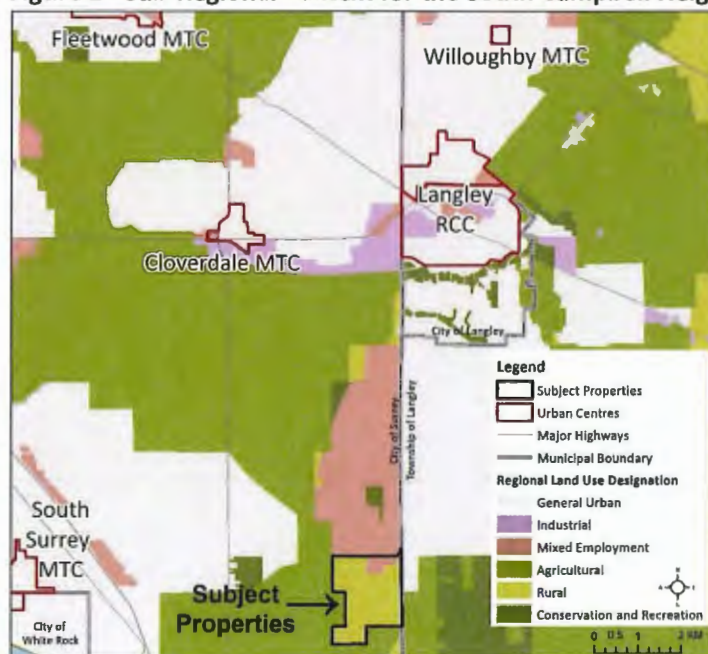
Subject to Council granting third reading to Amendment Bylaw No. 20393, authorize staff to submit a Type 3, Minor Regional Growth Strategy amendment and Regional Context Statement amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy Regional Land Use Designation amendments as shown in Appendix "IV" and Appendix "V".

On July 30, 2021, Metro Vancouver received a written request (Attachment 1) from the City of Surrey to consider an amendment to *Metro 2040* for the subject area in South Campbell Heights. The requested amendment constitutes a Type 3 minor amendment; this requires adoption of the amending through an affirmative 50%+1 weighted vote of the MVRD Board. Additionally, there is no requirement for a regional public hearing. A Council decision on the final adoption of the Official Community Plan (OCP) Bylaw will be scheduled following the decision of the MVRD Board on the requested.

SITE CONTEXT

The South Campbell Heights area is located in the southeast area of the City of Surrey adjacent to the municipal boundary with the Township of Langley (Figure 1). The area is characterized by rural development and forested natural areas. The Little Campbell River and its tributaries run diagonally through the area, and large-lot rural residences exist alongside pastures and other small-scale uses such as a kennel and a cemetery. One property is currently being used for agricultural production.

Figure 1 - Sub-Regional Context for the South Campbell Heights Area

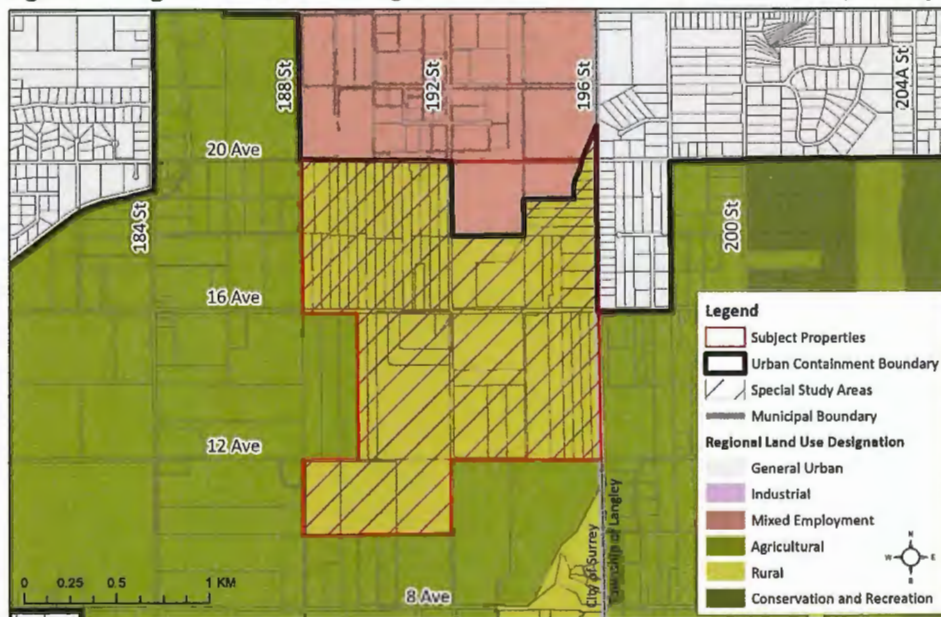


Existing Regional Land Use Designations and Special Study Area

The subject area includes lands currently identified in *Metro 2040* as a Special Study Area. This overlay was established in *Metro 2040* to reflect where, prior to its adoption in 2011, a municipality had expressed intent for future land use changes following further municipal planning work. The Special Study Area overlay does not alter the underlying regional land use designations. All lands in the South Campbell Heights Special Study Area (228.29 ha) are designated Rural in *Metro 2040*, and are located outside the Urban Containment Boundary.

The proposed amendment also includes 13.38 ha of Mixed Employment lands within the Urban Containment Boundary that does not form part of the Special Study Area (Figure 2).

Figure 2 - Regional Land Use Designations, Urban Containment Boundary and Special Study Area



PROPOSED AMENDMENT

The proposed amendment is an update to the City of Surrey's 2018 application that was previously considered by the MVRD Board for the same lands (Reference 2). That application was referred back to the City of Surrey, citing that the extension of the Urban Containment Boundary and redesignation of Rural lands to General Urban (for urban residential development), particularly south of 16 Avenue, were inconsistent with the policy framework in *Metro 2040*.

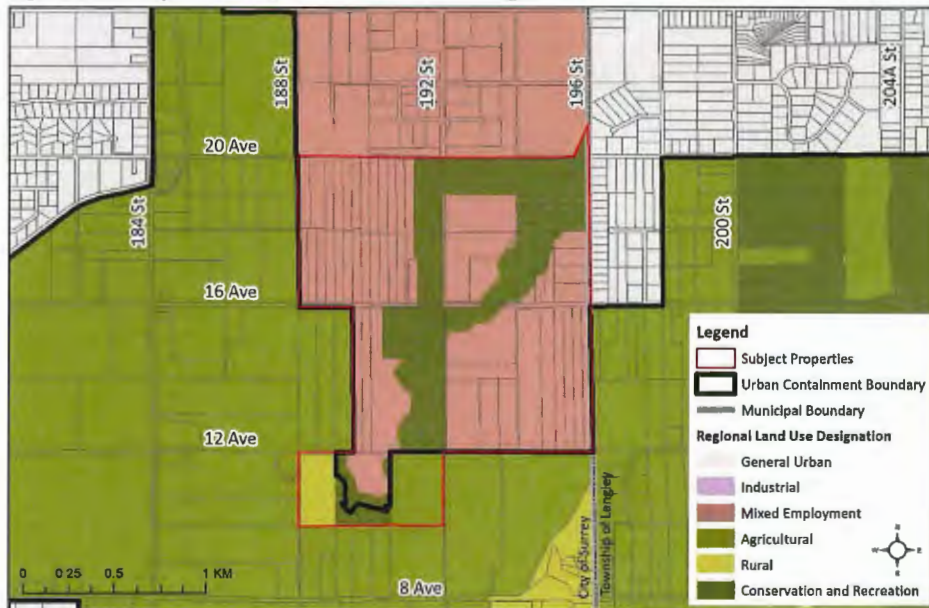
The updated proposal encompasses 72 properties, as depicted below in Figure 3. The amendment seeks to:

- redesignate 13.4 ha from Mixed Employment to Conservation and Recreation within the Urban Containment Boundary;¹
- redesignate a total of 228.4 hectares outside the Urban Containment Boundary and within the Special Study Area from:

¹ There is an adjacent 7.91 ha Mixed Employment parcel within the subject area that is proposed to remain designated as Mixed Employment. No regional land use designation amendment is required.

- i. Rural to Mixed Employment (160.8 ha)
- ii. Rural to Conservation and Recreation (55.5 ha)
- iii. Rural to Agricultural (12.1 ha);
- c) extend the Urban Containment Boundary to include an additional 223.7 hectares; and
- d) remove the Special Study Area designation from the entire South Campbell Heights area.

Figure 3 - Proposed Regional Land Use Designations and Urban Containment Boundary Alignment



The proposed amendment is a Type 3 minor amendment as per sections 6.3.4(b) and (g) of *Metro 2040*. Type 3 minor amendments require an amendment bylaw that receives a 50%+1 weighted vote of the Board at each reading, with no regional public hearing.

REGIONAL PLANNING ANALYSIS

The proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being updated. The assessment focuses on potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

The current proposal updates Surrey's 2018 regional growth strategy amendment request (Reference 1). The 2018 proposed amendment was assessed for alignment with the goals, strategies and objectives of *Metro 2040*. The policy framework, supported amending the Rural lands north of 16 Avenue to Mixed Employment, and protecting ecologically important lands by amending the designation on such lands to Conservation and Recreation. As a result, this report does not re-evaluate those aspects of the proposed amendment.

The main difference between the two applications is that the 2018 application requested that 143 ha be redesignated from a regional land use designation of Rural to General Urban to facilitate urban residential development. The 2021 application seeks instead to redesignate from Rural to Mixed Employment, thereby eliminating the residential component, and focusing on responding to the

region's strong need for industrial and job lands. As a result, the updated request from the City addresses many of the concerns previously noted with respect to introducing new urban residential development in this area. However, the proposed Mixed Employment land uses introduces some additional regional planning issues that have been examined through the *Metro 2040* policy framework below.

GOAL 1: Create a Compact Urban Area - Implications of Expanding the Urban Containment Boundary

Metro Vancouver's analysis of Surrey's 2018 application noted that residential development would increase pressure on nearby Rural lands by signaling potential availability for urban development; there is some risk that Mixed Employment development in the same area could generate similar outcomes. However, given market dynamics of residential comparative to employment development, this pressure will likely be less intensive.

The Urban Containment Boundary (UCB) is intended to be a long term, stable boundary for urban growth in Metro Vancouver. Regional Planning projections and analysis demonstrates that there is sufficient land within it to accommodate future growth in the region over the coming decades. As such, the current policy framework does not generally support its expansion.

However, the subject lands are identified as a Special Study Area in *Metro 2040*. This overlay does not alter the underlying regional land use designation(s), however it does reflect a municipality's intent to seek future land use change following more detailed local planning work. Reflecting this potential for change, the Special Study Area overlay reduces the MVRD Board's voting threshold needed for a proposed amendment to *Metro 2040* on lands outside the UCB and designated Rural, from a 2/3 weighted vote of the Board to a 50%+1 vote; additionally, it also removes the requirement for a regional public hearing.

The UCB is also an essential tool for supporting the efficient provision of urban infrastructure across the region. Regional sewerage and water services and transit expansions are necessitated by realigning the UCB, ultimately requiring increased service levels and costs. If the proposed amendment is adopted, the City of Surrey will need to seek an amendment to the Fraser Sewerage Area (FSA) from the GVS&DD Board; the review of this amendment would be predicated on the technical and financial feasibility and capacity of services. Staff note that the existing Metro Vancouver sewerage infrastructure required to service these lands may not be sufficient; further analysis will need to be undertaken in this regard.

GOAL 2: Protect the Supply of Industrial Land: Regional Need for Employment Lands

The proposed amendment proposes four times as much Mixed Employment designated lands than 2018 application. The City's planning report (Reference 1) cites the constrained supply of industrial lands as a rationale for redevelopment of the South Campbell Heights area. The report specifically addresses the demand for, and availability of, alternative employment lands within the Urban Containment Boundary, estimating that the existing North Campbell Heights employment area will reach its development capacity within seven to nine years. The recently-completed Regional Industrial Lands Strategy documented the extremely limited supply of industrial lands in the region, the consistently strong demand for industrial space, and the few opportunities to add more lands to

the regional market. In many areas, existing industrial lands are also being threatened by conversion to other uses.

The proposal for South Campbell Heights is for a Mixed Employment, not Industrial, regional land use designation, which is an important distinction. While the Mixed Employment designation permits industrial uses, it also permits commercial and other employment-related uses. Staff appreciate the flexibility Surrey would like to retain for land uses in the South Campbell Heights area, and that residential use is not intended. However, an extension of the UCB and use of these lands for Mixed Employment uses does have the potential to attract employment uses away from the City's existing Urban Centres and transit-rich locations. If the amendment is supported, it will be incumbent on the City of Surrey to ensure that the land uses in this area support industry and do not compete with major trip-generating uses that are more appropriately located in Urban Centres, in an effort to reduce auto-oriented "job sprawl." The existing North Campbell Heights business park area is designated Mixed Employment in *Metro 2040*, and primarily supports light industrial uses, with some commercial and other employment uses.

GOAL 3: Protect the Environment and Respond to Climate Change Impacts

A significant land use change for 160 ha of rural lands to more urban forms of development will have ecological impacts. The City has identified ecologically-sensitive locations which it has indicated will be protected through the South Campbell Heights Land Use Plan, providing for a continuous biodiversity hub along the Little Campbell River riparian corridor. As a result of this work, The City is proposing to redesignate 55.52 ha from Rural to Conservation and Recreation to support the protection of this ecological corridor. These lands are being introduced, in part, to provide a buffer function, with stream setbacks that exceed the requirements of The City of Surrey's Zoning Bylaw and riparian area regulations. The proposed Conservation and Recreation designation component totals 86 ha, or 35 percent of the subject area.

Beyond the conservation plans for the Little Campbell River corridor itself, questions remain about broader aquifer protection and potential infiltration into neighbouring communities. The City of Surrey has committed to additional study and monitoring of groundwater impacts through subsequent phases of the South Campbell Heights Land Use Plan.

The City of Surrey's comprehensive Climate Adaptation Strategy sets out progressive policies and initiatives and will help the City anticipate and respond to a changing climate. Any expansion of the UCB will have impacts on the area's resilience to climate change and will contribute to increased greenhouse gas emissions. If the proposed amendment is adopted, the City's future local planning work will need to ensure that the policies of the Strategy are applied to the development of the South Campbell Heights lands; this will support our collective actions in meeting our shared climate targets.

GOAL 5: Support Sustainable Transportation Choices

The 2018 Metro Vancouver report noted that "as the location of the proposed redesignation is adjacent to the existing Campbell Heights industrial area and a major transportation route, it is an appropriate and regionally-strategic location for industrial related development." While the area is accessible by two truck routes and the Major Road Network, most roads in the area are two-lane roads, with a rural cross-section, that have the potential of not accommodating the additional

commercial vehicles/traffic; in addition, the road network south of 16 Avenue is incomplete and fragmented. Future road upgrades by the City will likely be necessary to accommodate the increases in commercial truck traffic.

If the regional land use designation amendment is adopted, pressure will increase to expand transit service beyond what is contemplated in the current TransLink Investment Plan for the area. This creates challenges from a transit service design and fare recovery perspective, particularly due to South Campbell Heights' outlying location and limited street connectivity.

The area is strategically located from a goods movement and jobs perspective. South Campbell Heights is proximate to the United States border and adjacent to an existing Mixed Employment area; it connects with the regional truck route network and Major Road Network; and it would serve job markets in both South Surrey and Langley.

Regional Planning Advisory Committee Comments

As required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for its meeting of September 27, 2021. The City of Surrey presented the application, and RPAC members were able to ask questions and discuss. RPAC received the report for information.

AMENDING METRO 2040 AND NEXT STEPS

Metro 2040 is the region's collective vision for how to manage regional growth in a way that reflects the federation's values. It includes regional land use designations, which are a key tool for protecting and enhancing the region's supply of Conservation and Recreation, Mixed Employment, Agricultural, and Industrial lands.

In accordance with Subsections 6.3.4(c) of *Metro 2040*, for sites within a Special Study Area or within the Urban Containment Boundary, land use designation amendments are a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;

- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021”; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board decline the proposed amendments for South Campbell Heights and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy* (Reference 3).

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board’s decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

CONCLUSION

The City of Surrey has submitted a request for a *Metro 2040* amendment corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan (Reference 1). The plan includes the redesignation of 228.39 hectares of Rural designated lands outside the Urban Containment Boundary (within a Special Study Area) to Mixed Employment (160.77 ha), Conservation and Recreation (55.52 ha) and Agricultural (12.1 ha). It also includes the redesignation of 13.38 ha of Mixed Employment lands, within the Urban Containment Boundary, to Conservation and Recreation.

The proposed amendment aligns with the *Metro 2040* policy framework in the following ways:

- The extension of the Urban Containment Boundary can be supported by a demonstrated land need as there are few alternative employment lands available within the UCB;
- The subject area will provide jobs and expand the supply of much-needed employment-generating lands in the region;
- Given planned land use change in this area, environmental impacts have been largely addressed through the designation of Conservation and Recreation lands including buffer areas around the Little Campbell River and its tributaries; and
- The area is strategically located from a goods movement and trade perspective.

It should be noted that passenger transportation will be a challenge, particularly given the current lack of transit service, bikeways and pedestrian facilities. Further work will need to be undertaken in an effort to resolve these issues. This is also a significant addition to the Urban Containment Boundary, which has significant servicing impacts. These will not be as substantial as if the land use contemplated was residential, however the City of Surrey will need to apply to the GVS&DD for inclusion in the Fraser Sewerage Area, and there remains uncertainty as to the capacity of the current sewerage infrastructure to accommodate this planned use. And, there are significant environmental impacts when this scale of land use change is occurring, despite mitigating efforts.

Consideration of proposed regional land use amendments is often about evaluating the trade-offs among regional growth strategy objectives. The implications of introducing much-needed job lands must be considered against the expansion of the Urban Containment Boundary in terms of regional servicing and transit costs, impacts to the natural environment and climate action. On balance, the requested amendment for South Campbell Heights is supportable based on the above analysis of *Metro 2040's* policy framework. Staff recommend Alternative 1.

Attachments (47807423)

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application.
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021

References

1. [City of Surrey Corporate Report, dated July 8, 2021 \(No. R147\): Revised South Campbell Heights Land Use Plan](#)
2. [Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights](#). MVRD Board Regular Meeting, May 25, 2018
3. [Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy](#)

47807222



City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning

Date: November 2, 2021
File: 08-4375-03/2021-Vol
01

Kim Somerville
Director, Community Social Development

Re: Housing Needs Report 2021

Staff Recommendations

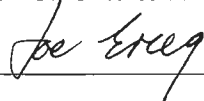

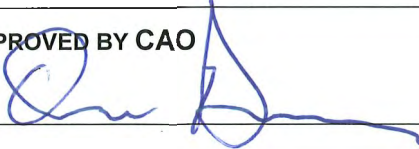
1. That the staff report titled "Housing Needs Report 2021" dated October 15, 2021 from the Director, Policy Planning and Director, Community Social Development be received for information;
2. That staff be directed to publish the Housing Needs Report on the City of Richmond website, as required by the British Columbia Local Government Act; and
3. That staff be directed to share the Housing Needs Report with key stakeholders.

John Hopkins
Director, Policy Planning
(604-276-4279)

Kim Somerville
Director, Community Social Development
(604-276-4671)

JH:pw

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

The *Local Government Act* was amended in April 2019 to require all local governments in British Columbia to complete and publish a Housing Needs Report by April 2022. The intent of the new requirement is to help local governments and the BC government better understand and respond to housing needs. A Housing Needs Report summarizes factors influencing housing demand, characteristics of the current housing stock, and current and anticipated housing needs.

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

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

Findings of Fact

The Province of BC has introduced legislative requirements that require municipalities across the province to complete Housing Needs Reports. The first report must be completed and published by April 2022, after which an update is required every five years. The reports must consider more than 50 sets of data specified by the Province. Legislation requires Council to receive the report at an open meeting, publish it on a freely accessible public website, and consider it whenever updated Official Community Plan housing policy is developed. Housing Needs Reports must include:

- The number of housing units required to meet current and anticipated housing needs for at least the next five years, by housing type;
- The number and percentage of households in core housing need and extreme core housing need;
- Statements about key areas of local need, including: affordable housing; rental housing; special needs housing; housing for seniors; housing for families; and shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness; and
- A standardized summary form.

Housing is a shared responsibility. While the City has achieved significant success in increasing housing options for Richmond residents, housing supply and housing affordability are complex issues that cannot be solved by one level of government alone. In particular, the federal and provincial governments have a key role in advancing critically important measures, including dedicated, sustained sources of funding for affordable housing developments and policy changes to stabilize and re-balance the housing market. Non-profit housing providers and private sector developers are also important partners in increasing housing supply.

Richmond is a recognized leader in the region. The City has a strong housing policy and program framework that enables the provision of diverse housing options for Richmond residents. Key objectives and policies in the Official Community Plan (OCP) include:

- Accommodate anticipated residential growth;
- Support housing densification in appropriate areas such as arterial roads, neighbourhood service centres and the city centre;
- Support a diverse range of housing types, tenure and affordability;
- Protect and helping create market rental housing; and
- Encourage family-friendly and accessible housing units.

Key direction for affordable housing is provided in the City's Affordable Housing Strategy (2017-2027) and Homelessness Strategy (2019-2029). These strategies are supported by the Low End Market Rental program and standalone affordable housing developments secured in partnership with the federal and provincial governments. The City also continues to advocate to other levels of government for increased levels of affordable housing in Richmond.

Extensive consultation has informed all City housing policy and action, paired with technical analysis. Consultation has included on-line surveys and discussion forums, "pop-up" events, open houses, stakeholder workshops, steering and advisory committees, and meetings with housing service providers and development industry representatives. In addition to consulting during drafting of the OCP and housing strategies over the last few years, the City maintains on-going communications with housing service providers and the development industry.

Analysis

The primary purpose of a Housing Needs Report is to capture housing data and communicate key housing needs, in order to inform subsequent policy development. The report will be used to inform the upcoming OCP update as well as other housing policy development. As appropriate, it may also be used to inform housing-related prioritization, progress monitoring and target-setting.

The Richmond Housing Needs Report meets all Provincial requirements. It is based on a combination of statistical data, including demographic and housing demand projections prepared by Metro Vancouver, and consultation with housing service providers and agencies. The process of preparing the Housing Need Report involved:

1. **Data collection:** Metro Vancouver collected and shared standard datasets for each member municipality. These were supplemented with Richmond-specific information from various sources, including internal databases, CMHC, the BC Ministry of Municipal Affairs, BC Stats, local market data providers, and others.
2. **Analysis:** Data was carefully selected, combined and reviewed in order to identify areas of need, describe trends, and establish the scale of need. Needs were estimated for the current population and projected for future years. Methods were consistent with industry practice and aligned with those used by Metro Vancouver.
3. **Consultation:** Representatives of local non-profit housing providers and government agencies active in Richmond were interviewed to validate data-based findings and provide context and qualitative information to complement the data analysis.
4. **Reporting:** The Housing Needs Report was prepared, drawing on data and interviews with agencies and non-profit housing providers to create a clear picture of housing needs in Richmond.

The Housing Needs Report shows that strong housing demand is expected to continue, and that housing affordability is a critical issue and will likely remain one for some time. The key findings are:

- **Housing demand is growing**, from about 1,200 occupied units/year from 2006-2016 to about 1,800/year from 2016-2026.
- **Housing affordability has become critical.** For example:
 - From 2006 to 2016, the median shelter costs for renters increased 4.5 times faster than their median household income. Similarly, the cost to buy a home rose 77% from 2006-2016, while Richmond household incomes were virtually unchanged.
 - About one third of renters are experiencing housing affordability issues. In particular, a disproportionate number of low-income households are experiencing significant challenges in accessing private market housing that meets their financial needs. While many of these households may qualify for affordable housing, there can be lengthy wait times before applicants receive a unit.
 - Home prices are so expensive that if Richmond households were buying for the first time, almost half of them couldn't afford an apartment of any size, and 95% couldn't afford a typical house based on reported income.
- **Substantial non-market and low-end market rental housing is needed.** To meet the needs of households making less than \$70,000, a total of about 7,000 units of affordable housing (subsidized non-market and LEMR) are needed from 2016 to 2026.
- **There is strong demand for market rental:** While it is hard to estimate market rental demand, at least 2,000 units will be needed from 2016-2026. If home ownership remains out of reach for most households, driving interest in rental, the demand could be higher.
- **The need for housing for seniors is growing rapidly.** Seniors (65+) were the fastest growing age group in Richmond from 2006 to 2016, growing by 57% (from 21,000 to 33,000). They are expected to grow a further 16,000 to 2026, by which time they will make up 20% of the population. While many seniors will age-in-place at home or move to a private-market seniors building, other seniors will require access to an affordable housing unit to maintain housing stability.
- **There are many other specific needs in the community for affordable housing,** including:
 - Low-income singles and seniors, typically non-market studio and one-bedroom homes;
 - Low-income lone-parent families, typically non-market homes with at least two bedrooms;
 - Moderate-income families, typically rental homes with at least two bedrooms;
 - People with mental health challenges and/or substance use problems;
 - Recent immigrants; and
 - People with disabilities, especially if they are reliant on government financial assistance.
- **The number of households that are either experiencing homelessness or at risk of being homeless is increasing.** This trend is likely to drive continued growth in the need for housing with supports for people experiencing or at risk of homelessness, helping them transition to long-term housing stability.

The housing needs identified by this Housing Needs Report are consistent with the priority groups identified in the Affordable Housing Strategy (2017-2027).

Through implementation of the Affordable Housing strategy, the Homelessness Strategy (2019-2029), and the Official Community Plan, the City has already made substantial contributions to address identified housing needs within its authority/jurisdiction. It also continues to advocate to the provincial and federal governments to secure increased funding for affordable housing in Richmond, and to work with local partners to address housing needs. Highlights of City and partner contributions include:

- **Enabling housing supply:** 12,993 homes have been built since OCP adoption in 2012.
- **Directing housing to transit-oriented, amenity-rich locations:** half of the homes built since the OCP's adoption are in the City Centre.
- **Supporting diverse housing types:** Since OCP adoption in 2012, 8,263 apartments, 1,776 townhouses and 2,954 single family and duplexes have been built.
- **Securing rental housing:** Since 2007, approximately 1,900 units of Market Rental and Low-End Market Rental (LEMR) units have been approved and, of those, approximately 800 units are occupied and approximately 1,100 units are under construction.
- **Collaborating to create non-market housing:** Since 2007, the City has partnered with non-profit housing providers to secure more than 410 new non-market units.
- **Supporting family-friendly and accessible affordable housing:** Since 2018, 57% of all LEMR units secured have been family-friendly (two or three bedroom) and 94% will be built to Basic Universal Housing standards to increase accessibility for seniors and persons with disabilities.
- **Addressing homelessness:** The City and its partners have built 90 emergency shelter beds and 40 supportive housing units, with an additional 40 supportive housing units soon to be constructed.

Table 1 (next page) shows details of how the City has contributed to the provision of shelter beds and affordable and market rental housing options since the adoption of the first Affordable Housing Strategy in 2007.

Table 1: City of Richmond Rental Housing Initiatives

Housing Type	# of Units (as of November 24, 2021)			Comments
	Built/ Occupied	Approved/ Under Development	Under Review (Estimate)	
SHORT TERM ACCOMMODATION				
Emergency Shelter Spaces Temporary accommodation and services for residents experiencing homelessness (e.g. Richmond House Emergency Shelter).	90 beds	N/A	N/A	The City contributed land for the emergency shelter, developed in partnership with BC Housing and operated by The Salvation Army. The City provided temporary use of a City building to BC Housing for the Emergency Response Centre, operated by Turning Point Recovery Society.
AFFORDABLE RENTAL HOUSING				
Supportive Housing Self-contained units with on-site supports for people who have experienced homelessness (e.g. Alderbridge Supportive Housing, Storeys)	78	40	60	The City contributed land for temporary supportive housing, developed in partnership with BC Housing and operated by RainCity Housing. The City contributed land for a second temporary supportive housing site, which is currently under development, in partnership with BC Housing.
Non-Market Housing Rental units for households with annual incomes less than \$40,000 (e.g. Kiwanis Towers, Storeys).	411	0	250	The City continues to explore opportunities to partner with senior levels of government and non-profit organizations to build new non-market housing. For example, the City is partnering with Pathways and BC Housing to add 80 non-market housing units. There are also two projects that are in the preliminary stages that will add additional non-market housing units.
Modest Market Rental Below market rental units for households with an average income range between \$40,000 to \$60,000 (e.g. West Cambie).	0	15	0	Located along Garden City Road, these units are the result of innovative mixed-use, mixed-income policy in the West Cambie Area Plan.
Low-End Market Rental (LEMR) Below market rental units for households with an average income range between \$40,000 to \$70,000 (e.g. Rivermark Apartments).	363	546	650 (incl. 170 in pre-application)	This made in Richmond program secures LEMR units and cash-in-lieu contributions to the Affordable Housing Reserve Fund from developments throughout the city.
SUB-TOTAL	852	601	960	
MARKET RENTAL HOUSING				
Secondary Suites and Coach Houses Legal self-contained rental units located in a single-detached house or townhome, and separate rental units in the back yard of a single-detached house.	1,321	163	40	The City requires that all new single family rezonings to have a secondary suite or contribute to the Affordable Housing Reserve Fund. Secondary suites are also encouraged in duplexes and townhouses.
Purpose Built Market Rental Units secured in perpetuity as rental units based on market rental rates.	411	568	930 (incl. 240 in pre-application)	Since the adoption of the Market Rental Housing Policy in 2018, there has been a high level of interest in 100% market rental projects. Consideration is being made to have a minimum mandatory market rental requirement in all multi-family residential projects.
SUB-TOTAL	1,732	731	970	

Further information about action by the City and its partners on affordable housing can be found in the annual Affordable Housing Strategy update.

The Housing Needs Report will be used to inform housing components of the OCP update. To support that update, consultation with stakeholders will continue, complemented by engagement with the general public. That consultation will be action-oriented, with a focus on priorities and potential solutions.

Financial Impact

None.

Conclusion

Prepared in keeping with new legislative requirements, the Housing Needs Report provides important insights into Richmond's housing needs, which reflect affordability trends common in the region and across the country, as well as conditions unique to Richmond. Council's receipt of the Housing Needs Report and its publication on the City's website will fulfill remaining legislative requirements. The report and the data collected to support its production will be invaluable as the City explores potential solutions with the public and stakeholders, updates OCP housing policy and housing-related strategies, and works with partners to meet identified housing needs.

Overall, the City remains committed to working through partnerships to increase the supply of market and affordable housing in Richmond. With involvement from all orders of government, non-profit housing providers, and the private sector, all Richmond residents can access housing that meets their specific needs.

It is recommended that this report be received for information and that staff be directed to publish the Housing Needs Report on the City of Richmond website, as required by the British Columbia *Local Government Act*.



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Cody Spencer
Program Manager, Affordable Housing
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PW:cas

Attachment 1: City of Richmond Housing Needs Report



CITY OF RICHMOND
Housing Needs Report
2021



CNCL - 52
(Special)

Acknowledgements

The City of Richmond would like to thank the following organizations and individuals for their contributions to this report:

- Metro Vancouver, for extensive assistance in collecting datasets meeting the Provincial data collection requirements.
- Representatives of agencies and non-profit housing providers, for additional insights into local conditions and needs:
 - Avneek Sanghera, Program Manager of Cadence Second Stage Housing
 - Tabitha Geraghty, Executive Director, Chimo Community Services
 - Cindy Chan, President, Kiwanis Senior Citizens Housing Society
 - Dave MacDonald, Executive Director, Pathways Clubhouse Society of Richmond
 - Emma McGarry, Assistant Manager, Alderbridge Housing
 - Melissa Irving, Director of Supported Living, Richmond Society for Community Living
 - Ahmed Omran, Director of Community Real Estate and Asset Management, SUCCESS
 - Brenda Plant, Executive Director, Turning Point Housing Society
 - Jerod Killick, Operations Manager, Vancouver Coastal Health
- Canada Mortgage and Housing Corporation, UBC Housing Research Centre, Statistics Canada, and BC Housing for assistance in locating and obtaining valuable housing data.



**CNCL - 55
(Special)**

Executive Summary

The 2021 Housing Needs Report describes current and projected housing needs in Richmond through analysis of key demographic and housing statistics and consultation with housing service providers. The Province of BC requires all local governments to complete their first Housing Needs Report by April 2022 and update it every five years. The purpose of the Housing Needs Report is to provide robust information as a foundation for development of City housing strategies, policies and action.

A Shared Responsibility: Housing is widely recognized as a critical issue across Canada. The crux of the issue is that the housing supply has not met the needs of all residents, leaving many unable to afford a suitable, adequate home. Success in solving this complex problem will require the combined efforts of the City, non-profit housing providers and the private sector, as well as funding to increase the supply of affordable housing and policy changes to stabilize and re-balance the housing market on the part of Provincial and Federal governments.

A City Priority: In Richmond, affordable housing has become a key priority for the City as rising housing costs have outpaced increases in income. The Official Community Plan (2012), Affordable Housing Strategy (2017–2027) and Homelessness Strategy (2019–2029) describe how Richmond aims to work with its partners to address housing needs.

Key Findings from Analysis and Consultation: The Housing Needs Report considers the full spectrum of housing needs, from emergency shelters through different kinds of affordable, rental and ownership housing. It estimates needs of existing Richmond households from the most recent Census (2016) and related data, and future needs on the basis of past trends and projected growth, complemented by consultation with local housing providers. The following are the key findings from the analysis and consultation:

- **Housing demand is growing**, from about 1,200 occupied units/year from 2006–2016 to about 1,800/year from 2016–2026.
- **Affordability has become critical.** For example:
 - From 2006 to 2016, the median shelter costs for renters increased 4.5 times faster than their median household income. The cost to buy a home rose 77% from 2006–2016, while Richmond household incomes were virtually unchanged.
 - About one third of renters are experiencing housing affordability issues. In particular, a disproportionate number of low-income households are experiencing significant challenges in accessing private market housing that meets their financial needs. While many of these households may qualify for affordable housing, there can be lengthy wait times before applicants receive a unit.
 - Home prices are so expensive that if Richmond households were buying for the first time, almost half of them couldn't afford an apartment of any size, and 95% couldn't afford a typical house.
- **Substantial non-market and low-end market rental housing is needed.** To meet the needs of households making less than \$70,000, a total of about 7,000 units of affordable housing are needed from 2016 to 2026.

- **There is strong demand for market rental:** While it is hard to estimate market rental demand, at least 2,000 units will be needed from 2016–2026. If home ownership remains out of reach for most households, driving interest in rental, the demand could be higher.
- **The need for housing for seniors is growing rapidly.** Seniors (65+ years) were the fastest growing age group in Richmond from 2006 to 2016, growing by 57% (from 21,000 to 33,000). This demographic is expected to grow a further 16,000 to 2026, by which time seniors (65+ years) will make up 20% of the population. While many seniors will age-in-place at home or move to a private-market seniors building, other seniors will require access to an affordable housing unit to maintain housing stability.
- **There are many specific needs in the community for affordable housing,** including:
 - Low-income singles and seniors, typically non-market studio and one-bedroom homes;
 - Low-income lone-parent families, typically non-market 2+ bedroom homes;
 - Moderate-income families, typically 2+ bedroom rental homes;
 - People with mental health challenges and/or substance use problems;
 - Recent immigrants; and
 - People with disabilities, especially if they are reliant on government financial assistance.
- **The number of individuals that are either experiencing homelessness or at risk of experiencing homelessness is increasing.** This trend is likely to drive continued growth in the need for housing with supports for individuals experiencing or at risk of homelessness, helping them transition to long-term housing stability.

Informing Policy and Joint Action: These findings will inform consultation on and development of updated housing policy and strategies, and support action by the City and its partners.

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Introduction

Housing is widely recognized as a critical issue across Canada. In Richmond, it has become a key priority for the City as rising housing costs have outpaced increases in income, and income disparities have increased. Responding to this growing crisis, considerable housing policy has been adopted in the last 20 years through the updated Official Community Plan (OCP) in 2012, an Affordable Housing Strategy originally developed in 2007 and substantially updated in 2017, and a Homelessness Strategy developed in 2002 and updated in 2019. Specific policies, procedures and regulations have implemented these strategies.

The crux of the housing issue is that the housing supply has not met the needs of all residents, leaving many unable to afford suitable, adequate housing. This issue is a product of a complex system encompassing social, macroeconomic, technological, regulatory, taxation and other interrelated factors. As a result, both supply- and demand-side action is required for effective change, and success can only be achieved through the combined efforts of the City and its partners: other orders of government, non-profit housing providers, and the private sector.

Housing Needs Report Requirements

A shared understanding of the situation is an essential foundation for aligning the efforts of public, private and non-profit sectors. In 2019, the Province adopted requirements that local governments prepare and publish Housing Needs Reports to better understand their current and future housing needs, and help identify existing and projected gaps in housing supply. The first Housing Needs Report must be published no later than April 2022.

Reflecting the value of a strong understanding of housing needs to guide effective action, Housing Needs Reports must be:

- Based on collection of 50+ specified sets of data;
- Received by Council at a meeting open to the public;
- Published on-line on a public and freely accessible site;
- Considered when developing an Official Community Plan (OCP) and when amending OCP housing policies; and
- Updated every 5 years.

Purpose and Use

Flowing from the Provincial requirements, the purpose of this report is to communicate the City's understanding of current and anticipated future needs, based on a combination of data analysis and input from knowledgeable people and organizations active in the field. The report will inform Richmond's housing policy priorities and specific housing policies. The production of the first Housing Needs Report may also:

- Support progress measurement and target-setting in relation to the OCP, Affordable Housing Strategy, and Homelessness Strategy;
- Identify needs for qualitative information to fully understand how to address housing gaps;
- Make it possible to identify gaps in City policies and programs across the housing continuum; and
- Support efficient production of subsequent Housing Needs Reports.

Housing Continuum

Every household should have access to housing that is affordable, adequate, and suitable for their incomes, household size, and specific needs. The Housing Continuum (below) provides a useful framework that identifies the spectrum of housing options from emergency shelters to market homeownership, and illustrates housing types for all income levels.

Table 1: Richmond's Housing Continuum

Housing Continuum						
Short-Term Accommodation		Affordable Housing			Market Housing	
Emergency Shelters	Housing with Supports	Non-Market/ Social Housing	Low-End Market Rental Housing	Affordable Home Ownership	Market-Rate Rental	Market Home Ownership
Shelters for individuals temporarily needing accommodation.	Short- and long-term housing with on-site supports for individuals who are homeless or at risk of homelessness.	Rental units managed by BC Housing, Metro Vancouver Housing, or another non-profit made available at low rental rates.	Below market rental units, including units secured through the City's Low End Market Rental program.	Units at below market value for purchase by moderate income households.	Units rented at market rates, including "primary" purpose-built units (e.g. rental apartments); and "secondary" units (e.g. rented condos & secondary suites).	Units purchased at market value.
Target Groups: Individuals experiencing homelessness or at risk of homelessness.		Target groups: Very low to moderate income households.			Target groups: Moderate to high income households.	

* Adapted from the 2017 Affordable Housing Strategy

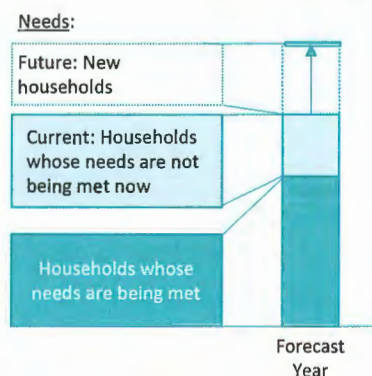
See *Appendix A: Glossary* for definitions of housing categories and other key terms in this report.

Estimating Housing Needs

This report estimates current and growth-related housing needs for Richmond in terms of the number of units, their size, affordability, and associated design features and service supports (Figure 1). Generally, "current" needs are based on information from 2016, the most recent year for which Census data is available. This report provides a 10-year projection of needs from 2016, equivalent to a 5-year projection from the date of this report. All projections are based on historical trends. There is considerable uncertainty in any projections. For example, Metro Vancouver provides +/- 15% estimates for base population projections.

Data sources include the 2006, 2011 and 2016 Censuses, including the 2011 National Household Survey and the short and long form Census data; housing market data from CMHC and the Greater Vancouver Real Estate Board; Metro

Figure 1: Understanding Housing Needs.



Source: City of Richmond

Vancouver housing projections¹ and other similar sources. Findings are limited by the availability and quality of each data source. The data analysis and estimates are supplemented with qualitative knowledge of housing experts and other stakeholders.

A Brief History of Housing in Richmond

Richmond has been an important part of the Musqueam territory for thousands of years, providing sites for villages and sources of food in the rich estuary. In 1879, the City was incorporated as a municipality. Early days saw diverse residents, with notable settlements of Japanese in Steveston and Finns along the South arm of the Fraser. People were drawn to Richmond for relatively inexpensive land with easy access to the region's centre via the interurban tram from Steveston to downtown Vancouver. In 1949, the First Comprehensive Town Plan was created, dividing Richmond into districts and establishing residential, commercial, industrial and rural land use regulations.

In 1950, Richmond was still a small agricultural community, but auto-oriented suburban development began in the 1950s and drove a rapid transformation from small town to medium-sized city. Central Richmond was dominated by shopping malls and large business and industrial areas.

Beginning in the 1990s, the City saw a rapid increase in cultural diversity that has enriched the community today and made Richmond an exciting and unique place in the region. In the 21st century, Richmond has seen another dramatic shift, with the rapid emergence of an urban centre along the Canada Line, which opened in 2009.



¹ These projections are the latest available for Richmond at the time of publication of this report.



Partners and Roles

Figure 2: Partners in Housing Provision



Source: City of Richmond Affordable Housing Strategy (2017–2027)

Local governments like the City of Richmond are one of five partners that work together to shape housing supply and demand (Figure 2).

Federal Government: The Federal Government plays critical roles. On the demand side these include mortgage finance regulations, tax exemptions and homeowner incentives as well as regulation of tax evasion, fraud and money-laundering. On the supply side, these include the construction, financing and operation of social housing. In 1993, funding for social and co-operative housing was drastically cut back, however funding for housing was expanded starting in 2017 and a partnership-based National Housing Strategy was adopted in 2019.

Provincial Government: Like the Federal Government, the Province has substantial influence on housing and has adopted a recent strategy: the 30-Point Plan for Housing Affordability. Its role includes taxation such as the property transfer, speculation and foreign buyers' taxes; property tax deferrals; regulation of short-term rentals; and grants like the homeowners' grant. On the supply side, the Province has committed funding for new social housing which BC Housing develops, manages and administers.

Local Government: Both regional and local governments play active roles in housing.

- **Metro Vancouver:** Metro Vancouver maintains the Regional Growth Strategy and the Regional Affordable Housing Strategy and it provides affordable housing through the Metro Vancouver Housing Corporation.
- **The City of Richmond:** Key roles are land use planning and regulation, and infrastructure and amenity provision. Its role has grown and now includes the use of municipal land, affordable housing requirements and incentives, policy, education and advocacy.

The private sector: This sector includes landowners, developers and builders, investors, and landlords, including operators of private seniors' homes and private providers of support services. The sector is responsible for the supply of housing and related services.

Non-profit housing providers: These organizations create and manage housing units that rent at low-end of market and below market rates and may also provide support services.

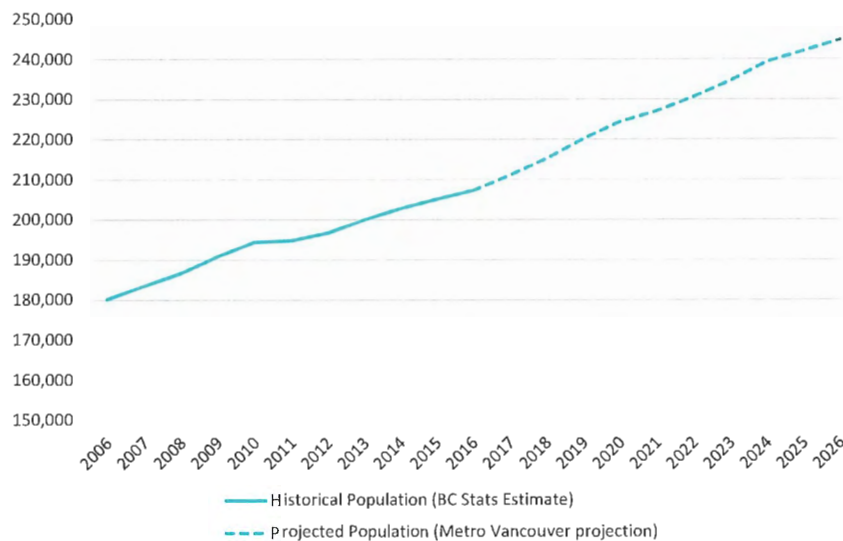


Factors Shaping Housing Demand

A number of key factors have shaped Richmond’s mix of households. In particular, the population is continuing to grow, and households are aging, getting smaller and becoming less equitable.

Richmond will continue to grow over the next decade, with another 37,000 (+/- 5,600) residents moving here between 2016 and 2026 (Figure 3). The population is also aging, with the proportion of seniors (over 65 years) projected to grow to 1 in 5 residents by 2026. As seniors downsize and need supports, this shift will affect housing needs.

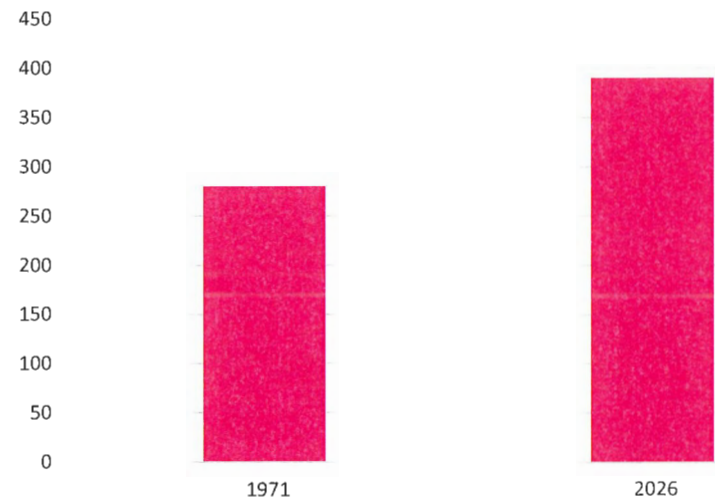
Figure 3: Population Growth, 2006–2026



Source: BC Stats, Metro Vancouver population projection for Richmond, December 2020

Households are getting smaller, shifting from 3.6 people per home in 1971 to a projected 2.6 in 2026 (Figure 4). This shift means that more homes are needed to accommodate the same number of people. For example, 280 homes in 1971 would have accommodated 1,000 people, but in 2026, it will take 390 homes to accommodate them. This trend means that the number of households will grow more quickly than the population in the coming years.

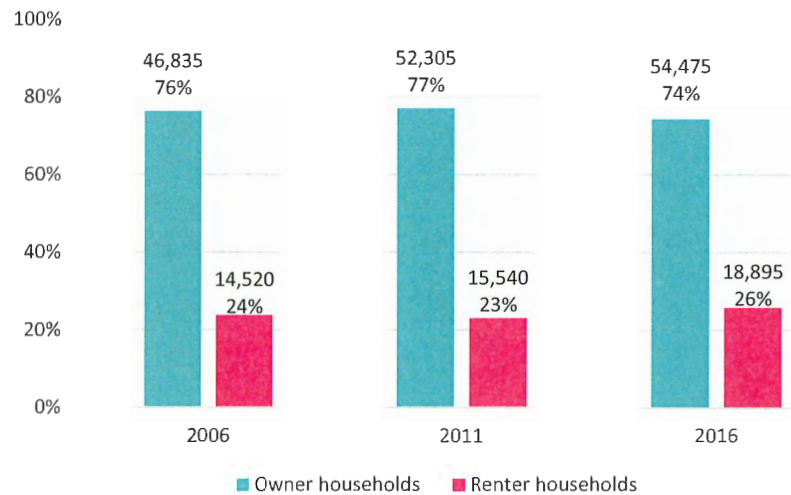
Figure 4: Number of Homes to House 1,000 People, 1971 and 2026



Source: Census, 1971 and Metro Vancouver population and household projections, December 2020

From 2006 to 2016, the number of renter households grew by 30% (14,520 to 18,895), about twice as fast as owners 46,835 to 54,475, 15% (Figure 5). Richmond had 26% renter households in 2016 and is slowly approaching Metro Vancouver's distribution (36%).

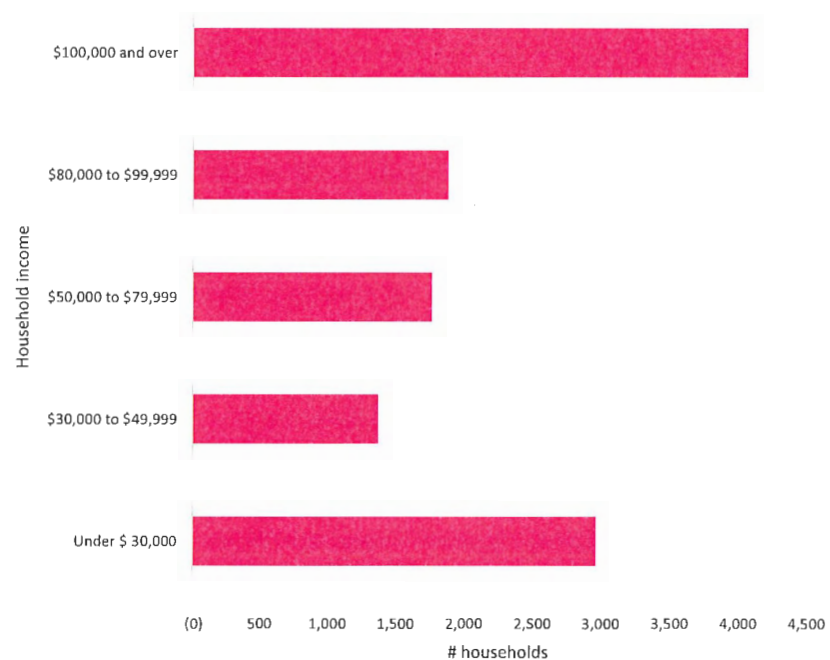
Figure 5: Households by Tenure, 2006–2016



Source: Statistics Canada, Census 2006–2016

A combination of high-paying professional and low-paying service jobs are dominating employment growth. As a result, incomes are diverging, with relatively fewer middle-income households (Figure 6). This implies a trend in demand towards more high-end homes and affordable housing units.

Figure 6: Change in Richmond Household Income Distribution, 2006–2016, Constant 2015 \$

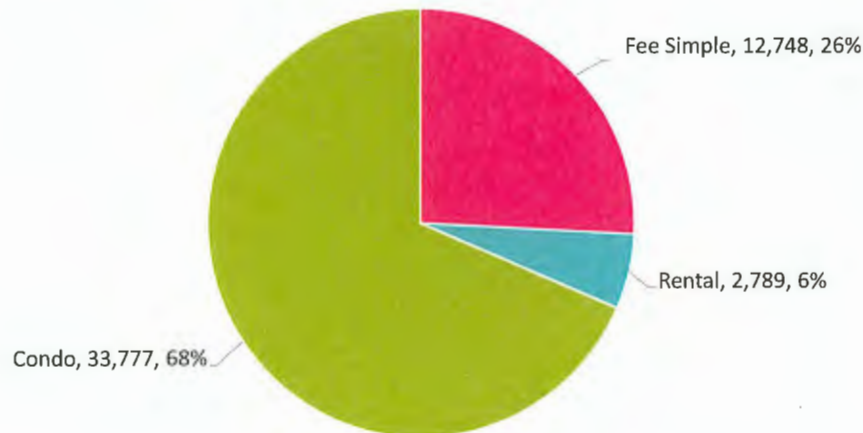


Source: Statistics Canada, Census 2006–2016

Current Housing Stock

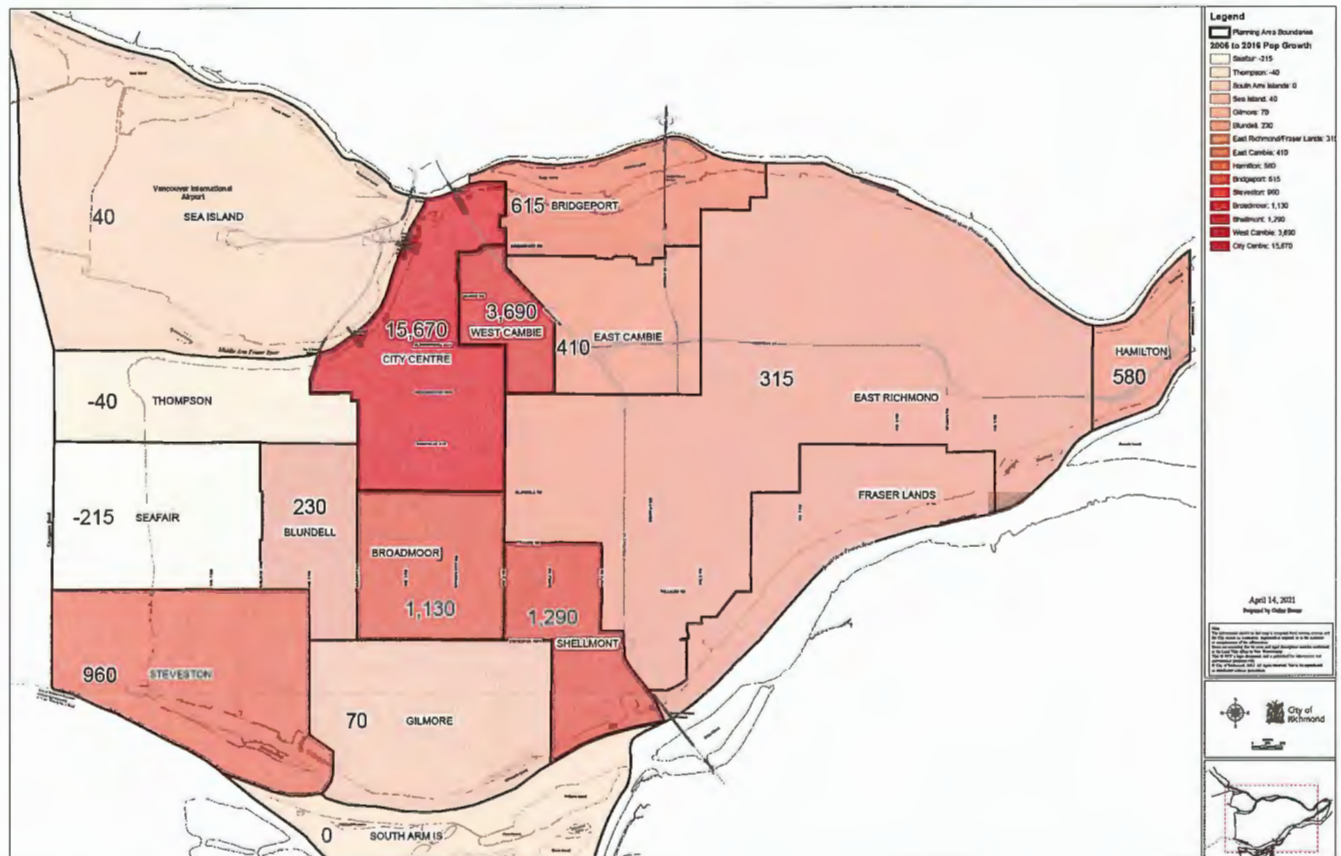
Once dominated by single-family housing, Richmond has changed dramatically in the last 10 to 15 years as most of the growth has been in the form of apartments and townhouses in the city centre (Figures 7 and 8). In keeping with the Official Community Plan (OCP), this growth of less expensive forms of housing located close to rapid transit have enabled residents to lower both housing and transportation costs.

Figure 7: Housing Units Completed, 1990–2020



Source: Statistics Canada, Census 2006–2016

Figure 8: Total Population Growth by Planning Area: 2006 to 2016



Source: Statistics Canada, Census 2006–2016

Construction of about 13,100 new units between 2006 and 2016 kept up with demand as households got smaller. However, only 6% of units built since 1990 has been purpose-built rentals, resulting in persistently low vacancy (Figure 9) and a market dominated by less secure secondary rentals (i.e. secondary suites and condos, of which about 30% are rented²), which made up 85% of all rental units in 2016.

Figure 9: Rental Vacancy Rate, 2006–2020

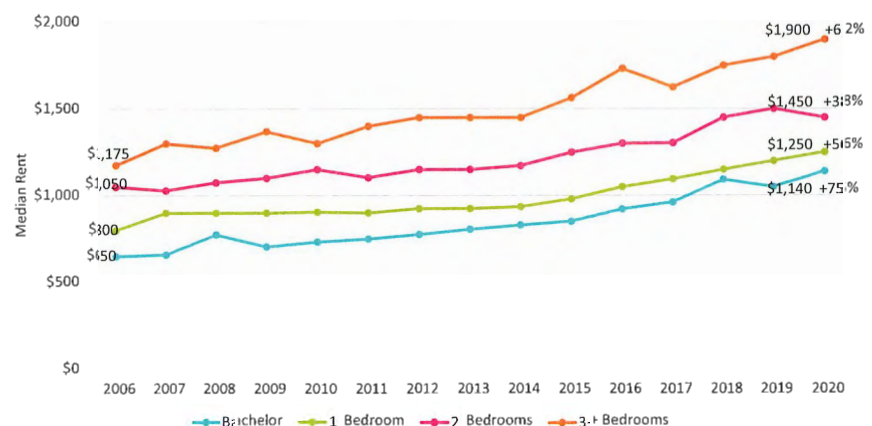


Source: CMHC, 2020 Rental Market Report

Despite increased supply, Richmond has seen a significant increase in housing costs for both renters and owners.

Alongside low rental vacancy rates, average rental rates have increased significantly over the past ten years from \$945 in 2006 to \$1,395 in 2020 (Figure 10). While rental rates for all unit sizes have increased, rates for 2-bedroom units have seen the slowest increase. Newer constructed market rental units also generally charge higher rental rates than older units. For example, rental units constructed between 1960 and 1979 had an average rent of \$1,370 per month in 2020. In contrast, units constructed since the year 2000 have an average rent of \$1,730.

Figure 10: Primary Rental Market Median Rent, 2010–2020



Source: CMHC, 2020 Market Rental Report

² City of Richmond estimate

Similarly, the cost of buying a home in Richmond rose significantly from 2011 to 2021 (Figure 11). The highest proportional increase occurred in the lowest cost housing type: prices increased most for apartments (100%), growing faster than row homes (83% increase) and single detached homes (78%). Increasing apartment prices have disproportionately affected households with moderate incomes who cannot afford more expensive homes. At the same time, single detached homes saw the highest dollar value increase, putting this type of home even further out of reach.

Figure 11: Richmond Benchmark Prices by Structure Type, 2011–2021



Source: MLSLink, Housing Price Index (HPI)





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Overall Housing Needs

Affordability-Related Needs

Driven by increasing home prices and rental rates documented in the Current Housing Stock section, affordability worsened considerably from 2006 to 2016, and is now widely considered a crisis. Two common measures of affordability are used to describe the affordability challenge. The first is the Shelter-to-Income Ratio (STIR). Using this measure, the federal government's guideline is that housing costs should not exceed 30% of a household's annual before-tax income. The second is Core Housing Need, which focuses on households that are in housing that is considered unacceptable because it is unaffordable and/or too small and/or in poor repair and cannot afford an alternative acceptable home. Where STIR measure includes all households, Core Housing Need measures only lower income households (see Appendix A for income ranges used in this report).

Shelter-to-Income Ratio (STIR)

Current Status: 19,000 Richmond households were over the 30% STIR threshold in 2016, about 25% of all households (Figure 12). Affordability is primarily a concern for low to moderate income households (below \$80,000 a year before-tax): about 17,000 of these households were over the 30% threshold.

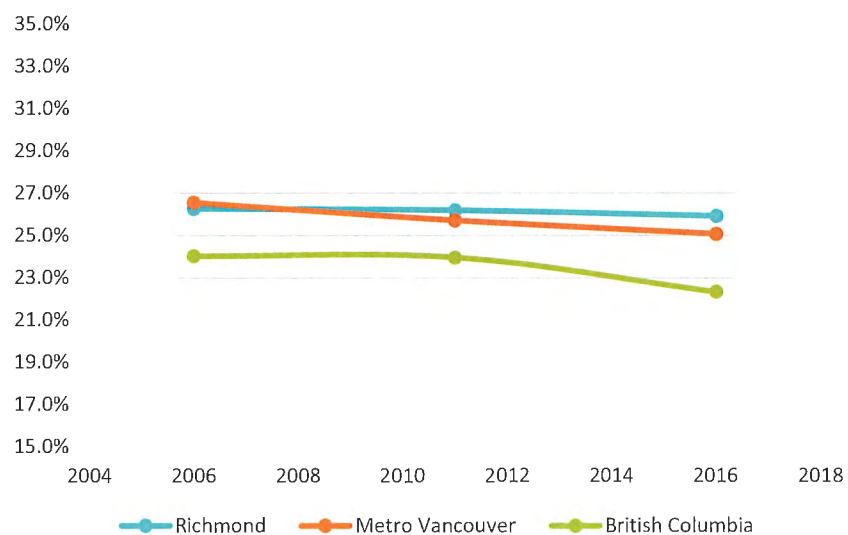
Figure 12: Number of Households Spending 30% to <100% Income on Shelter, 2016



Source: Statistics Canada, Census 2016

Trends: As with all of Metro Vancouver, the proportion of households spending more than 30% of before-tax income on housing remained high (about a quarter of all households) in Richmond from 2006 to 2016 (Figure 13).

Figure 13: Percent of Households Spending 30% to <100% Income on Shelter, 2016

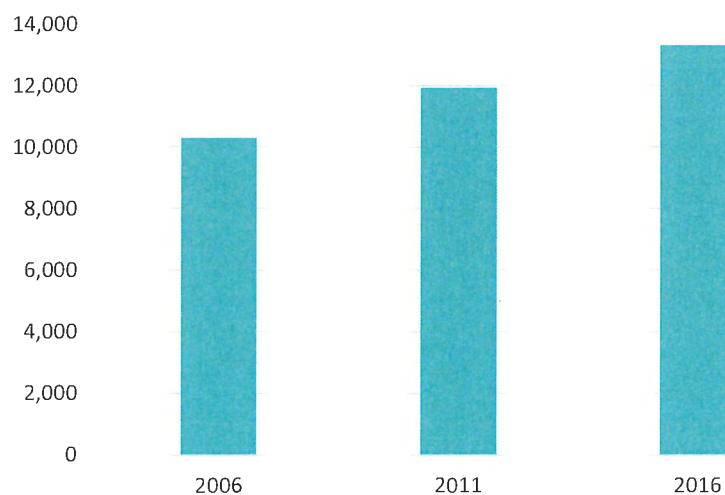


Source: Statistics Canada, Census 2016

Core Housing Need

Affordability worsened for lower income and renter households from 2006 to 2016, based on Core Housing Need³ (Figure 14). In 2006, 10,280 households (18% of all Richmond households) were in Core Housing Need; by 2016, the number was 13,290 (20% of all Richmond households), an increase of over 3,000 households in 10 years.

Figure 14: Number of Households in Core Housing Need, 2006–2016



Source: CMHC, Housing Information Portal

³ Core housing need assesses households living in private residences. It doesn't include farms, reserves or owner- or renter-households with incomes less than \$0.00 and shelter-cost-to-income ratios of 100% or more.

Renters

Current Status: About one third of renters (6,460 households) spent over 30% of their income on rent in 2016; most of these had low or very low incomes (5,225 households) (Figure 15). Stand-out needs include some 1,775 one-person households with incomes below \$30,000, needing studio or 1 bedroom housing units, and 1,050 households (families with children) making \$30,000 to \$50,000 a year, needing 2 bedroom or larger units, depending on the make-up of the family.

Figure 15: Number of Renter Households Spending 30% to <100% Income on Shelter, 2016



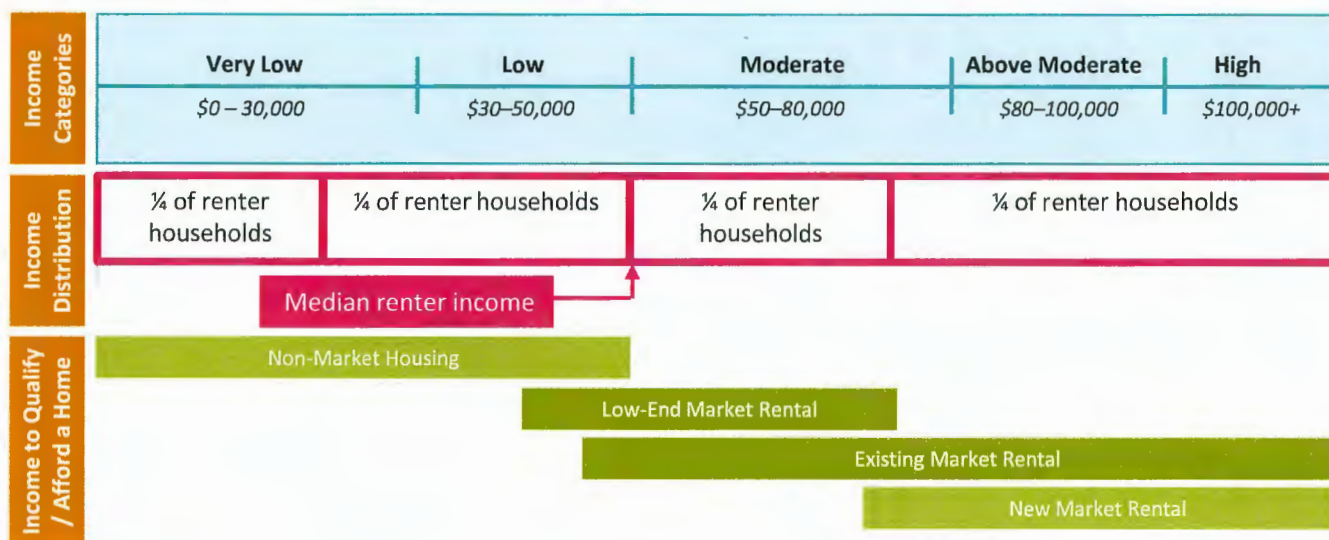
Source: Statistics Canada, Census 2016

Using the 30% STIR threshold, comparing housing costs with incomes makes the scale of Richmond's affordability challenge clear (Figure 16):

- Half of current renters could not afford most market rentals. By 2021, the median renter household could not afford the median priced studio apartment, let alone a larger unit.
- An income of \$72,000 was needed by June 2021 to afford rent for a typical 1-bedroom unit: for the half of Richmond renter households making less than \$49,000 a year, renting a typical 1-bedroom would be difficult.
- If households in market rentals had to move, almost half of them could not afford any rentals advertised on the market in 2021⁴. For comparison, the non-market and low-end market rental (LEMR) housing they could afford make up only 16% of all rentals.

⁴ Based on a scan of 1-bedroom units advertised for rent in June 2021, the least expensive 1-bedroom unit was \$1,130/mo, affordable (at 30% before-tax income) to households making at least \$47,500. 45% of renters in market rentals made less than \$50,000 in 2021 (income projected from 2016 based on historical growth in incomes).

Figure 16: Affordability for Renter Households

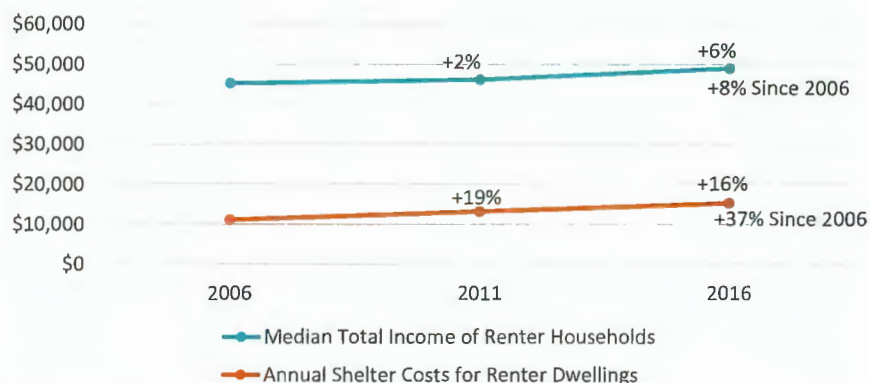


Data Sources:

- Household income: 2016 Census
- Non-market Rental: 2021 Housing Income Limits (HILs) to Qualify for BC Housing Unit + BC Housing
- Low-end Market Rental (LEMR): 2021 Current LEMR tenant incomes
- Market Rental: CMHC Housing Information Portal, median purpose-built rent, Oct 2020; market rental scan, rentals.ca, June 2021; Canadian Rental Housing Index shelter costs (data from 2016 Census custom tabulation)

Trends: From 2006 to 2016, the median shelter costs for renters increased 4.5 times faster than their median household income (Figure 17). However, rental rates increased more slowly than the price of homes, which may increase demand for rental units as home ownership becomes less affordable.

Figure 17: Renter Shelter Costs vs. Renter Household Income, 2006–2016

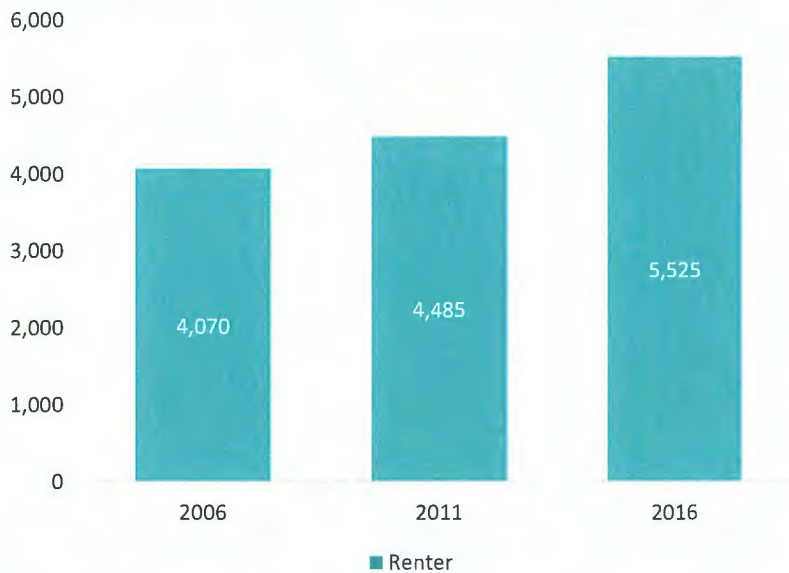


Source: Statistics Canada, Census 2006–2016

Affordability concerns are growing for lower income households (below \$50,000/year), with an increase of 1,500 renter households in Core Housing Need from 2006 to 2016 (Figure 18). Seniors living alone, women living alone (of any age category), and lone-parent families were the three renter households most likely to be in Core Housing Need in 2016⁵.

5 CMHC, Housing Information Portal

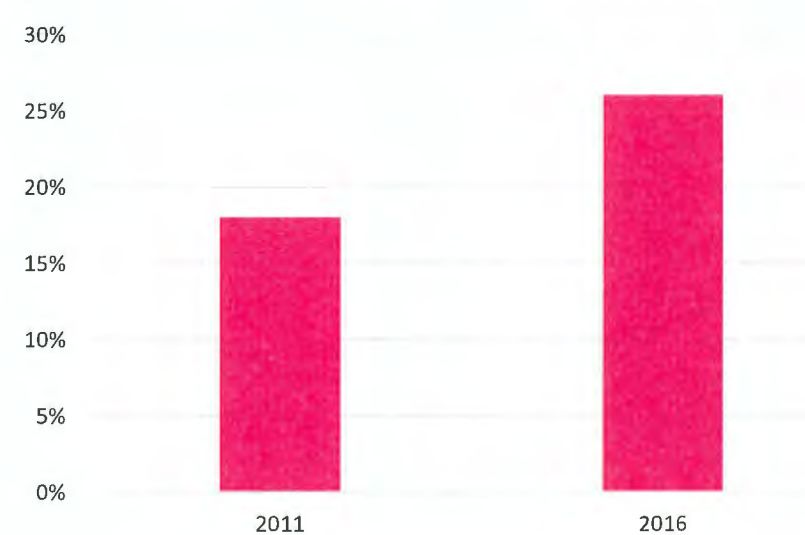
Figure 18: Number of Renter Households in Core Housing Need, 2006–2016



Source: CMHC, Housing Information Portal

Affordability concerns are also moving up the income spectrum: of middle-income renters (with \$50,000-\$80,000 annual income), only 18% spent more than 30% of their income on housing in 2011, but by 2016 that figure grew to 26% (Figure 19). A third of these 1,040 households were families with children who require two bedroom or larger units.

Figure 19: Moderate Income Renter Households with Affordability Challenges, 2011 & 2016



Source: Statistics Canada, Census 2011 and 2016

Vulnerability: In Richmond's current rental market, renters are quite vulnerable to losing their home, needing to overspend on housing or having to move to a home that is too small or in poor condition. Most renters live in units rented by individual homeowners (e.g. secondary suites or rented condos), so they may have to move if their landlords decide to occupy their unit or to renovate it and then increase the rent. Low vacancy rates and rising rents mean renters who need to move are likely to face higher costs and competition for a new rental. In 2016, 3,650 renters in market units were spending more than 30% of their

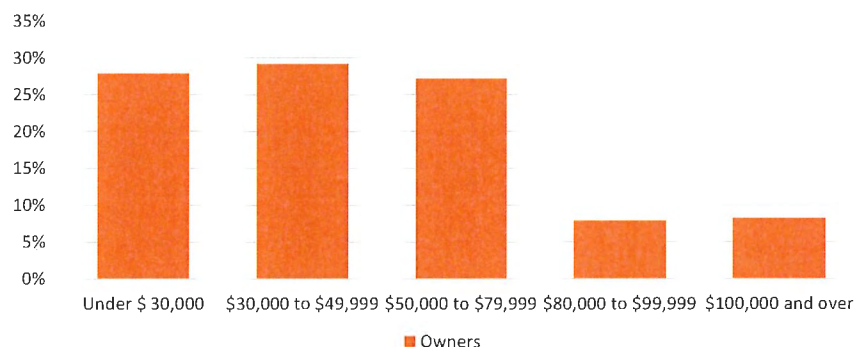
income on housing and had incomes below \$50,000. These households would have a hard time finding alternative housing in the city if they had to move and could be at risk of homelessness or have to move into unsuitable housing or to another community.

Owners

Affordability for Households that Already Own a Home:

Current Status: Many households already in the market are struggling to afford the homes they are in: about one quarter of owner households, or 12,550 households, are spending 30% or more of their income on shelter costs in 2016 (Figure 20). A large number of these households are singles with very-low and low incomes (2,500 households). Families with children in low- and moderate-income ranges are another important group in need (3,550 households). Owners in Core Housing Need include recent immigrants, lone-parent households, young adults and senior women living alone⁶.

Figure 20: Percent of Owners Spending 30% to <100% Income on Shelter, 2016

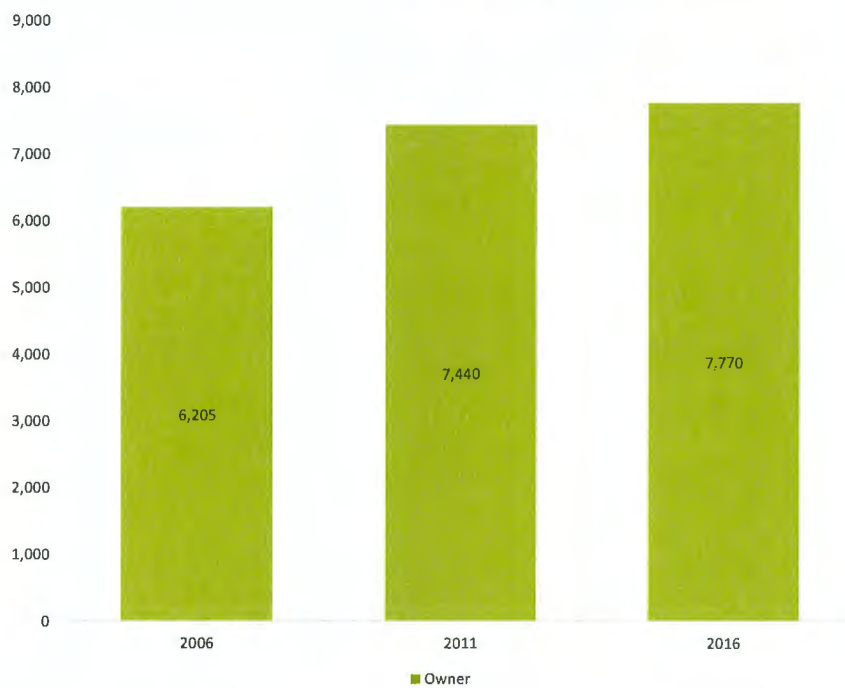


Source: Statistics Canada, Census 2016

Trends: In 2016, 1,500 more owner households were assessed as being in Core Housing Need than in 2006 (7,770 vs. 6,205), an increase from 14% to 16% of all households (Figure 21). More lower income owner households find it hard to cover mortgage, utilities, maintenance and taxes—either because these costs rose or because their incomes dropped.

⁶ CMHC Housing Information Portal

Figure 21: Number of Owner Households in Core Housing Need, 2006–2016



Source: CMHC, Housing Information Portal

Vulnerability: Owners are generally less vulnerable than renters (see Key Information box). However, if interest rates increase or home prices drop significantly (putting a mortgage “underwater”), owners with mortgages could be forced to sell their homes. In 2016, 5,320 of these homeowners had incomes below \$50,000 and were spending more than 30% of their income on housing.

Key Information

Compared to renters, owners have additional financial security because they own their home, even when they spend 30% or more of their income on shelter costs. When faced with significant affordability challenges, owners have the choice to sell or reverse mortgage their home and use the proceeds to help pay for housing. This makes common income-based affordability measures less useful for homeowners. Examples of owner households who may be overspending on housing but not be facing affordability challenges include retirees with low fixed income but large savings and young professionals who are entering the housing market for the first time and who expect their income to grow.

City Contributions

Since the 1990s, City policies have supported townhouse development throughout Richmond's neighbourhoods. As a result, approximately 20% of Richmond's current housing stock is made up of townhouse units, well above 10% for all of Metro Vancouver. This has provided a larger pool of housing units that are about half the cost of single-family houses.

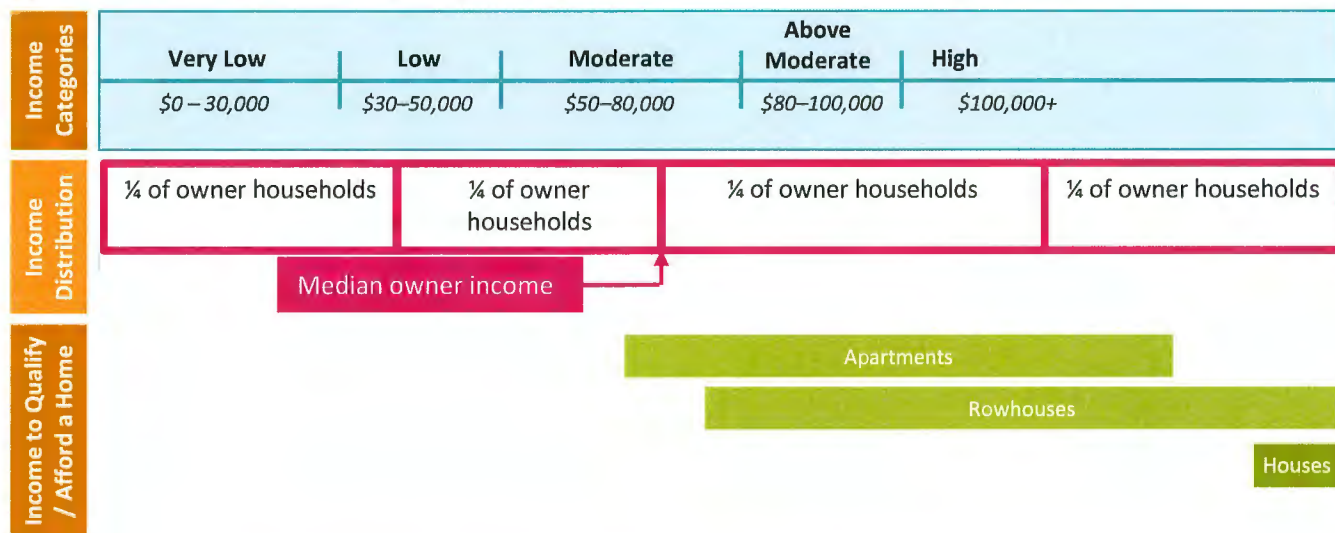
Affordability for Households Wanting to Buy a Home

Current Status: As shown in Figure 22, if current homeowners hadn't already bought a home by 2021, about half of them could not have afforded to buy a studio apartment⁷: homes are too expensive for many first-time buyers. While there is a range of prices in the market, the Real Estate Board's Home Price Index (HPI) describes a typical home, providing a useful benchmark.⁸ The 2021 HPI home prices were:

- Apartment: \$720,000, affordable to households making at least \$130,000 and out of reach for more than 80% of Richmond households.
- Rowhouse: \$925,000, affordable to households making at least \$170,000, out of reach for more than 90% of Richmond households.
- Single detached home: \$1,900,000, affordable to households making at least \$290,000, out of reach for more than 95% of Richmond households.

Notably, prices have risen 70% for the typical apartment since 2016, when the benchmark price was \$424,000, affordable on an income of \$79,000.

Figure 22: Affordability for Households Wanting to Buy a Home



Data Sources:

- Household income: 2016 Census. Affordability assumes 30% of income is spent on shelter. Shelter costs include taxes, insurance and utilities.
- Home Prices: MLS Home Price Index benchmark home prices, 2021; rew.ca market scan June/Aug 2021
- Mortgage Calculation: 20% down payment; 3% interest; 25 year amortization. Ratehub.ca calculator.

Trends: As home prices continue to increase much faster than incomes (77% vs 2% from 2006 to 2016), more and more prospective owners are being priced out of the housing market (Figure 23). The shift in the mix of homes towards less expensive apartments and townhouses is helping to moderate the effect of increased housing prices; however, even these are already too expensive for most.

⁷ Based on the lowest priced homes on the market advertised on www.rew.ca in June 2021.

⁸ The MLSLink Housing Price Index is used by the Real Estate Board of Greater Vancouver to track home sales in the Metro Vancouver region. It measures benchmark or typical home prices with consistent features. Thus, the HPI measures typical price change, while excluding low- and high-end homes that may not be representative of the market overall.

Figure 23: Median Housing Prices vs. Median Owner Household Income, 2006–2016



Source: Statistics Canada, Census 2006–2016

Core and Extreme Core Housing Need

Key Information

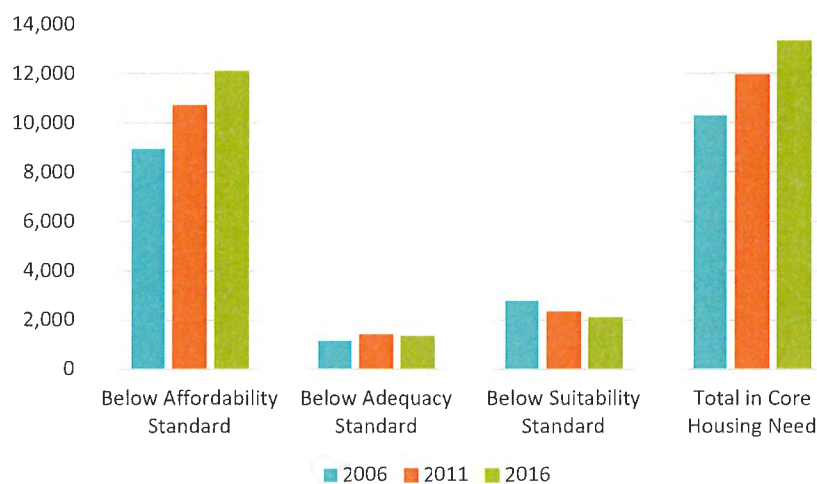
Core Housing Need identifies households that are living in housing that is not in a good state of repair (adequacy), that does not have enough bedrooms (suitability) and/or where the household income is more than 30% of shelter costs (affordability), and where the household cannot afford to move to a median-priced, suitable, adequate home, i.e. the household is stuck in housing that does not meet their needs. Examples include a single parent and child renting an “unsuitable” one bedroom apartment because they are unable to afford a two-bedroom unit, or a family with children who rent a house in disrepair and are not able to afford a similar place in better condition.

While Core Housing Need as a whole measures affordability challenges, it also provides insights into the types of households most likely to be in Core Housing Need and what is driving trends:

- Households choosing a home in poor condition because they cannot afford one in good condition;
- Households choosing a small home because they cannot afford one that is large enough; or
- Households choosing to spend over 30% of their income to secure a suitable home in good condition.

Overspending to secure an acceptable unit drove an increase in the number of households in Core Housing Need from 2006 to 2016. In contrast, there were fewer households living in homes that were too small, and the number living in homes in a poor state of repair increased only slightly (Figure 24).

Figure 24: Number of Households in Core Housing Need, 2006–2016



Source: CMHC, Housing Information Portal

Renters are more likely to be in Core Housing Need than owners, and the proportion of renters in Core Housing Need is increasing (Figure 25).

Figure 25: Proportion of Richmond Households in Core Housing Need by Tenure, 2006–2016

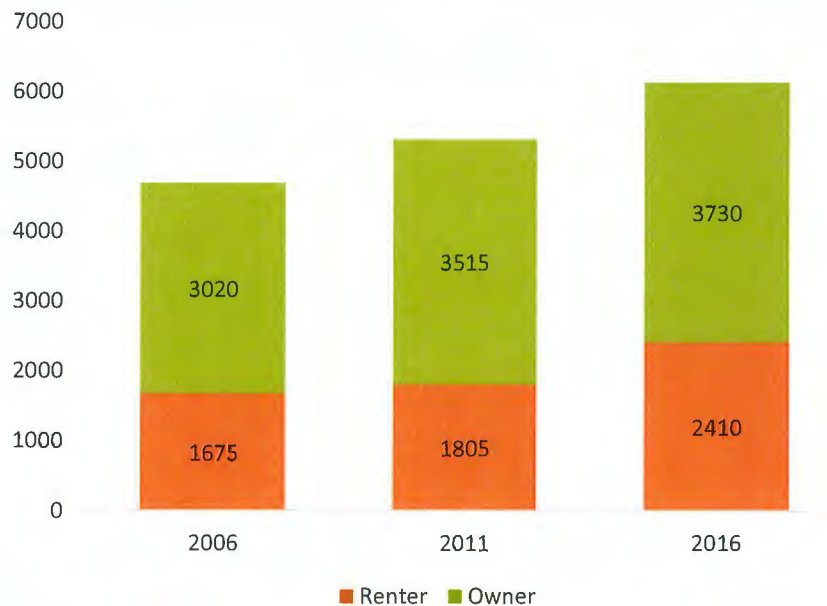


Source: CMHC, Housing Information Portal

Extreme Core Housing Need

Households in Extreme Core Housing Need spend more than 50% of their income on shelter, making them highly vulnerable to housing instability, i.e. putting them at risk of homelessness. In 2006, there were 4,695 households in extreme Core Housing Need; by 2016, this number had increased by almost 1,500 to 6,140 households, an increase from 8% to 9% of Richmond households (Figure 26).

Figure 26: Number of Households in Extreme Core Housing Need by Tenure, 2006–2016



Source: Ministry of Municipal Affairs – Planning and Land Use Management, Census 2006–2016

Overall Housing Demand

Metro Vancouver's most recent projection model estimated that Richmond had about 76,100 households in 2016 and would grow to be about 94,000 households by 2026. (Note: All projections are based on assumptions and include a margin of error. These are provided with $\pm 15\%$ estimates, suggesting that actual demand will fall within that range). Overall housing demand is driven by this growth as well as the needs of the current population.

Growth-Related Need: Richmond has grown by 8,700 households to 2021, and another 9,200 are projected by 2026 (Table 2).

Projections indicate an increased pace of demand: 17,000 new households are expected from 2016 to 2026, about 50% more than the growth of 12,000 households Richmond experienced between 2006 and 2016. So far, supply has kept up, with 9,000 units built between 2016 and 2020.

Table 2: Projected Housing Needs, 2016–2026

	Projected Need, 2016–2020		Projected Need, 2021–2026	
	Units	%	Units	%
Total Units	8,700	$\pm 15\%$	9,200	$\pm 15\%$
Studio/1 Bedroom	5,500	63%	5,200	57%
2 Bedroom	1,400	16%	1,800	19%
3+ Bedroom	1,800	20%	2,200	24%

Source: Internal City of Richmond projections; Metro Vancouver population projections, 2021.

Together, current and growth-related projections indicate a need to accelerate housing supply, and to ensure that the supply is affordable.



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Specific Housing Needs

Affordable Housing Needs

Affordable housing typically accommodates households making less than \$70,000 a year and refers to non-market (incomes below about \$50,000 a year) or low-end market rental housing (annual incomes from \$40,000 to \$70,000). Some households are also accommodated in market rental housing through rental assistance programs. In 2016, about 4,000 Richmond households lived in non-market housing in Richmond, and another 1,500 households were receiving rental assistance from BC Housing.

Current Need: About 4,500 households not in subsidized housing made less than \$70,000 and were spending over 30% of their income on shelter in 2016. Based on household composition, Table 3 estimates the distribution of these units by type and income range.

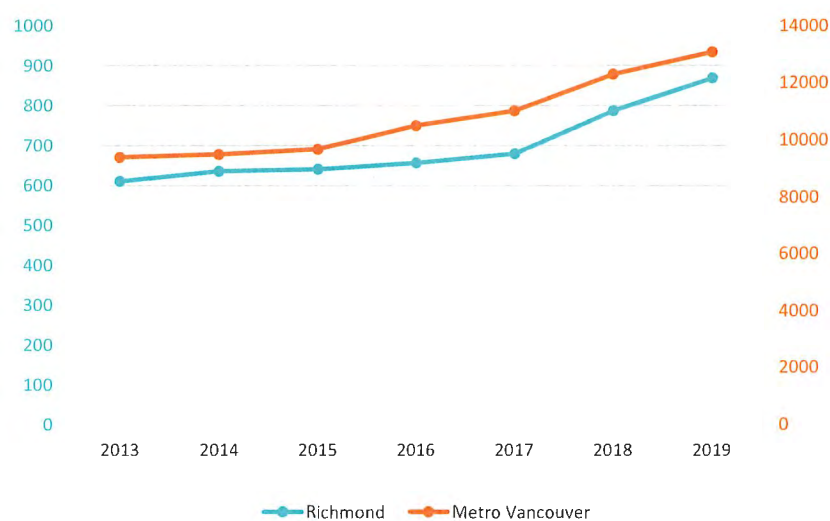
Table 3: Current Affordable Housing Unit Demand

Unit Type	Income \$0–\$40,000	Income \$40,000–\$70,000
Studio/1 Bedroom	1,800	600
2 Bedroom/3 Bedroom	1,100	1,000

Source: Statistics Canada, Census 2016

Trends and Growth-Related Needs: Available measures point to a substantial increase in need for affordable housing. One way to estimate future need is based on household growth projections: around 3,200 new renter households with incomes below \$70,000 a year are expected between 2016 and 2026.⁹ These households will likely struggle to acquire housing in the private market that meets their financial needs.

Figure 27: Number of Households on the BC Housing Waitlist in Richmond Compared to Metro Vancouver, 2013–2019



Source: BC Housing, July 2013, June 2014, June 2015, June 2016, June 2017, July 2018–2019, June 2020

City and Partner Contributions

489 non-market and 363 LEMR units have been built since the adoption of the first Affordable Housing Strategy in 2007 through the combined efforts of the City and its partners.

⁹ Ranges is based on Metro Vancouver demographic projections, which provide for a +/- 15% upper and lower bound

A complementary measure of affordable housing demand is the trend in the number of renter households in Core Housing Need. This grew by 1,500 from 2006–2016 and could be expected to do much the same from 2016–2026. A third indicator of demand, the waitlist for the BC Housing Registry increased by about 40% from 2013 to 2020, similar to Metro Vancouver (Figure 27).

Together, these indicators suggest that the need for affordable housing will have grown to roughly 7,000 by 2026. The need for more affordable housing, particularly for Richmond's most vulnerable populations, was underlined during engagement with local non-profit housing providers. Consistent with available data and with the priority groups identified in the City's Affordable Housing Strategy (2017–2027), housing for households on social assistance, individuals with disabilities, individuals and couples earning minimum wage, single parent households and seniors were highlighted.

City Contributions

The Official Community Plan (OCP) Market Rental Housing Policy was adopted in 2018. As a result, by 2021, 568 market rental units had been secured through zoning and/or housing agreements.

Market Rental Housing Needs

Market rental housing is an important part of Richmond's housing stock. It accommodates a broad section of the community and may be preferred by households that currently need flexibility, cannot afford to buy or are not interested in owning a home. Only 2,800 purpose-built rental units have been developed since 1990, leaving condominium owners to fill the gap: Richmond's market rental stock is now dominated by the secondary rental market (e.g. rented condos and secondary suites) representing about 85% of the market. Secondary rentals are often considered to be less secure than purpose-built rentals as owners can decide to sell or occupy the unit themselves; on average, secondary rental rates are higher than primary rental rates¹⁰.

It is difficult to estimate the need for market rental units because it depends on the supply and affordability of competing housing such as below-market rentals and low-end homeownership in Richmond, and housing supply and costs elsewhere in the region. However, the available measures indicate strong and continued demand for rental housing, and also suggest worsening affordability:

- In 2016, Richmond had a much lower proportion of renters than the rest of the region (26% vs. 36%);
- Much like the rest of the region, Richmond has seen consistently low vacancy rates for at least 10 years (1.4% average);
- While the median income of renters in the private market was about \$56,000 a year in 2021,¹¹ \$72,000 a year was needed to afford an average new 1-bedroom unit; and
- Median purpose-built rents increased by 27% from 2006 to 2016, 4.5 times faster than the increase in renter incomes. By 2020, median purpose-built rents had increased another 16%, and rents in the secondary market were substantially higher.

Using \$70,000 as an approximate minimum income threshold to afford a new market rental unit, at least 2,000 rental units will be needed over the next ten years to meet demand. If home ownership remains out of reach for most households, driving interest in rental, the demand could be much higher. Together with the needs estimated for affordable rental housing, this demand is

¹⁰ CMHC Rental Market Report – Fall 2017 Release

¹¹ Estimated from 2016 data using the overall 2006–2017 household income trend for Richmond

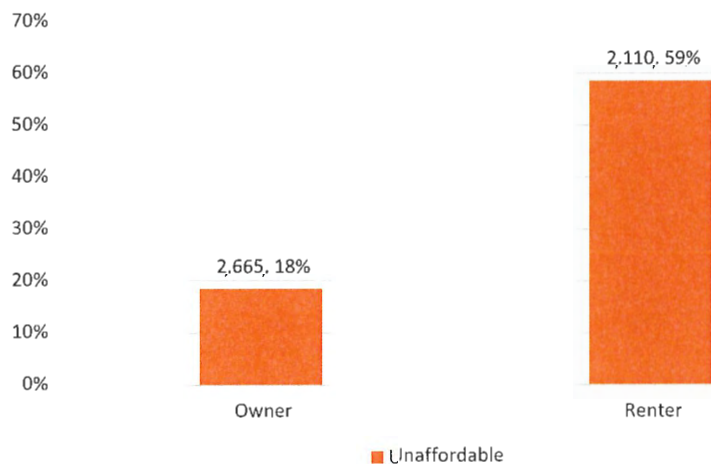
likely to put more pressure on rents, reinforcing the need for rental housing that is affordable to Richmond households across the income spectrum.

Needs for Housing for Seniors

Seniors (age 65+ years) live in a wide range of housing, from active seniors in their own homes to seniors in independent living facilities and those who need to be housed in facilities with extensive support services. Housing with extra supports (e.g. emergency response, meals, recreation, at-home care aide) in Richmond are provided by the private sector and non-profit organizations, either alone or in partnership with other levels of government and agencies, including semi-independent and assisted living housing options.

Current Needs: While some senior households will have housing options in the market, there is substantial need for affordable rental housing for seniors in Richmond. In 2016, renter households made up 20% of senior-led households but were three times more likely than owners to experience housing affordability challenges (Figure 28). Senior-led renter households had a median household income of \$30,136, much lower than the Richmond median household income of \$65,370, and 59% of senior-led renters (2,110 households) spent more than 30% of their income on shelter costs.

Figure 28: Percent of Seniors in Unaffordable Housing by Tenure, 2016



Source: Statistics Canada, Census 2016

Other indicators of current housing need include:

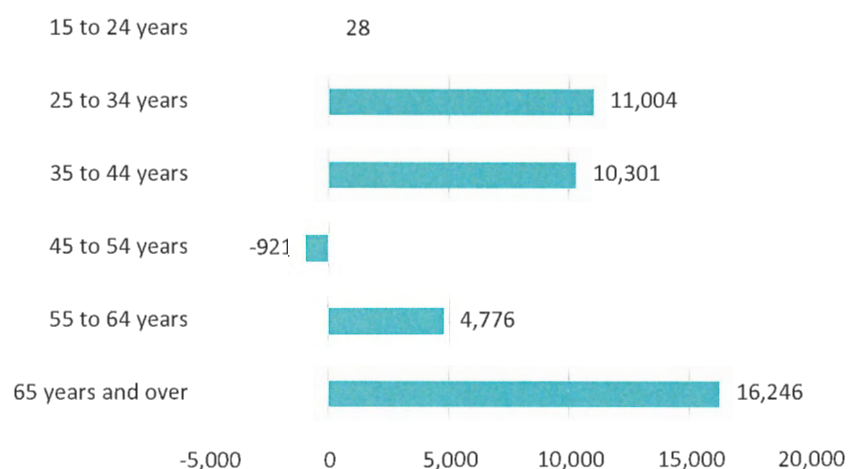
- As mentioned in the Affordable Housing section, there were 448 senior households on the BC Housing Registry waitlist in June 2020 for non-market housing.
- In 2019, the vacancy rate was at or near zero for seniors rental housing (including market and non-market units) in Richmond (Canada Mortgage and Housing Corporation, 2019).

Non-profit housing providers also reported a growing number of precariously housed seniors who struggle to find affordable housing. They shared that vulnerable groups include single seniors living alone, those who are not fluent in English, as well as seniors who lack family supports.

Most of the seniors housing in Richmond is located near the City Centre or in Steveston, and 12 of 21 sites are within 400 m of at least two of the following: frequent transit, retail areas and community centres, providing good car-free access to common destinations.

Trends and Growth-Related Needs: Seniors (65+) were the fastest growing age group in Richmond from 2006 to 2016, growing by 57% (from 21,000 to 33,000). They are expected to grow a further 16,000 to 2026, increasing from 17% of Richmond's population to 20% (Figure 29).

Figure 29: Projected Population Growth by Age Groups, 2016–2026



Source: Internal City of Richmond projections; Metro Vancouver population projections, 2021

A key need for seniors is increased supports as they age. Non-profit housing providers reported that some seniors in independent housing require additional supports to enable aging in place. Such supports are also needed for seniors in independent housing who are waiting to be admitted into assisted living or medical facilities. The cost of extra supports can exacerbate affordability challenges for seniors with health conditions: those who overspend on shelter and related supports may have little income left for other necessities.

As seniors are particularly vulnerable to heat, an emerging need is greater protection from climate change-driven extreme heat events¹². This is most relevant for older units with less insulation and without air conditioning. As older buildings are often more affordable, this impact of climate change will be inequitably experienced by lower income residents.

Available data and information from non-profit housing providers point to strong and growing need for more affordable housing for seniors, including independent housing with supports. While it is difficult to estimate, 500 to 2,000 affordable units may be needed in the near future (based on current waitlists and the number of senior renter households in unaffordable housing), along with a growing need for related supports as seniors age.

Special Housing Needs

Richmond's housing needs are as diverse as its community. While affordability, household type and age capture most needs, other needs are also important.

¹² BC Housing, 2019. Social Housing in the New Climate and BC Housing, 2017. Climate Adaptation Framework.

However, reliable data can be hard to obtain. This section provides some detail about people with disabilities, and captures information from local housing service providers about other special housing needs.

Individuals with Disabilities

An individual with a disability may require a housing unit that is affordable and/or with specific supports. Individuals with disabilities have physical, sensory, or cognitive disabilities that may limit their daily activities¹³. As there is a wide range of abilities and diverse needs among individuals with disabilities, a range of housing options are needed to meet the individual's needs (e.g. housing adaptations, housing accessibility, independent living with supports, group homes). BC Housing provides 220 affordable housing units dedicated to individuals with special housing needs in Richmond as of March 2020.

Current Needs: Housing affordability is an important component as individuals with disabilities often have restricted incomes. According to the 2017 Canadian Survey on Disability, more than 6 million Canadians aged 15 years and over have a disability and less than 60 per cent of those aged 25 to 64 years are employed. While Canadians with milder disabilities earn on average 12 per cent less than Canadians without disabilities, Canadians with severe disabilities earn 51 per cent less than Canadians without disabilities. Those whose earning capacity is strictly limited may rely on Provincial disability benefits and associated rental supplements provided by Vancouver Coastal Health, which total up to \$1,750 a month to cover their household's housing, clothing, food, travel and other necessities. This is not enough to afford an independent home: non-profit housing providers serving people with disabilities report that many have to live with roommates, rent housing that is in poor condition, or live with their parents well into adulthood.

For individuals with disabilities seeking affordable independent housing, there are 79 individuals registered on the BC Housing Registry waitlist in Richmond as of June 2020. At that time, there were an additional 32 individuals in Richmond registered for a wheelchair accessible unit¹⁴.

Trends and Growth-Related Needs: Because the prevalence of disability increases with age (Canadian Survey on Disability, 2017), the demand for adaptable housing is expected to grow as Richmond's population continues to age. Richmond is also experiencing an increased demand for services to support individuals with disabilities city-wide.

Overall, there is a growing need for more housing for individuals with disabilities, and this housing needs to be affordable for individuals on lower incomes including those who are reliant on government benefits.

City Contributions

Richmond policy encourages Low-End of Market Rental apartments secured market rental units to meet Basic Universal Housing standards so that they can be adapted for accessibility. This ensures that new rental units can be used by individuals with accessibility needs with only minor adaptations.

¹³ For example, they could experience difficulties carrying out daily activities such as personal self care, meal preparation, daily shopping, mobility inside and outside of the home, use of transportation, and management of finances.

¹⁴ This is likely to be an undercount, as individuals with disabilities may not be on the waitlist because BC Housing does not provide additional supports for people with disabilities, the long waitlist acts as a disincentive, individuals with disabilities often live with their parents well into adulthood, or people with disabilities may be undiagnosed or may not self-report on the BC Housing application.

Other Special Housing Needs

Non-profit housing providers interviewed for the Housing Needs Report identified the following housing needs:

- Housing and related support services for individuals with mental health concerns, including brain injury, and substance use disorders. Needs include subsidized group homes, as well as housing suited to people who have more significant support service needs because of combined mental health and addiction challenges.
- Housing and related programs for recent immigrants, as well as services to help them access housing programs.

City Contributions

To support family-friendly housing, City policy requires all market rental housing developments to have a minimum of 40% of units with two or more bedrooms, and encourages this standard for all multi-family developments.

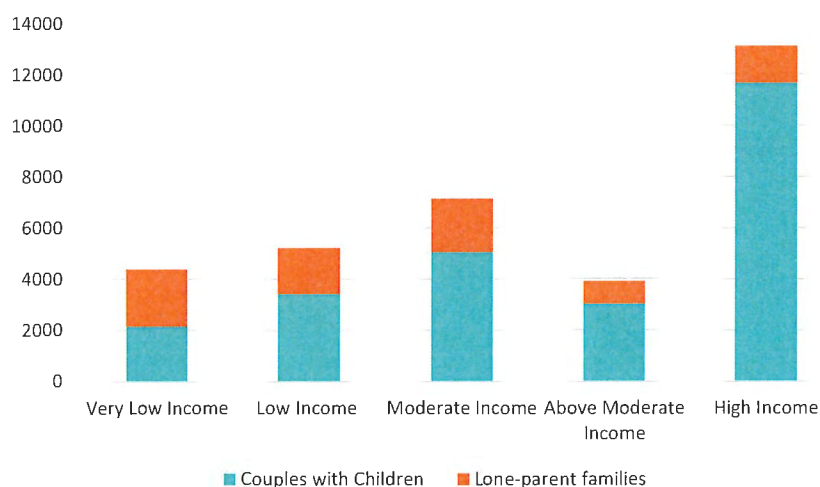
Needs for Housing for Families

In Richmond in 2016, about 45% of households were families. They are well-represented across the entire income spectrum (Figure 30). About 75% of families were couples with children, with the remainder lone parent families, who have lower incomes on average. Half of families with children lived in single-family homes, a quarter in rowhouses and another quarter in apartments. About 75% of families owned their homes.

Current Needs: In 2016, the median income renter couple with children could afford a median 3-bedroom rental, while a lone parent making a median income could not afford to rent the 2-bedroom home needed to give their children a separate room.

Most couples with children have moderate and higher household incomes. This suggests that more family-friendly two and three bedroom units are needed in ownership and market rental housing than in non-market housing.

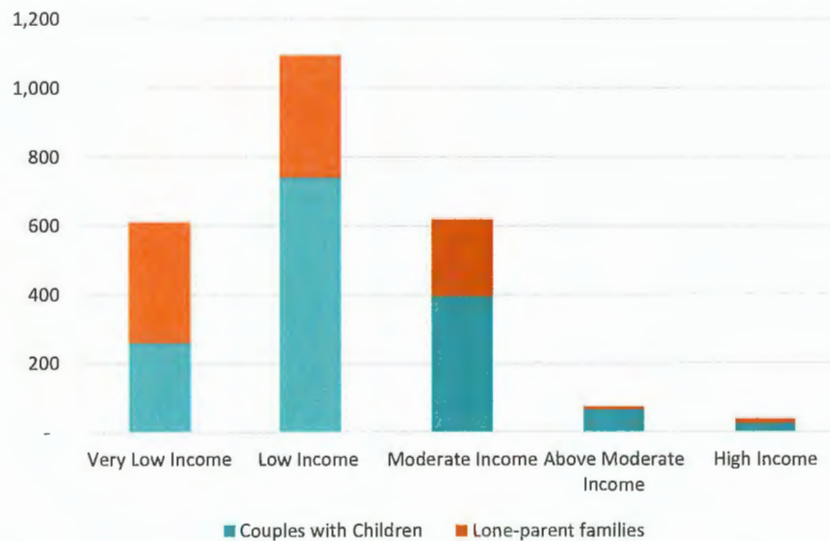
Figure 30: Number of Families by Income Category, 2016



Source: Statistics Canada, Census 2016

Among renter families with children making less than \$50,000, 1,700 (33%) were facing affordability challenges in 2016, including 700 lone-parent families in 2016 (Figure 31).

Figure 31: Number of Renter Families Experiencing Affordability Challenges by Income, 2016



Source: Statistics Canada, Census 2016

Trends and Growth-Related Needs: Families are expected to continue to make up about 45% of households, contributing to a projected need for almost 7,000 2+ bedroom units between 2016 and 2026 to accommodate growth. Market development will likely meet this demand; however, with rents and home prices rising to the point where many families cannot currently afford a suitable home, the new supply may not be affordable for many.

Needs for Individuals Experiencing or at Risk of Homelessness

Homelessness describes the situation of an individual, family or community without stable, safe, and permanent housing or the immediate means and ability of acquiring it. It can result from factors such as a lack of affordable housing, discrimination and other societal barriers. It can also be connected to financial, mental, behavioural or physical challenges. Each experience of homelessness is unique and can include a wide range of living conditions, such as people living on the street, in emergency shelters, or temporarily living with a friend or family.

Key Information

Homelessness may be divided into four categories:

- **Unsheltered or absolutely homeless:** people living on the streets, parks or in other places not intended for human habitation.
- **Emergency sheltered:** people staying in emergency shelters.
- **Provisionally accommodated:** people whose accommodation is temporary or lacking in security of tenure (i.e. staying with friend or family but without permanent and secure housing).
- **At risk of homelessness:** people who are not homeless, but whose economic or housing situation is precarious or does not meet public health and safety standards.

Source: The Canadian Observatory on Homelessness

City Contributions

In 2019, the City of Richmond partnered with the Province of BC and RainCity Housing to open the temporary Alderbridge Supportive Housing, which provides 40 units of housing with on-site supports for Richmond residents who have experienced homelessness. Scheduled to open in 2022, the temporary Bridgeport Supportive Housing building will provide an additional 40 units of supportive housing for Richmond residents.

In Richmond, various housing options and supports are available to help people in crisis avoid or transition out of homelessness. These resources include the Alderbridge Supportive Housing, Richmond House Emergency Shelter, additional shelter spaces made available to women and children feeling domestic violence, and a range of programs delivered by local service providers and Vancouver Coastal Health.

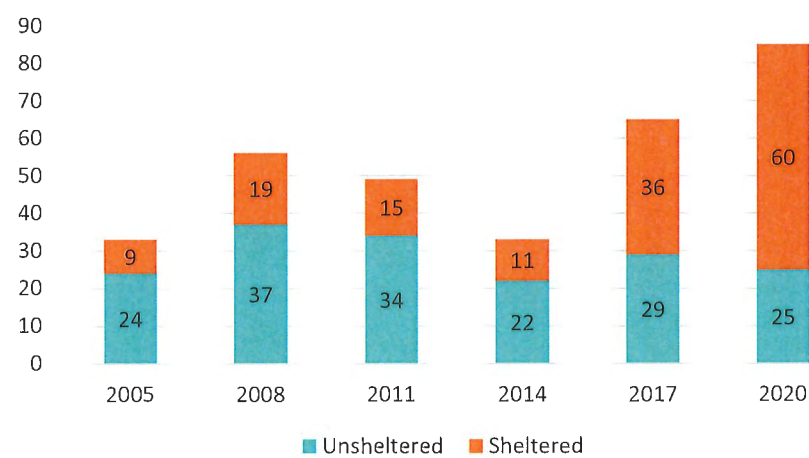
Current Needs: Because homelessness is so varied, it is difficult to accurately assess the current number of Richmond residents experiencing it. For example, many people become temporarily or episodically homeless over the course of a year and are not counted in a 24-hour homeless count. Other individuals may be experiencing “hidden homelessness” as they are staying with friends or family, but do not have a permanent or secure home.

There are multiple estimates of homelessness in Richmond. For example, the 2020 Homeless Count in Metro Vancouver recorded 85 people in Richmond in a 24 hour period. A complementary measure of homelessness is an estimate by local service providers that at least 193 Richmond residents experienced homelessness between June 2018 and April 2019.

In addition to the ongoing need for individuals experiencing homelessness, Richmond non-profit housing providers identified a significant need for those who are ready to transition to permanent housing. For example, temporary accommodation is available for women fleeing violence at the Richmond House Emergency Shelter and Nova House, but additional affordable housing units are needed for people who are ready to transition to permanent housing. For people with more complex support service needs or who have experienced longer term homelessness, supportive housing can be required to enable a transition to housing stability.

Trends and Growth-Related Needs: As with most comparably sized municipalities in Metro Vancouver, Richmond’s homeless population has increased significantly between 2005 and 2020, nearly tripling from 33 to 85 in 15 years (Figure 32). A number of factors, including rising housing costs, persistent low vacancy rates, and limited affordable housing options, are thought to contribute to increases across Metro Vancouver. Opening the Richmond House Emergency Shelter in 2019 has kept pace with this rising demand: at the time of the 2020 Homeless Count, about 7 out of 10 individuals surveyed were sheltered, compared to 6 out of 10 in 2017.

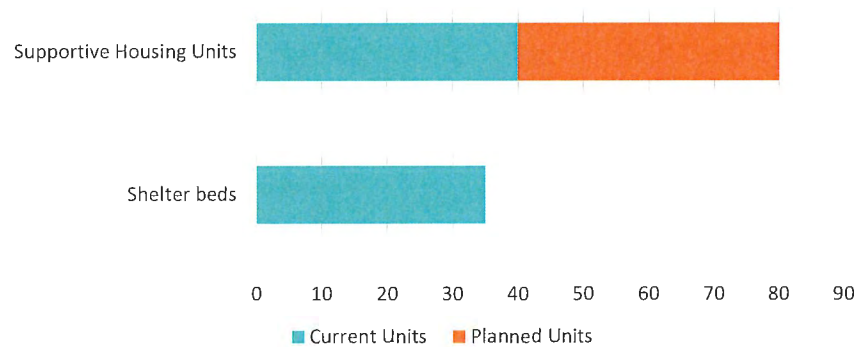
Figure 32: Number of Sheltered and Unsheltered Individuals Experiencing Homelessness in Richmond, 2005–2020



Source: BC Non-Profit Housing Association, 2020 Homeless Count in Metro Vancouver Final Data Report, 2020

The factors driving increases in homelessness are expected to remain into the foreseeable future, so needs for related housing and supports are anticipated to grow at a similar or higher rate than they have over the last five years.

Figure 33: Number of Shelter Beds and Supportive Housing Units for Individuals Experiencing Homelessness in Richmond, 2021



Source: City of Richmond records, 2021



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Summary

The analysis of housing needs in Richmond revealed the following findings:

Housing demand is growing: Richmond is growing, and households are getting smaller. Combined, this creates a growing need for housing, with about 1,800 new households/year projected between from 2016–2026 compared with an average of 1,200/year from 2006–2016.

Affordability has become critical: One quarter of Richmond's households were in unaffordable housing in 2016, a proportion that remained stubbornly high over the previous ten years. In that decade, the situation worsened for lower income households, with the number of households in Core Housing Need growing by 3,000. Affordability statistics are startling, for example:

- From 2006 to 2016, the median shelter costs for renters increased 4.5 times faster than their median household income. The cost to buy rose 77% in the same period, while incomes were virtually unchanged.
- If renter households had to move, 25% of them could not afford any market rentals in 2021. By comparison, the non-market and low-end market rental (LEMR) housing they could afford make up 16% of all rentals in Richmond.
- Home prices are so expensive that if Richmond households were buying for the first time, almost half of them couldn't afford an apartment, and 95% couldn't afford a typical house.

Substantial non-market and low-end market rental housing is needed:

- To meet the needs of households making less than \$70,000, a total of about 7,000 units of affordable housing (non-market and low-end market rental (LEMR)) will need to be provided from 2016 to 2026. At a third to half of the projected total housing demand for the same period, these numbers may seem high, but they are consistent with the fact that this is the only type of housing affordable to the 50% of households making less than the median income.
- Social housing waitlists are growing longer for almost all types of households, including seniors and people with disabilities.

There is strong demand for market rental: It is hard to estimate market rental demand, because it depends on competition from non-market and ownership housing in Richmond, as well as housing elsewhere in the lower mainland. At rates affordable to households making \$70,000+ a year, at least 2,000 units will be needed from 2016–2026. If home ownership remains out of reach for most households, driving interest in rental, the demand could be higher.

There are many specific needs in the community for affordable housing, including:

- Housing for low-income singles and seniors, typically non-market studio and one-bedroom homes;
- Housing for families:
 - Low-income lone-parent families, typically non-market 2+ bedroom homes;
 - Moderate-income families, typically 2+ bedroom rental homes.

The need for housing for seniors is growing rapidly. Seniors (65+ years) were the fastest growing age group in Richmond from 2006 to 2016, growing by 57% (from 21,000 to 33,000). They are expected to grow a further 16,000 to 2026, by which time they will make up 20% of the population. While many seniors will age-in-place, with formal and informal supports at home, 500 to 2,000 units of affordable housing will be needed from 2016 to 2026, especially for single seniors. There is also a need for independent housing with supports, and for supports for seniors transitioning from independent to more supportive housing.

Individuals with disabilities struggle to afford independent housing, especially if they are reliant on Disability Assistance and Vancouver Coastal Health rent supplements. These are intended to cover all basic expenses but together total less than rent for a typical 1-bedroom apartment in 2021.

Other special housing needs include people with mental health disorders and/or substance use problems, and recent immigrants.

The number of individuals that are either experiencing homelessness or at risk of homelessness is increasing: The point-in-time homeless count is increasing, as is the number of households in Extreme Core Housing Need, which grew by 1,500 between 2006 and 2016, to 6,140. This trend is likely to drive continued growth in the need for housing with supports for people experiencing or at risk of homelessness, helping them transition to long-term housing stability.

The housing needs identified by this Housing Needs Report are consistent with the priority groups identified in the Affordable Housing Strategy (2017–2027): families, low- and moderate-income households, low- and moderate-income seniors, persons with disabilities, and vulnerable populations.



Next Steps

Housing needs identified in this report will inform the development of new and updated City programs and policies aimed at ensuring a range of housing choices are available in Richmond for individuals and families of all ages, abilities and incomes. It will also support City and partner action to address housing needs.





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Appendix A: Housing Needs Report Glossary

Term	Definition
Adequate housing	Housing that doesn't need major repairs. Typically assessed on the basis of self-reporting by residents through the Census.
Affordability standard	Based on whether shelter costs are equal to or less than 30% of total before-tax household income, as defined by Statistics Canada.
Affordable housing	Housing units that are prioritized for households that earn less than median income and cannot afford rental rates within the private market. Generally secured through regulatory approaches, such as inclusionary zoning, or with capital or operating funding from federal, provincial or local governments.
BC Housing Registry	A centralized database used to manage applications for social housing.
Core Housing Need	Housing that does not meet one or more standards for housing adequacy (repair), suitability (crowding), or affordability (no more than 30% of income spent on housing) and where the household would have to spend 30 per cent or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative local market housing.
Emergency shelters	Year-round shelters for individuals temporarily in need of housing.
Extreme Core Housing Need	Households that meet the same criteria as households in Core Housing Need, except that shelter costs account for more than 50% of total household income.
Family housing	Housing that meets the needs of families including units with enough bedrooms to accommodate all members of a family household.
Household Types	Categories of households defined by their composition.
▪ Census family	A married couple and the children, if any; a couple living common law and the children, if any; or a lone parent of any marital status with at least one child living in the same dwelling.
- Couple with children	A census family that contains a married couple or a couple living common law and at least one child.
- Couple without children	A census family that contains a married couple or a couple living common law with no children.
- Lone-parent households	Families containing only one parent with her or his child(ren).
- Multiple family households	A household in which two or more census families (with or without additional persons) occupy the same private dwelling.
- Other census family	A combined category that includes census families with additional persons, for example, a family who also rents a spare room to a renter, as well as multi-generational families that live in the same household.
- Non-census family	One person living alone or a group of two or more persons who live together but do not constitute a "census family," e.g. roommates.
Income categories	<p>The following five income categories used throughout the report are consistent with the approach used in the Metro Vancouver Regional Affordable Housing Strategy, and are as follows:</p> <ul style="list-style-type: none"> ▪ Very low: Household income below \$30,000 ▪ Low: Household income between \$30,000 and \$50,000 ▪ Moderate: Household income between \$50,000 and \$80,000 ▪ Above moderate: Household income between \$80,000 and \$100,000 ▪ High: Household income over \$100,000

Term	Definition
Low End Market Rental (LEMR) housing	Rental housing units secured through the City's Low End Market Rental program. These units are offered at below market rental rates and are intended for low to moderate income households.
Market rental housing	Rental housing units provided by the private market. This includes purpose-built rental housing as well as rental housing delivered through the secondary rental market such as secondary suites, rental condominium units, or other investor-owned units. These units are offered at market rental rates and are typically affordable to households with moderate to high incomes.
National Occupancy Standard	A standard developed by CMHC to determine the appropriate number of bedrooms a household requires based on household size and composition.
Non-market housing	Rental units managed by BC Housing, Metro Vancouver Housing, or another non-profit housing providers. These units typically provide rent geared to income or below market rental housing and are intended for very low to moderate income households. This housing type is also referred to as social housing, community housing and rent geared to income housing.
Rental assistance	Subsidies provided by BC Housing for households (primarily low income seniors and working families) so that they can afford to rent in the private market.
Rental market, primary	Housing units or buildings that specifically serve as permanent rental housing, may also be referred to as purpose built rentals.
Rental market, secondary	All rental units that are not purpose built, including rented condominium apartments, houses, duplexes and townhouses, as well as secondary suites, granny flats and carriage houses.
Social housing	See <i>Non-market housing</i> .
Special needs housing	Housing that meets the needs of individuals with disabilities. An individual with a disability may require a housing unit that is affordable and/or with specific supports.
Suitable housing	Housing that has enough bedrooms for the size and make-up of the household. This is measured according to the National Occupancy Standard (NOS).
Supportive housing	Long-term housing with on-site supports for individuals who are homeless or at risk of homelessness.
Tenure	Refers to whether the household owns or rents their private dwelling. Rental housing includes cooperative housing and housing provided with reduced rents.

Appendix B: Housing Needs Summary Form

This Appendix contains the Summary Form required by Provincial Legislation to accompany a Housing Needs Report. Consistent with the report, “current” needs are estimated based on 2016 information, the most recent year for which Census data is available. It provides a 10-year projection of needs from 2016, equivalent to a 5-year projection from the date of this report.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: City of Richmond

REGIONAL DISTRICT: Metro Vancouver

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Vancouver, Burnaby, New Westminster, Delta, Surrey
	Neighbouring First Nations:
	Musqueam Indian Band, Tsawwassen First Nation, Kwantlen First Nation, and Kwikwetlem First Nation

POPULATION	Population: 227,146 (2021)		Change since 2016 : 9.6 %	
	Projected population in 5 years: 244,795 (2026)		Projected change: 7.8 %	
	Number of households: 84,793 (2021)		Change since 2016 : 11.5 %	
	Projected number of households in 5 years: 93,967 (2026)		Projected change: 10.8 %	
	Average household size: 2.64 (2021)			
	Projected average household size in 5 years: 2.57 (2026)			
	Median age (local): 43.5	Median age (RD): 40.9	Median age (BC): 43.0	
	Projected median age in 5 years: 41.8			
	Seniors 65+ (local): 17 %	Seniors 65+ (RD): 15.7 %	Seniors 65+ (BC): 18.3 %	
	Projected seniors 65+ in 5 years:			20.4 %
	Owner households: 74.2 %	Renter households:		25.8 %
	Renter households in subsidized housing:			15.4 %

INCOME	Median household income	Local	Regional District	BC
	All households	\$ 65,368	\$ 72,585	\$ 69,979
	Renter households	\$ 48,989	\$ 48,959	\$ 45,848
	Owner households	\$ 71,840	\$ 90,278	\$ 84,333

ECONOMY	Participation rate:	60.6 %	Unemployment rate:	5.9 %
	Major local industries: Retail Trade; Accommodation and Food Services; Professional, Scientific and Technical Services; Health Care and Social Assistance; Transportation and Warehousing.			

HOUSING	Median assessed housing values: \$ 752,395 (2016)	Median housing sale price: \$ 1,079,300 (MLS HPI)
	Median monthly rent: \$ 1,395 (2020)	Rental vacancy rate: (2020) 1.7 %
	Housing units - total: 77,478 (2016)	Housing units – subsidized: 2,910 (2016)
	Annual registered new homes - total: 762 (2020)	Annual registered new homes - rental: <5 (2020)
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	25.9 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	5.4 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	8.0 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

OCP: Policies related to encouraging a variety of housing types to accommodate residents' needs; protecting the existing stock and encouraging new development of market rental housing, and meeting accessible housing needs.
Metro Vancouver RGS: Contains a strategy item to provide diverse and affordable housing choices.

2. Any community consultation undertaken during development of the housing needs report:

None. Community consultation anticipated in upcoming housing policy update.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders from various non-profit housing service providers and the local health authority were consulted through one-on-one interviews.

4. Any consultation undertaken with First Nations:

None.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	Combined with 1 bedroom	Combined with 1 bedroom
1 bedroom	5,500	5,200
2 bedrooms	1,400	1,800
3+ bedrooms	1,800	2,200
Total	8,700	9,200

Comments:

Current projections time period: 2016-2020. Anticipated projections time period: 2021-2026.

Based on projected population growth and built dwelling type trends, Richmond is estimated to need 18,000 units (2016-26). This is 50% more units compared to the 12,000 net increase in occupied homes over the previous 10 years.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	56510	100	61340	100	65,940	100
Of which are in core housing need	10280	18.2	11930	19.4	13295	20.2
Of which are owner households	6205	14.2	7440	15.5	7770	15.7
Of which are renter households	4070	31.6	4485	33.3	5525	33.6

Comments:

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	56510	100	61340	100	65940	100
Of which are in extreme core housing need	4695	8.3	5320	8.7	6140	9.3
Of which are owner households	3020	6.9	3515	7.3	3730	7.5
Of which are renter households	1675	13.0	1805	13.4	2410	14.7

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

To meet the needs of households making less than \$70,000, a total of about 6,500 units of affordable housing are needed from 2016 to 2026.

2. Rental housing:

While it is hard to estimate market rental demand, at least 2,000 units will be needed from 2016-2026. If home ownership remains out of reach for most households, driving interest in rental, the demand could be higher.

3. Special needs housing:

The demand for adaptable housing is expected to grow as Richmond's population continues to age. Given the overall lower incomes of people with disabilities, they also have a need for affordable housing. Together, Disability Assistance and rent supplements do not cover housing costs in Richmond.

4. Housing for seniors:

The need for housing for seniors is growing rapidly. While many seniors will age-in-place, with formal and informal supports at home, 500 to 2,000 units of affordable housing for seniors will be needed from 2016 to 2026, especially for single seniors. There will also be a need for greater accessibility.

5. Housing for families:

Families are expected to continue to make up about 45% of households, contributing to a projected need for almost 7,000 2+ bedroom units by 2026. While market development will likely meet some of this demand, there is also a need for affordable housing for low-income families.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

The number of individuals that are either experiencing or at risk of homelessness is increasing. This is likely to drive continued growth in needs for housing with supports for people at risk of homelessness, helping them transition to stable, long-term housing.

7. Any other population groups with specific housing needs identified in the report:

Specific needs in the community were identified, including housing for low-income singles and seniors, low-income lone-parent families, people with mental health challenges and/or substance use problems, and recent immigrants.

Were there any other key issues identified through the process of developing your housing needs report?

Appendix C: Core and Extreme Core Housing Need

The following table provides details of Core and Extreme Core Housing Need from 2006 to 2016, overall and by tenure.

		2006		2011		2016	
		#	%	#	%	#	%
Core Housing Need	Renter	4,070	31.6%	4,485	33.3%	5,525	33.6%
	Owner	6,205	14.2%	7,440	15.5%	7,770	15.7%
	Total	10,280	18.2%	11,930	19.4%	13,290	20.2%
Extreme Core Housing Need	Renter	1,675	13.0%	1,805	13.4%	2,410	14.7%
	Owner	3,020	6.9%	3,515	7.3%	3,730	7.5%
	Total	4,695	8.3%	5,320	8.7%	6,140	9.3%



City of Richmond

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CNCL - 103
(Special)



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** November 23, 2021
From: Grant Fengstad **File:** 04-1385-20-
Director, Information Technology PERFECT/2021-Vol 01
Re: **Renewal of Contract for Program Registration and Facility Booking System**

Staff Recommendation

1. That Council approve the renewal of the contract with PerfectMind, Inc. for a five-year term beginning January 1, 2022 with a total contract value of \$995,000.00, exclusive of taxes as described in the report titled "Renewal of Contract for Program Registration and Facility Booking System" and dated from January 1, 2022 ; and
2. That the Chief Administrative Officer and the Acting General Manager, Finance and Corporate Services be authorized to execute the renewal agreements with PerfectMind, Inc.

Grant Fengstad
Director, Information Technology
(604-276-4096)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Purchasing	<input checked="" type="checkbox"/>	 Acting GM, F&CS
Finance Department	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

A Report titled “Request to Award a Contract through Single Source to PerfectMind Inc.” (Attachment 1) was submitted to the General Purposes Committee on February 7, 2017, and approved at the Closed Council meeting on February 14, 2017. Following that approval, City staff engaged PerfectMind, Inc. to negotiate the terms and agree on a milestone based payment schedule for implementation. This contract was effective April 1, 2017 that included a five-year subscription term. This contract end of term is December 31, 2021.

The PerfectMind recreation and facility booking system has been serving our community and currently has 275,225 profiles defined. The PerfectMind system has been fully integrated to the MyRichmond customer portal enabling a superior experience for our customers.

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.

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

3.2 Enhance arts and cultural programs and activities.

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.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports Council’s Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

Analysis

Procurement Process

The PerfectMind platform product developed and supported only by PerfectMind, Inc. A Notice of Intent to Contract, 7219 NOITC - PerfectMind Licensing and Support Renewal Contract, was issued to BC Bid on August 23, 2021, and closed on September 8, 2021. No challenges were received.

Subscription Fee Increase

The original contract executed in 2017 represented a total contract value of \$879,680 with annualized payments of \$175,936, excluding taxes. This contract renewal is \$995,000 over a five-year term, with annual fees of \$199,000, excluding taxes, which represents an increase of 2.6% per year over the five-year term.

Financial Impact

None. The annual subscription fee of \$199,000.00 will be funded from the existing operating budget.

Conclusion

Richmond is a leader in the innovation of services provided to the community and was the first municipality in the region to transition to PerfectMind. This system has proven to be very capable in providing recreation and facility booking services for our customers.



Charles C. Leung
Business Analyst
(604-276-4319)

CL:gf



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** November 16, 2021
From: Peter Russell **File:** 10-6175-05-01/2021-
Director, Sustainability and District Energy Vol 01
Re: **Metro Vancouver's Proposed Air Emission Regulation for Cannabis
Production and Processing Operations Update**

Staff Recommendation

That the comments regarding Metro Vancouver's proposed regulation to manage emissions from cannabis production and processing operations outlined in the report titled "*Metro Vancouver's Proposed Air Emission Regulation for Cannabis Production and Processing Operations Update*", dated November 16, 2021, from the Director, Sustainability and District Energy, be endorsed and forwarded to Metro Vancouver.

Peter Russell
Director, Sustainability and District Energy
(604-276-4130)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Metro Vancouver is responsible for managing and regulating regional air quality under the authority delegated through the provincial *Environmental Management Act*. Cannabis emissions occur most notably during the flowering, harvesting, drying and trimming phases of cannabis production. Air quality concerns that can arise from this sector include volatile organic compounds (VOC) that can contribute to the formation of harmful ground-level ozone, fine particulate matter and odour.

Metro Vancouver is developing a new air emission regulation for cannabis under Metro Vancouver's *Bylaw No. 1082* and is seeking input from local communities. The input collected will inform Metro Vancouver's proposed regulation and determine how to effectively manage cannabis-related emissions in the region. Metro Vancouver's first phase of consultation began in June 2019. This initial phase of consultation was supported by Metro Vancouver's discussion paper titled "*Proposed Emission Regulation for Cannabis Production and Processing Operations Discussion Paper*". The City's Phase 1 comments were endorsed by Council at the Regular Council meeting, held on January 13, 2020 and were forwarded to Metro Vancouver.

Metro Vancouver consolidated the feedback from Phase 1 and released an updated Discussion Paper in August 2021 to commence the second phase of consultation. This report summarizes Metro Vancouver's updated cannabis emission regulation and provides additional comments on the matter for Council consideration.

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

1.4 Foster a safe, caring and resilient environment.

Analysis

Proposed Metro Vancouver Cannabis Emissions Regulation

Metro Vancouver is the regional air quality regulator that is responsible for managing air emissions, including cannabis emissions, under the *Greater Vancouver Regional District Air Quality Management Bylaw No. 1082*. Metro Vancouver's proposed regulatory requirements to manage emissions from indoor commercial cannabis production and processing facilities (licensed by the federal government – Health Canada) is categorized under five categories including:

- **Emission Management Plan** - All facilities must prepare and implement an Emission Management Plan, which specifies the number of activated carbon filters, sizes, and mass of activated carbon, air flow rates and replacement frequency of activated carbon. For facilities with a growing area greater than 200 m², the plan must be prepared by a qualified professional, be approved by Metro Vancouver, and confirm analytical testing of activated carbon to determine replacement efficiency.

- **Emission Control Requirements** – Volatile Organic Carbon emissions must be captured and treated with activated carbon filters to the maximum extent feasible at all times, based on industry best practice assessed periodically. VOC emission controls must achieve minimal control efficiencies, and include mandatory features such as rapidly closing doors.
- **Complaints Response Plan** - All facilities must prepare and implement an air quality complaints response plan that includes contact information, recording and investigation procedures, remedial actions, and a communication plan. The current proposals call for cannabis production operations to receive, track, and respond to complaints in addition to Metro Vancouver addressing complaints through its air quality complaint response service.
- **Required Records and Reporting** - All facilities must keep records and report information annually related to activated carbon usage, facility operations and complaints.
- **Minimum Distance Requirement** - New facilities must be located more than 200 metres from land zoned for residential use, hospitals, schools, daycares, playgrounds and community care facilities. Existing facilities would not have to meet this new requirement if the regulation is approved.

As proposed, only indoor production facilities will be subject to this regulation. Metro Vancouver will not subject outdoor operations under this regulation if approved. Indoor cannabis operations would have the choice of being registered under the regulation or applying for a site-specific air contaminant discharge permit if they are unable to meet the future regulation requirements. Under a site-specific air contaminant discharge permit scenario, the applicant would be required to notify relevant municipalities, health authorities and other potentially concerned persons or agencies of the application and feedback on the specific permit would be collected by Metro Vancouver. The application would be evaluated by Metro Vancouver for administrative and technical completeness, and Metro Vancouver would consider comments, responses and current best practice for emission mitigations to develop the emissions permit requirements for the individual facility. This process can take anywhere from several months to a year or more, depending on the complexity of the application, the quality of information provided by the applicant and the public notification process.

The facilities that would be subject to the potential emission regulation include operations conducting indoor cultivation, cultivation by several individuals in cooperatives, cannabis processing operations such as drying, trimming and harvesting of cannabis plant material and cannabis oil and active ingredient extraction facilities. Outdoor cultivation, personal growing of cannabis plants under BC's *Cannabis Control and Licensing Act* and the federal *Cannabis Act*, and cultivation under the federal *Industrial Hemp Regulations* will not be covered under the proposed regulation.

The City's Phase 1 Comments, endorsed in January 2020, are included in Attachment 1. Many of the technical comments related to odour control and emissions standards have been addressed by Metro Vancouver. Outstanding items related to enforcement and Metro Vancouver staff resources have not been addressed including:

1. The City recognizes that odour detection and perceived odour impacts can be subjective and difficult to quantify. The City recommends establishing industry-specific air quality standards, similar to those developed for the provincial *Contaminated Sites Regulations* for site vapour, air, water and sediment. Metro Vancouver should work with laboratories to develop standardized quantitative cannabis air emissions assessment methodologies to facilitate regional compliance and enforcement;
2. The City requests more information on how Metro Vancouver intends to address outdoor cannabis production/cultivation as permitted under Provincial ALR Legislation and requests that a specific approach be developed by Metro Vancouver to address emissions from outdoor operations and private growers; and
3. That Metro Vancouver develop a staff resource plan for enforcement that includes an immediate, full-time enforcement resource to address existing regional enforcement concerns and includes provisions for future enforcement staff as the number of these facilities establish operations in the region.

Implications to the City of Richmond

The City's current regulatory framework for cannabis production and/or processing facilities contained in the Official Community Plan (OCP) and Zoning Bylaw requires consideration and approval of a rezoning application to allow this use. The OCP land use policies currently directs cannabis production and related activities to industrial areas. Use of agricultural land for cannabis production and related activities is not permitted in the OCP and regulated to the fullest extent possible in the Agricultural Land Reserve. The OCP also contains a policy to limit cannabis production activities to one facility only and any additional facilities may be considered on a case-by-case basis.

If additional rezoning applications for cannabis production and/or processing facilities are received by the City, processing of these rezoning applications will need to be coordinated with Metro Vancouver emission regulation requirements. Council approved cannabis facilities operating in Richmond will be subject to the proposed regulations and will be required to meet the requirements of the proposed regulation or apply for a site-specific permit if the regulation is implemented.

Staff have concerns about Metro Vancouver's proposal to include a minimum distance requirement for cannabis production and processing facilities from certain sensitive land uses (i.e. residential use, hospitals, schools, daycares, playgrounds and community care facilities) and have provided these comments in the "Metro Vancouver Phase 2 Staff Comments" section of this report.

Metro Vancouver Phase 2 Staff Comments

Staff have participated in a number of stakeholder meetings and webinars coordinated by Metro Vancouver and have reviewed Metro Vancouver's Phase 2 Discussion Paper. Metro Vancouver identified the City's Advisory Committee on the Environment (ACE) and Food Security and Agricultural Advisory Committee (FSAAC) as stakeholders. Metro Vancouver staff presented to

ACE (on October 13, 2021) and FSAAC (on October 28, 2021) to provide an overview of the proposed regulatory approach. No comments related to the matter were noted.

Staff have evaluated the Metro Vancouver response to Phase 1 comments, and when necessary, comments have been updated and restated in the following Phase 2 comments. Staff recommend that Council endorse the comments below for submission to Metro Vancouver:

1. The Emissions Control Plans and Emission Control Requirements should specifically be designed to control odour, and not just VOC.
2. Metro Vancouver is proposing this regulation for indoor cannabis operations. Explicit definitions for indoor, outdoor and greenhouse structures are needed to support the proposed regulation to avoid misinterpreting differing design concepts or alterations.
3. Metro Vancouver should require a Qualified Professional to generate all Emission Control Plans for all facilities, and not just larger operations (growing area greater than 200 m²). In addition, Metro Vancouver should develop resources such as guidelines, for Qualified Professional to encourage the consistent preparation of Emission Control Plans should the regulation be approved.
4. Metro Vancouver should include in this proposed regulation, or in an additional aligned initiative, a comprehensive plan to manage odour and odour complaints originating from outdoor and personal cannabis cultivation.
5. The City agrees that Metro Vancouver should have the administrative powers to issue appropriate penalties for contravening this proposed cannabis emission regulation. The City is seeking confirmation that the existing fine structure in Metro Vancouver's *Bylaw No. 1082* will be adopted if approved.
6. Metro Vancouver should conduct inspections of all cannabis facilities against the approved Emission Control Plan, upon start-up, annually and in response to complaints from the public at the operator's expense. Analytical air quality testing should be completed by Metro Vancouver to ensure VOC, and potentially odorous chemicals are not allowed to be discharged, and the emission controls are working adequately.
7. Adequate community notification and cannabis operation transparency should be a central requirement of the cannabis regulation. Complaints from the public should not be directed to the individual cannabis facility, but remain directed to Metro Vancouver.
8. Metro Vancouver should confirm new staffing resources are in place to ensure compliance to the proposed regulation and to enforce penalties on non-compliant cannabis operations.
9. Related to the minimum distance requirements proposed, the City currently requires facilities to enter the rezoning process, which provides opportunity for a site specific assessment and community consultation as part of Council's consideration of any proposed rezoning. Minimum distance requirements within the proposed emissions regulation should be reconsidered for the following reasons:
 - a. Establishing a minimum distance or setback requirement for these operations would limit local government autonomy in relation to implementing regulations for cannabis production and processing activities;

- b. Local Government land use policy and regulation, through the Official Community Plan and Zoning Bylaw, are the best suited tools to place minimum distance requirements, should that be the intent of the Local Government based on the local context and existing land use policies towards managing cannabis related facilities under their jurisdiction; and
 - c. It remains unclear how Metro Vancouver would implement or enforce a minimum distance requirement for cannabis production and processing activities.
10. Metro Vancouver should develop a plan to directly liaise with all existing licensed commercial cannabis operations in the region (including Richmond) to communicate information on and achieve compliance with requirements of the cannabis production and processing emission regulations, once adopted by Metro Vancouver.

Financial Impact

None.

Conclusion

Emissions from cannabis production and processing can include VOCs which contribute to the formation of ground-level ozone, and nuisance odour which can impact the quality of life of Richmond residents. Metro Vancouver's proposed cannabis emission regulation is intended to provide a streamlined mechanism to manage emissions from the cannabis sector and to protect the environment and human health. Staff have identified opportunities to improve the proposed regulation for Richmond residents by bolstering the amount of Metro Vancouver application review, and enforcement effort, while maintaining Richmond's ability to manage these activities based on the existing regulatory framework contained in the OCP and Zoning Bylaw. If endorsed, the comments included in this report will be sent to Metro Vancouver to inform the final Cannabis Emissions regulation.



Chad Paulin
Manager, Environment
(604-247-4672)

Att. 1: Richmond's Phase 1 Comments: Metro Vancouver Proposed Cannabis Air Emission Regulation

Richmond's Phase 1 Comments: Metro Vancouver Proposed Cannabis Air Emission Regulation

The following comments were endorsed by Council at the January 13, 2020 Regular Council meeting and forwarded to Metro Vancouver:

1. Some cannabis operations may not require a site-specific permit if they adhere to the operating requirements proposed in the new regulation. The City requests that all operations, including those that meet the minimum operating standards as proposed, be required to obtain a site-specific air contaminant discharge permit from Metro Vancouver.
2. Existing and future operations will have the option of meeting the future requirements of the regulation or obtaining a site-specific air contaminant discharge permit from Metro Vancouver. Both regulatory options should explicitly prohibit the ventilation of untreated air to the environment during the stages of cannabis production including harvesting, drying, trimming and packaging that pose the greatest risk to emit odour generating air contaminants.
3. Technological solutions for cannabis emissions are an effective way to reduce odorous emissions. Consideration should be given to the potential noise disturbances of such technologies to the surrounding area and additional resource requirements such as energy and water needed to run complex air treatment systems. Carbon filters, for example, may reduce airflow needed for production, so additional fans may be required for circulation.
4. The City does not support the use of technologies such as ozone generators or masking agents that introduce volatile organic compounds, fine particulates, by-products or subsidiary waste into the environment.
5. The City recognizes that odour detection and perceived odour impacts can be subjective and difficult to quantify. The City recommends establishing industry-specific air quality standards, similar to those developed for the provincial *Contaminated Sites Regulations* for site vapour, air, water and sediment. Metro Vancouver should work with laboratories to develop standardized quantitative cannabis air emissions assessment methodologies to facilitate regional compliance and enforcement.
6. The proposed regulation targets commercial/industrial cannabis production for the recreational market. The City also expects an increase in private cannabis production in the community pursuant to the federal *Cannabis Act*. The City requests that Metro Vancouver consider addressing the emissions from private cannabis growers within the proposed regulations and the nuisance complaints that will be subsequently reported.
7. The City requests more information on how Metro Vancouver intends to address outdoor cannabis production/cultivation as permitted under Provincial ALR Legislation and requests that a specific approach be developed by Metro Vancouver to address emissions from outdoor operations.
8. The City requests Metro Vancouver create and maintain a public database that houses all of the information related to site-specific air contaminant discharge permits decisions, permit conditions and a record of formal odour complaints listed by permit number.
9. That Metro Vancouver develop a staff resource plan for enforcement that includes an immediate, full-time enforcement resource to address existing regional enforcement concerns and includes provisions for future enforcement staff as the number of these facilities establish operations in the region.



City of Richmond

Report to Committee

To: Finance Committee **Date:** December 2, 2021
From: Jerry Chong, CPA, CA **File:** 03-0970-25-2021-
Acting General Manager, Finance and Corporate 01/2020-Vol 01
Services
Re: Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327

Staff Recommendation

1. That the Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327 be introduced and given first, second, and third readings.
2. That staff undertake a process of public consultation in accordance with Section 166 of the *Community Charter*.

Jerry Chong, CPA, CA
Acting General Manager, Finance and Corporate Services
(604-276-4064)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	 Acting GM, F&CS
REVIEWED BY SMT	INITIALS: N/A	APPROVED BY CAO

Staff Report

Origin

Section 165 of the *Community Charter* requires the City to adopt a 5 Year Financial Plan (5YFP) Bylaw. Section 173 of the *Community Charter* states that a municipality must not make an expenditure other than one authorized in its annual financial plan. The 5YFP Bylaw provides the City with the authority to proceed with spending to the limits as outlined in the bylaw. The City is required under section 166 of the *Community Charter* to undertake a process of public consultation prior to adoption of the 5YFP.

The 5YFP Bylaw No. 10327 consolidates the budgets for Utility, Operating, Capital budgets and One-Time Expenditures. The key components of 5YFP Bylaw No. 10327 are as follows:

Table 1: Summary of Council Approval of the 2022 Budgets

Budget Input	Council Approval Date
2022 Utility Budget	November 8, 2021
2022 Richmond Public Library Budget ¹	November 29, 2021
2022 Operating Budget ¹	November 29, 2021
2022 One-Time Expenditures ¹	November 29, 2021
2022 Capital Budget ¹	November 29, 2021

¹ Approved at the Finance Committee

The 2022 Utility rates were approved by Council on November 8, 2021 and the following bylaws were adopted on November 22, 2021:

- Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10311
- Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10312
- Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10313

The Consolidated 5YFP includes the draft budget for the City's wholly owned subsidiary Richmond Olympic Oval Corporation.

The Consolidated 5YFP does not include the budget for Lulu Island Energy Company (LIEC) since LIEC has been classified as a Government Business Enterprise and is required to apply International Financial Reporting Standards while the City is required to report under Public Sector Accounting Standards.

The Consolidated 5YFP Bylaw includes estimates for 2023-2026 based on information currently available and will be revised with the financial plan for each respective year. Inclusion in the financial plan for 2023 and beyond does not represent final approval for spending.

Analysis

This report combines the Council approved 2022 budgets and additional items into a consolidated financial plan to provide expenditure authorization, allowing the City to formally proceed with delivering programs and services to the community. In addition, the 5YFP includes operating and capital carryforward amounts that have been approved in prior years, however, projects and programs are expected to be completed in 2022 and future years.

Adjustments with No Impact on Rates**Prior Year Capital Carryforwards**

The 5YFP includes amounts from previously approved and funded projects that are still in progress as capital projects may take several years to complete after Council approval. There is no tax impact as a result of including these amounts.

Prior Year Operating Carryforwards

The 2022 carryforwards are comprised of unspent amounts from 2020 and previously approved one-time expenditures that are required for programs and projects that were not completed in 2021 and hence carried into 2022. There is no tax impact as a result of including these amounts.

Developer Contributed Assets

The 5YFP also includes an estimate for the value of negotiated developer contributed assets that the City will take ownership of as a result of rezoning approvals. This includes dedicated land under new road, infrastructure and building facilities contributed by developers. There is no cost to the City for building the initial infrastructure; however, it becomes part of the City's inventory of assets to maintain and eventually replace. There are also Operating Budget Impacts (OBI) associated with developer contributed assets and the OBI's will be included in the budget process for consideration when the assets are in service.

Operating Budget Impacts (OBI)

The approved 2022 Capital Budget includes OBI for water, recycling and sanitary sewer infrastructure projects. Since the approval of these capital projects occurred subsequent to the setting of the utility rates, these additional operating costs are not factored into the 2022 utility rates. These additional costs will be funded by utility rate stabilization accounts and will be incorporated into the 2023 utility rates. The OBI estimates for capital projects related to the operating budget are also included.

Public Consultation

Section 166 of the *Community Charter* requires a process of public consultation prior to adoption of the 5YFP. In order to comply with this requirement, the following communication initiatives will include:

- preparing a news release on the City website with a link to the budget and 5YFP reports;
- engaging a public forum on Let's Talk Richmond scheduled to launch on December 16, 2021;
- utilizing social media to raise awareness of the public consultation period through Facebook and Twitter accounts; and
- advertising in the Richmond News as a reminder of the ongoing public consultation.

Table 2 summarizes the results from the last public consultation for the Consolidated 5YFP (2021 – 2025).

Table 2: Result from Public Consultation for the Consolidated 5YFP (2021 – 2025)

Public Consultation Statistics	Consolidated 5YFP (2021 - 2025)
Number of Engagements	479
Number of Comments Received	28

In order to ensure that the 5YFP consultation is effective and efficient, staff will continue to conduct the process through Let's Talk Richmond and social media.

The public consultation period will run until January 2, 2022 and staff will report the results to Council in advance of the meeting scheduled to give final reading to the 5YFP bylaw.

Financial Impact

The Consolidated 5YFP (2022-2026) has been prepared in accordance with Section 165 of the *Community Charter* and includes the proposed expenditures and funding sources which have been approved by Council. Table 3 summarizes the proposed 2022 tax increase of 3.86%, and estimates for 2023 through 2026. The estimated tax increase for the 5YFP includes a 1.00% increase for investment in community infrastructure each year in accordance with Council's Long Term Financial Management Strategy.

Table 3 – Proposed 5YFP 2022-2026 Summary

Proposed 5YFP	2022 Budget	2023 Plan	2024 Plan	2025 Plan	2026 Plan
Same Level of Service Increase	1.25%	1.37%	1.45%	1.48%	1.48%
Investment in Community Infrastructure	1.00%	1.00%	1.00%	1.00%	1.00%
CPP Enhancement	0.18%	0.15%	0.14%	0.12%	-
E-Comm Special Levy	0.12%	-	-	-	-
RCMP Unionization Cost	0.91%	0.87%	0.82%	-	-
Council Previously Approved Contract Commitment - SPCA	0.15%	-	-	-	-
City Wide Additional Levels	0.02%	0.15%	0.15%	0.16%	0.16%
Operating Budget Impact from Capital Budget	0.23%	0.34%	0.36%	0.23%	0.23%
Proposed Operating Budget Increase	3.86%	3.88%	3.92%	2.99%	2.87%

Conclusion

Staff recommend that the Consolidated 5 Year Financial Plan Bylaw (2022-2026) No. 10327 be given first through third readings and undertake the public consultation process.



Ivy Wong, CPA, CMA
Acting Director, Finance
(604-276-4046)

JH:yc

- Att. 1: 5 Year Capital Plan by Program (2022-2026)
 2: 5 Year Capital Plan Summary (2022-2026)
 3: 5 Year Capital Plan Funding Sources (2022-2026)
 4: 2022 Municipal Tax Dollar
 5: Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327

CITY OF RICHMOND
5 YEAR CAPITAL PLAN BY PROGRAM (2022-2026)
(in \$000s)

	2022	2023	2024	2025	2026
Infrastructure Program					
Roads					
Active Transportation Improvement Program	750	750	750	750	750
Annual Asphalt Re-Paving Program - MRN	1,621	1,621	1,621	1,621	1,621
Annual Asphalt Re-Paving Program - Non-MRN	3,411	3,411	3,411	3,411	3,411
Arterial Roadway Improvement Program	1,000	1,000	1,000	1,000	1,000
Bridge Rehabilitation Program	500	300	-	300	300
Citywide Connector Walkways Rehabilitation Program	250	250	-	-	-
Citywide Sidewalk and Street Light Replacement Program	250	500	500	500	500
Gilbert Road Off-road Cycling Facility, Granville Avenue to Elmbridge Way	-	-	-	3,800	-
LED Street Name Sign Program	300	300	300	300	300
Neighbourhood Walkway Program	600	600	600	600	600
River Road Multi-Use Pathway, McCallan Road to No 2 Road	1,600	-	-	-	-
Sexsmith Road/Brown Road Bike Route	750	-	-	-	-
Shell Road Multi-Use Pathway, Highway 99 to River Road	-	-	8,400	-	-
Special Crosswalk Program	100	100	100	100	100
Steveston Highway Multi-Use Pathway, No 2 Road to Railway Avenue	-	2,700	-	-	-
Street Light LED Upgrade Program	490	490	490	490	490
Top 20 Collision Prone Intersections- Implementation of Medium-/Long-term Improvements	3,000	3,000	3,000	3,000	3,000
Traffic Calming Program	600	600	600	600	600
Traffic Signal Power Backup System (UPS)	200	200	200	200	200
Traffic Signal Program	500	700	700	700	700
Traffic Video and Communication Program	400	400	400	400	400
Transit-Related Amenity Improvement Program	25	25	25	25	25
Transit-Related Roadway Improvement Program	400	400	400	400	400
Transportation Planning, Functional and Preliminary Design	400	305	310	315	320
Total Roads	\$ 17,147	\$ 17,652	\$ 22,807	\$ 18,512	\$ 14,717
Drainage					
Boundary Road Drainage Pump Station Upgrade Fronting Costs	840	-	-	-	-
Box Culvert Repair	1,000	1,000	1,000	1,000	1,000
Burkeville Utility Improvements	1,240	2,457	2,397	2,244	2,189
Canal Stabilization and Drainage & Irrigation Upgrades	1,700	1,500	1,500	1,500	1,500
Development Coordinated Works - Drainage	250	250	250	250	250

	2022	2023	2024	2025	2026
Disaster Mitigation and Adaptation Fund					
Infrastructure Upgrades	2,700	5,760	7,600	8,874	-
Drainage Network Ecological Enhancement	-	150	150	150	150
Drainage Pump Station Rehabilitation and Generator Upgrade	250	250	250	250	250
Flood Protection & Dike Improvements	1,800	2,000	18,000	10,500	12,100
Habitat Offsetting Requirements: Monitoring and Reporting	-	300	1,400	1,500	1,500
Invasive Species Management	300	200	200	200	200
Laneway Drainage Upgrade	1,183	1,578	1,096	2,430	1,900
Nelson Road South Drainage Pump Station Upgrade	-	-	-	-	6,000
No. 3 Road South Pump Station Upgrade	-	-	10,000	-	-
No. 3 Road South Pump Station Upgrade - Design	-	1,000	-	-	-
Queens North Drainage Pump Station Upgrade	-	-	-	6,000	-
SCADA System Improvements	350	300	300	300	-
Storm Main Drainage Upgrade	250	1,000	500	500	500
Watercourse Crossing Rehabilitation & Replacement	350	350	400	400	400
Total Drainage	\$ 12,213	\$ 18,095	\$ 45,043	\$ 36,098	\$ 27,939
Water					
Development Coordinated Works - Water	250	250	350	250	250
Fire Hydrant Upgrades	200	-	-	-	-
Pressure Reducing Valve Upgrades	-	2,549	-	-	-
Water Metering Program	3,000	3,000	3,000	3,000	3,000
Watermain Replacement Upgrades Program	5,566	3,094	6,595	6,205	5,376
Watermain Tie-in and Restoration	300	300	500	400	400
Total Water	\$ 9,316	\$ 9,193	\$ 10,445	\$ 9,855	\$ 9,026
Sanitary Sewer					
Bennett West Pump Station Replacement	-	-	-	5,400	-
Development Coordinated Works - Sanitary	250	250	250	250	250
Manhole and Inspection Chamber Replacement Program	-	250	-	-	-
Sanitary Pump Station Rehabilitation	-	300	300	300	300
Sanitary Sewer and Forcemain Rehabilitation	-	3,127	-	1,470	3,900
Sanitary Sewer Tie-in and Restoration	150	150	150	150	150
Sanitary System Assessment and Upgrades	-	150	150	150	150
SCADA System Improvements	-	-	-	-	300
Steveston Sanitary Sewer and Hammersmith Forcemain Rehabilitation	3,800	-	-	-	-
Valve and Hatch Program	300	150	-	-	-
Van Horne Pump Station Replacement	-	-	5,300	-	-
Total Sanitary Sewer	\$ 4,500	\$ 4,377	\$ 6,150	\$ 7,720	\$ 5,050
Infrastructure Advanced Design and Minor Public Works					
City Centre Community Centre North - Furniture, Fixtures and Equipment (FF&E) and OBI	-	800	-	-	-

	2022	2023	2024	2025	2026
Public Works Infrastructure Advanced Design	3,280	2,330	2,380	2,980	4,910
Public Works Minor Capital - Drainage	400	400	400	400	400
Public Works Minor Capital - Roads	-	400	-	400	400
Public Works Minor Capital - Sanitary	300	400	400	400	400
Public Works Minor Capital - Sanitation & Recycling	450	300	300	300	300
Public Works Minor Capital - Traffic	-	250	250	250	250
Public Works Minor Capital - Water	-	400	400	400	400
Total Infrastructure Advanced Design and Minor Public Works	\$ 4,430	\$ 5,280	\$ 4,130	\$ 5,130	\$ 7,060
Total Infrastructure Program	\$ 47,606	\$ 54,597	\$ 88,575	\$ 77,315	\$ 63,792
Building Program					
Building					
Annual Infrastructure Replacements and Building Improvements	3,000	-	-	-	-
Britannia Heritage Shipyards Overwater Building Renewals	-	12,000	-	-	-
Britannia Shipyards Envelope & Mechanical System Renewals	2,125	-	-	-	-
Curling Club Priority 2 Repairs - Phase 1	-	935	-	-	-
Fire Hall Renewals	-	-	3,200	-	-
Hugh Boyd Field House	-	-	-	-	14,000
Richmond Curling Club - Priority 1 Repairs	650	-	-	-	-
Richmond Ice Centre Life / Safety and Interior Renewals	-	-	-	-	1,700
Richmond Ice Centre Renewals - Phase 2 Construction and associated works	6,000	-	-	-	-
Richmond Nature Park Infrastructure Renewals	4,775	-	-	-	-
South Arm Community Centre Infrastructure Renewals	1,900	-	-	-	-
South Arm Hall Infrastructure Renewal	-	-	-	-	1,800
Thompson Community Centre - Interior Finish Renewals	-	-	-	2,000	-
Watermania Mechanical and Pool Equipment Renewals	2,200	-	-	-	-
Works Yard Infrastructure Renewals - Phase 1 (Design)	420	-	-	-	-
Works Yard Infrastructure Renewals - Phase 1 (Implementation)	-	3,780	-	-	-
Works Yard Infrastructure Renewals - Phase 2	-	-	4,000	-	-
Total Building	\$ 21,070	\$ 16,715	\$ 7,200	\$ 2,000	\$ 17,500
Heritage					
Japanese Duplex and First Nations Bunkhouse Reconstruction and Exhibit Development	-	-	10,800	-	-
Phoenix Net Loft Interpretive Centre Implementation	-	-	-	16,000	-
Steveston Museum - Post Office, Program Space and Exhibit Upgrades	354	-	-	-	-
Total Heritage	\$ 354	\$-	\$ 10,800	\$ 16,000	\$-
Total Building Program	\$ 21,424	\$ 16,715	\$ 18,000	\$ 18,000	\$ 17,500

	2022	2023	2024	2025	2026
Parks Program					
Parkland					
Parkland Acquisition	4,000	4,000	4,000	4,000	4,000
Total Parkland	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Parks					
Burkeville Park Redevelopment	-	450	-	-	-
City-Wide Community Gardens	-	200	-	-	-
Garden City Lands - Phase 4	-	-	500	-	-
Garden City Lands - Phase 5	-	-	-	350	-
Garden City Lands - Phase 6	-	-	-	-	350
London Heritage Farm Master Plan Phase 1	612	-	-	-	-
Lulu Island Park - Design and Construction Phase	-	-	-	750	-
Lulu Island Park - Master Planning Phase	-	500	-	-	-
Lulu Island Park - Phase 1 Construction	-	-	-	-	500
Lulu Island Park - Preliminary Planning and Site Study Phase	250	-	-	-	-
Lulu Island Park Design and Site Remediation 2024	-	-	2,000	-	-
McDonald Beach Boat Basin Restoration Phase 1	500	-	-	-	-
Minoru Park Central Amenity Space - Playground Expansion	-	650	-	-	-
Minoru Park Central Amenity Space Detailed Design	-	-	200	-	-
Minoru Park Field 2 Artificial Turf Replacement	-	-	750	-	-
Minoru Park Latrace Field Artificial Turf Replacement	-	-	-	1,580	-
Parks Advance Planning and Design	300	300	300	300	300
Parks Ageing Infrastructure Replacement Program	530	560	-	500	500
Parks General Development	400	400	400	400	400
Parks Interpretive Signage Program	100	-	-	-	-
Parks Interpretive Signage Program - Phase 2	-	-	100	-	100
Playground Improvement Program	-	350	400	400	400
Playground Replacement Program	550	-	-	-	-
Steveston Community Park Playground Expansion	-	600	-	-	-
Terra Nova Slough Upgrade Park Improvement	-	500	-	-	-
Terra Nova Washroom Septic System	250	-	-	-	-
The Gardens Agricultural Park - Phase 4	-	-	-	-	350
Trails Network Enhancements	-	200	200	-	-
Total Parks	\$ 3,492	\$ 4,710	\$ 4,850	\$ 4,280	\$ 2,900
Total Parks Program	\$ 7,492	\$ 8,710	\$ 8,850	\$ 8,280	\$ 6,900
Public Art Program					
Public Art					
Public Art Program	200	150	150	150	150
Total Public Art Program	\$ 200	\$ 150	\$ 150	\$ 150	\$ 150

	2022	2023	2024	2025	2026
Land Program					
Land					
Strategic Real Estate Acquisition	5,000	5,000	10,000	10,000	10,000
Total Land Program	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000
Affordable Housing					
Affordable Housing Operating Initiatives	400	400	400	400	400
Total Affordable Housing	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Equipment Program					
Vehicle Replacement					
Automatic Vehicle Location (AVL)/Global Positioning System (GPS) Expansion	139	118	146	-	-
Vehicle and Equipment Reserve Purchases (Public Works and Corporate Fleet)	4,369	3,953	4,161	4,109	2,043
Total Vehicle Replacement	\$ 4,508	\$ 4,071	\$ 4,307	\$ 4,109	\$ 2,043
Fire Vehicle					
Fire Vehicle Replacement Reserve Purchases	2,021	1,258	-	52	1,682
Total Fire Vehicle	\$ 2,021	\$ 1,258	\$ -	\$ 52	\$ 1,682
Information Technology					
Annual Hardware Refresh	531	539	554	570	619
Corporate Website Increased Functionalities	300	-	-	-	-
Data Analytics 2022	300	-	-	-	-
Data Centre Server Refresh / Update (Phase 2 of 2)	360	-	-	-	-
Digital Communication Enhancement / Public Participation at City Hall	350	-	-	-	-
MS SQL Server Refresh	325	-	-	-	-
Network Refresh for City Facilities (Phase 3 of 3)	391	-	-	-	-
PeopleSoft Financial 9.2 Upgrade	478	-	-	-	-
Snow and Ice Response Tracking	100	-	-	-	-
Tempest Oracle to SQL Server Migration	147	-	-	-	-
Total Information Technology	\$ 3,282	\$ 539	\$ 554	\$ 570	\$ 619
Equipment					
Energy Management Capital Projects	-	-	-	-	550
Energy Management Projects	600	550	550	550	-
Fire Equipment Replacement - Fire Hose	125	31	32	-	32
Fire Equipment Replacement from Reserve	-	-	-	252	-
Street Sweeping Machine for Bike Lanes	150	-	-	-	-
Total Equipment	\$ 875	\$ 581	\$ 582	\$ 802	\$ 582
Total Equipment Program	\$ 10,686	\$ 6,449	\$ 5,443	\$ 5,533	\$ 4,926
Child Care Program					
Child Care					
Child Care - Administration	200	200	200	200	200

	2022	2023	2024	2025	2026
Child Care Projects - City-wide (Capital Grants)	50	50	50	50	50
Child Care Projects - City-wide (Non-Capital Grants)	10	10	10	10	10
Total Child Care Program	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260
Internal Transfers/Debt Payment					
Internal Transfers/Debt Payment					
12040 Horseshoe Way Repayment	525	525	525	525	525
7080 River Road Repayment	2,341	2,341	2,341	-	-
River Road/North Loop (2005) Repayment	1,335	1,335	-	-	-
West Cambie Parkland Acquisition Repayment	493	-	-	-	-
Total Internal Transfers/Debt Payment	\$ 4,694	\$ 4,201	\$ 2,866	\$ 525	\$ 525
Contingent External Contribution					
Contingent External Contribution					
Contingent External Contribution	10,000	10,000	10,000	10,000	10,000
Total Contingent External Contribution	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Grand Total	\$ 107,762	\$ 106,482	\$ 144,544	\$ 130,463	\$ 114,453

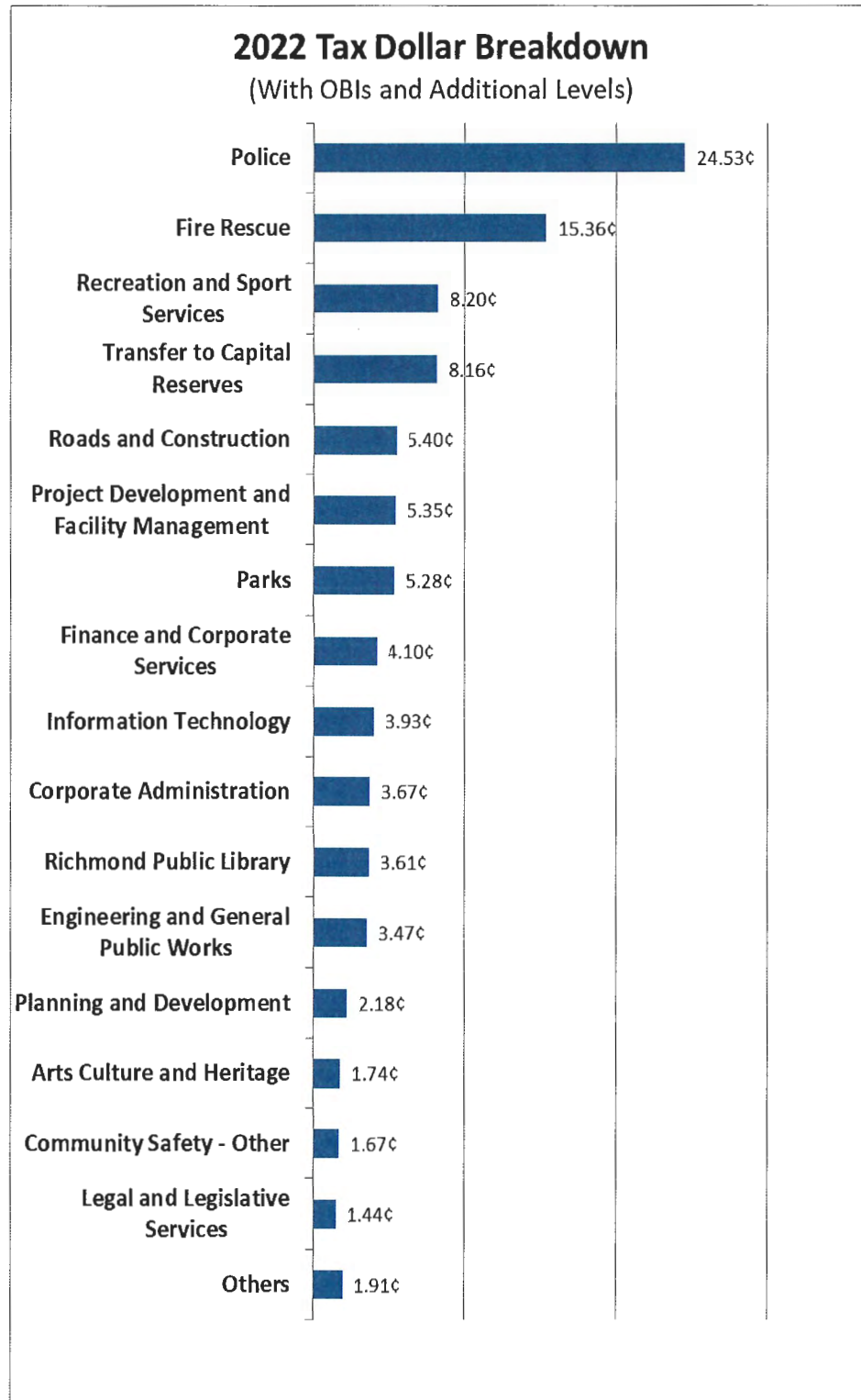
CITY OF RICHMOND
5 YEAR CAPITAL PLAN SUMMARY (2022 - 2026)
(in \$000s)

	2022	2023	2024	2025	2026
Infrastructure Program					
Roads	17,147	17,652	22,807	18,512	14,717
Drainage	12,213	18,095	45,043	36,098	27,939
Water	9,316	9,193	10,445	9,855	9,026
Sanitary Sewer	4,500	4,377	6,150	7,720	5,050
Infrastructure Advanced Design and Minor Public Works	4,430	5,280	4,130	5,130	7,060
Total Infrastructure Program	\$ 47,606	\$ 54,597	\$ 88,575	\$ 77,315	\$ 63,792
Building Program					
Building	21,070	16,715	7,200	2,000	17,500
Heritage	354	-	10,800	16,000	-
Total Building Program	\$ 21,424	\$ 16,715	\$ 18,000	\$ 18,000	\$ 17,500
Parks					
Parks	3,492	4,710	4,850	4,280	2,900
Parkland	4,000	4,000	4,000	4,000	4,000
Total Parks Program	\$ 7,492	\$ 8,710	\$ 8,850	\$ 8,280	\$ 6,900
Public Art Program					
	\$ 200	\$ 150	\$ 150	\$ 150	\$ 150
Land Program					
	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000
Affordable Housing					
	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Equipment Program					
Vehicle	4,508	4,071	4,307	4,109	2,043
Fire Vehicle	2,021	1,258	-	52	1,682
Information Technology	3,282	539	554	570	619
Equipment	875	581	582	802	582
Total Equipment Program	\$ 10,686	\$ 6,449	\$ 5,443	\$ 5,533	\$ 4,926
Child Care Program					
	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260
Internal Transfers/Debt Payment					
	\$ 4,694	\$ 4,201	\$ 2,866	\$ 525	\$ 525
Contingent External Contributions					
	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Total Capital Program	\$ 107,762	\$ 106,482	\$ 144,544	\$ 130,463	\$ 114,453

CITY OF RICHMOND
5 YEAR CAPITAL PLAN FUNDING SOURCES (2022-2026)
(In \$000's)

DCC Reserves	2022	2023	2024	2025	2026
Drainage DCC	-	990	990	-	-
Park Development DCC	1,845	2,977	1,599	1,693	1,872
Park Land Acquisition DCC	6,457	5,964	5,964	3,762	3,762
Roads DCC	9,446	9,710	11,060	8,910	7,457
Sanitary DCC	-	-	1,436	103	-
Water DCC	-	-	1,210	616	-
Total DCC	\$ 17,748	\$ 19,641	\$ 22,259	\$ 15,084	\$ 13,091
Statutory Reserves					
Affordable Housing	925	925	925	925	925
Capital Building and Infrastructure	18,070	16,715	18,080	18,160	17,500
Capital Reserve	9,842	10,140	14,998	14,670	13,179
Child Care	260	260	260	260	260
Drainage Improvement	13,340	15,281	41,905	33,374	30,650
Equipment Replacement	4,649	4,718	3,467	3,510	3,095
Public Art Program	200	150	150	150	150
Sanitary Sewer	5,463	5,910	5,650	9,307	5,790
Waterfront Improvement	150	-	-	-	-
Watermain Replacement	9,190	9,024	9,301	9,217	9,649
Total Statutory Reserves	\$ 62,089	\$ 63,123	\$ 94,736	\$ 89,573	\$ 81,198
Other Sources					
Enterprise Fund	720	550	550	550	205
Grant and Developer Contribution	13,480	14,879	18,465	16,675	11,225
Other Sources	11,534	6,061	6,076	6,091	6,487
Sewer Levy	260	207	272	375	33
Solid Waste and Recycling	450	300	300	300	300
Water Levy	1,481	1,721	1,886	1,815	1,914
Total Other Sources	\$ 27,925	\$ 23,718	\$ 27,549	\$ 25,806	\$ 20,164
Total Capital Program	\$ 107,762	\$ 106,482	\$ 144,544	\$ 130,463	\$ 114,453

2022 MUNICIPAL TAX DOLLAR





Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" which are attached and form part of this bylaw, are adopted as the Consolidated 5 Year Financial Plan (2022-2026).
2. Consolidated 5 Year Financial Plan (2021-2025) Bylaw No. 10239 and all associated amendments are repealed.
3. This Bylaw is cited as "**Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE A:

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2022-2026)
REVENUE AND EXPENSES
(In \$000's)

	2022 Budget	2023 Plan	2024 Plan	2025 Plan	2026 Plan
Revenue:					
Taxation and Levies	268,044	281,090	294,869	306,579	318,350
Utility Fees	124,190	128,053	134,252	141,335	149,022
Sales of Services	44,600	46,180	47,552	48,868	49,963
Investment Income	13,165	12,767	12,507	12,208	11,869
Payments In Lieu Of Taxes	14,650	15,105	15,558	16,024	16,505
Gaming Revenue	14,500	14,500	14,500	14,500	14,500
Other Revenue	14,629	14,773	16,142	17,232	18,100
Licenses And Permits	11,358	11,591	11,818	12,049	12,285
Provincial and Federal Grants	10,683	10,045	10,191	10,340	10,491
Developer Contributed Assets	54,782	54,782	54,782	54,782	54,782
Development Cost Charges	17,749	19,641	22,259	15,083	13,091
Other Capital Funding Sources	16,380	17,779	21,365	19,575	14,125
	604,730	626,306	655,795	668,575	683,083
Expenses:					
Community Safety	135,999	137,593	141,686	145,853	150,194
Engineering and Public Works	81,335	81,166	82,302	83,534	84,796
Community Services	71,522	68,110	69,725	71,346	73,012
Finance and Corporate Services	26,065	25,706	26,400	27,096	27,813
Planning and Development Services	25,874	25,819	26,381	26,946	27,526
Fiscal	22,383	21,057	22,579	24,226	25,336
Corporate Administration	10,628	10,897	11,216	11,537	11,867
Legal and Legislative Services	5,305	4,163	4,296	4,429	4,566
Debt Interest	1,677	1,677	1,677	-	-
Utility Budget					
Water Utility	49,606	51,150	54,137	57,564	61,291
Sanitary Sewer Utility	41,306	42,969	45,782	49,030	52,571
Sanitation and Recycling	23,494	22,889	23,371	23,864	24,367
Richmond Public Library	11,130	11,099	11,363	11,634	11,913
Richmond Olympic Oval Corporation	16,290	16,770	17,142	17,424	17,650
	522,614	521,065	538,057	554,483	572,902
Annual Surplus	82,116	105,241	117,738	114,092	110,181

SCHEDULE A (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2022-2026)
TRANSFERS
(In \$000's)**

	2022 Budget	2023 Plan	2024 Plan	2025 Plan	2026 Plan
Transfers:					
Debt Principal	5,570	5,792	6,025	-	-
Transfer To (From) Reserves	78,319	80,638	83,449	86,397	89,462
Transfer To (From) Surplus	(8,388)	8,140	11,390	19,787	20,252
Capital Expenditures - Current Year	107,762	106,482	144,544	130,463	114,453
Capital Expenditures - Prior Years	142,324	104,168	67,577	38,486	19,300
Capital Expenditures - Developer Contributed Assets	54,782	54,782	54,782	54,782	54,782
Capital Expenditures - Richmond Public Library	1,217	742	742	742	742
Capital Expenditures - Richmond Olympic Oval Corporation	4,072	1,408	1,531	1,459	1,724
Capital Funding	(303,542)	(256,911)	(252,302)	(218,024)	(190,534)
Transfers/Amortization offset:	82,116	105,241	117,738	114,092	110,181
Balanced Budget	\$-	\$-	\$-	\$-	\$-
Tax Increase	3.86%	3.88%	3.92%	2.99%	2.87%

SCHEDULE B:

**CITY OF RICHMOND
5 YEAR FINANCIAL PLAN
CAPITAL FUNDING SOURCES (2022-2026)
(In \$000's)**

DCC Reserves	2022	2023	2024	2025	2026
Drainage DCC	-	990	990	-	-
Park Development DCC	1,845	2,977	1,599	1,693	1,872
Park Land Acquisition DCC	6,457	5,964	5,964	3,762	3,762
Roads DCC	9,446	9,710	11,060	8,910	7,457
Sanitary DCC	-	-	1,436	103	-
Water DCC	-	-	1,210	616	-
Total DCC	\$ 17,748	\$ 19,641	\$ 22,259	\$ 15,084	\$ 13,091
Statutory Reserves					
Affordable Housing	925	925	925	925	925
Capital Building and Infrastructure	18,070	16,715	18,080	18,160	17,500
Capital Reserve	9,842	10,140	14,998	14,670	13,179
Child Care	260	260	260	260	260
Drainage Improvement	13,340	15,281	41,905	33,374	30,650
Equipment Replacement	4,649	4,718	3,467	3,510	3,095
Public Art Program	200	150	150	150	150
Sanitary Sewer	5,463	5,910	5,650	9,307	5,790
Waterfront Improvement	150	-	-	-	-
Watermain Replacement	9,190	9,024	9,301	9,217	9,649
Total Statutory Reserves	\$ 62,089	\$ 63,123	\$ 94,736	\$ 89,573	\$ 81,198
Other Sources					
Enterprise Fund	720	550	550	550	205
Grant and Developer Contribution	13,480	14,879	18,465	16,675	11,225
Other Sources	11,534	6,061	6,076	6,091	6,487
Sewer Levy	260	207	272	375	33
Solid Waste and Recycling	450	300	300	300	300
Water Levy	1,481	1,721	1,886	1,815	1,914
Total Other Sources	\$ 27,925	\$ 23,718	\$ 27,549	\$ 25,806	\$ 20,164
Total Capital Program	\$ 107,762	\$ 106,482	\$ 144,544	\$ 130,463	\$ 114,453

SCHEDULE C:

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2022-2026)
STATEMENT OF POLICIES AND OBJECTIVES**

Revenue Proportions By Funding Source

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

Objective:

- Maintain revenue proportion from property taxes at current level or lower

Policies:

- Tax increases will be at CPI + 1% for transfers to reserves
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2022.

Table 1:

Funding Source	% of Total Revenue
Property Taxes	52.0%
User Fees	24.1%
Sales of Services	8.6%
Investment Income	2.6%
Payments in Lieu of Taxes	2.8%
Gaming Revenue	2.8%
Licenses and Permits	2.2%
Provincial and Federal Grants	2.1%
Other	2.8%
Total Operating and Utility Funding Sources	100.0%

SCHEDULE C (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2022-2026)
STATEMENT OF POLICIES AND OBJECTIVES**

Distribution of Property Taxes

Table 2 provides the 2021 distribution of property tax revenue among the property classes. 2022 Revised Roll figures will be received in late March 2022.

Objective:

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

Policies:

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

Table 2: (Based on the 2021 Revised Roll figures)

Property Class	% of Tax Burden
Residential (1)	56.85%
Business (6)	33.50%
Light Industry (5)	7.62%
Others (2,3,4,8 & 9)	2.03%
Total	100.00%

Permissive Tax Exemptions

Objective:

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the Community Charter. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

Policy:

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.



City of Richmond

Report to Committee

To: Finance Committee
From: Ivy Wong
Acting Director, Finance
Date: December 1, 2021
File: 03-0900-01/2021-Vol
01
Re: **Steveston Community Centre and Branch Library Loan Authorization Bylaw
No. 10334**

Staff Recommendation

That the Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334 be introduced and given first, second, and third readings.

Ivy Wong
Acting Director, Finance
(604-276-4046)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	 Acting GM, F&CS
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the November 29, 2021 Finance Committee Meeting, Council endorsed funding strategy Option 3 (external borrowing) and borrowing Option C (\$95 million for 20 years) as outline in the staff reported titled “Alternative Sources of Funding Referral Response” dated November 2, 2021 from the Acting Director, Finance.

The purpose of this report is to obtain Council’s approval of the attached Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334.

This report supports Council’s Strategic Plan 2018-2022 Strategy #3 One Community Together, Strategy #5 Sound Financial Management and Strategy #6 Strategic and Well-Planned Growth:

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

5.1 Maintain a strong and robust financial position.

5.2 Clear accountability through transparent budgeting practices and effective public communication.

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

Findings of Fact

Under section 179 of the *Community Charter*, Council may, by a loan authorization bylaw adopted with the approval of the inspector, undertake long-term capital borrowing with a maximum 30-year term through the MFA. After Council’s three readings of the loan authorization bylaw, it will then be sent to the Ministry of Municipal Affairs for review and statutory approval by the Inspector of Municipalities. This approval must be obtained prior to Council’s final adoption of the bylaw.

Under section 180 of the *Community Charter* and the *Municipal Liability Regulation (B.C. Reg. 254/2004)*, if a municipality’s annual liability servicing cost (i.e. the annual interest and principal debt repayments) is no greater than five percent of the municipality’s last year’s controllable revenues, then the municipality qualifies for the elector approval free exemption. The elector approval free exemption permits a municipality to adopt a loan authorization bylaw without elector’s consent (i.e. without a referendum or an alternative approval process).

Analysis

Loan Authorization Bylaw

Under the MFA Long-Term Borrowing program for its local municipal members, the MFA is required to withhold one percent (1%) of the gross loan amount as a security against loan default. The one percent is held in trust by the MFA in a Debt Reserve Fund and will be refunded, with interest, at loan expiry. Therefore, in order for the City to receive net loan proceeds of \$95 million for the budgeted construction cost of the Steveston Community Centre and Branch Library, staff propose the Loan Authorization Bylaw in the amount of \$96 million be approved by Council.

Gross Loan Authorization Amount	\$96,000,000
Less: 1% Debt Reserve Fund	<u>(\$ 960,000)</u>
Net Loan Proceeds Available for Use	\$95,040,000

Potential Annual Debt Servicing Costs of the Proposed MFA Loan

The annual debt servicing costs of the proposed MFA loan will depend on the interest rate and the term of the loan. The terms and interest rates of future MFA debt issues are unknown at this time as they are dependent on various external factors at the time of debt issuance, such as market conditions (e.g. bond market, economic conditions, interest rate environment etc.) and the size and term of the debt requests that MFA receives at the time. More information will be provided to Council for consideration prior to the finalization of the term of the loan at the Municipal Security Issuing Resolution and Agreement stage of the loan process (see Table 1 for the anticipated timeline of the borrowing process).

The City currently has an outstanding balance of \$17.4 million in MFA long-term debt for the Minoru Centre for Active Living Building (original borrowing amount was \$50.8 million). This current debt has an annual debt servicing cost of \$6 million, which is scheduled to be fully repaid by April 2024.

As outlined in the staff report titled “Alternative Sources of Funding Referral Response” dated November 2, 2021 from the Acting Director, Finance, the estimated debt servicing cost for the proposed 20-year \$96 million MFA loan for the Steveston Community Centre and Branch Library is approximately \$6 million. This proposal would allow the City to take advantage of the current low interest rate environment to finance the replacement of an aging community facility, while preserving healthy and sustainable reserve balances without additional tax impact to the taxpayers.

Elector Approval Exemption

Under the *Municipal Liability Regulation (B.C. Reg. 254/2004)*, a municipality can qualify for elector approval free exemption for a loan authorization bylaw if a municipality’s annual liability servicing cost is no greater than 5% of the municipality’s last year’s controllable revenues.

Taking into consideration the potential annual liability servicing costs of the proposed \$96 million loan (estimated to be \$6 million), the City's existing annual debt servicing costs (less than \$10 million), as well as the City's controllable revenue in 2020 (approximately \$480 million), the City's aggregate annual liability servicing cost (with the proposed loan authorization bylaw) will be approximately 3% of last year's controllable revenues. Therefore, Council has the option to proceed with the Loan Authorization Bylaw adoption process without elector's consent.

It is anticipated that the proposed loan authorization will not result in an additional tax impact, as the debt repayment will be funded by existing available budgets. Therefore, staff recommend that Council proceed with the proposed Loan Authorization Bylaw without a referendum or an alternative approval process.

Borrowing Timeline

Table 1 below provides a summary and timing of the full loan process if the City participates in the upcoming MFA Fall Debt Issue that is scheduled to take place in October 2022:

Required Steps	Performed By	Timeline
Three readings of the loan authorization bylaw	City of Richmond	December 2021
Approval of the loan authorization bylaw	Ministry	January 2022
Adoption of the loan authorization bylaw	City of Richmond	January 2022
One month quashing period	No action	February 2022
Application of Certificate of Approval to the Ministry	City of Richmond	March 2022
Approval of Certificate of Approval from the Ministry	Ministry	March 2022
Passing of Municipal Security Issuing Resolution and Agreement	City of Richmond	April 2022
Delivery of all necessary documents to Metro Vancouver	City of Richmond	May 2022
Readings and adoption of Regional District Security Issuing bylaw	Metro Vancouver	June 2022
Application of Certificate of Approval of the Regional District Security Issuing bylaw from the Ministry	Metro Vancouver	July 2022
MFA Annual General Meeting	MFA	September 2022
Advance of funds to the City	MFA	October 2022

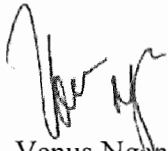
Table 1. Borrowing Process and Timeline

Financial Impact

None.

Conclusion

That Loan Authorization Bylaw No.10334 be approved by Council in order to enable the external borrowing option to fund the Steveston Community Centre and Branch Library project.



Venus Ngan
Manager, Treasury and Financial Services
(604-276-4217)

Att. 1: Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334



City of Richmond

Bylaw 10334

Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334

WHEREAS Council considers it desirable to construct the new Steveston Community Centre and Branch Library;

AND WHEREAS the City of Richmond wishes to fund the construction of the new Steveston Community Centre and Branch Library by borrowing the sum of \$96,000,000, which is the amount of debt intended to be borrowed by this bylaw;

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

1. The City of Richmond is hereby empowered and authorized to borrow upon the credit of the City of Richmond a sum not exceeding \$96,000,000 for the purpose of constructing the new Steveston Community Centre and Branch Library, including all expenses incidental thereto.
2. The maximum term for which debentures may be issued to secure debt created by this bylaw is thirty (30) years.
3. This bylaw may be cited as "**Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334**".

FIRST READING

SECOND READING

THIRD READING

RECEIVED the approval of the Inspector of Municipalities

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Suzanne Bycraft
Interim Director, Public Works Operations
Date: November 15, 2021
File: 10-6370-01/2021-Vol
01
Re: **Award of Contract 6690Q: Supply and Delivery of Hybrid and/or Fully Electric Crew Cab Pickup Trucks**

Staff Recommendation

That the acquisition of three (3) hybrid crew cab pickup trucks, and four (4) fully electric crew cab pickup trucks be approved in the total amount of \$541,583.95 as outlined in the staff report titled, "Award of Contract 6690Q: Supply and Delivery of Hybrid and/or Fully Electric Crew Cab Pickup Trucks", dated November 15, 2021, from the Interim Director, Public Works Operations, as follows:

1. A partial award value of Contract 6690Q for the supply and delivery of three (3) hybrid crew cab pickup trucks be awarded to Mainland Ford Ltd. in the total tendered amount of \$154,785.00, excluding outfitting, contingency and taxes; and
2. The second portion of Contract 6690Q for the supply and delivery of four (4) fully electric crew cab pickup be awarded to Metro Motors Ltd. in the total tendered amount of \$325,200.00, excluding outfitting, contingency and taxes.

Suzanne Bycraft
Interim Director, Public Works Operations
(604-233-3338)

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

Staff Report

Origin

The City undertakes fleet replacements as part of standard replacement cycles under approved Capital Budget allocations. Where considered feasible to achieve standardization and best value, replacements may be amalgamated and issued to the marketplace to achieve economies of scale.

Contract 6690Q for the Supply and Delivery of Hybrid and/or Fully Electric Crew Cab Pickup Trucks incorporated six such vehicle replacements, which was further increased to seven (as permitted by the Request for Quotation within 12 months) and was issued to the marketplace targeted at achieving Council objectives under the Green Fleet Action Plan. This particular award aligns specifically with Council's September 27, 2021 decision to join the West Coast Electric Fleets Diamond Lane pledge. This pledge adopts the commitment to replace above 10% zero emission vehicles for all new corporate fleet passenger vehicle procurements.

The results of the Request for Quotations Contract 6690Q is presented within this report and includes the acquisition of the City's first fully electric crew cab pickup trucks. This makes Richmond one of the first local governments in Western Canada to receive fully electric trucks. Council approval is sought to award contracts to both Mainland Ford Ltd. for three hybrid electric crew cab pickup trucks and Metro Motors Inc. for four fully electric crew cab pickup trucks.

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.

1.1 Enhance safety services and strategies to meet community needs.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.1 Continued leadership in addressing climate change and promoting circular economic principles.

Analysis

Background

Crew cab pickup trucks are used for a variety of departmental needs throughout all Public Works operations at the City. In accordance with the Green Fleet Action Plan, the City has a goal to adopt new technologies which improve fleet fuel efficiency and reduce overall vehicle emissions. The diverse nature of the City's fleet, inclusive of larger trucks and equipment, limits

options for hybrid and fully electric pickup trucks due to their limited availability in the marketplace. This procurement presents the opportunity to advance fleet greening and the utilization of new technologies.

Of the seven crew cab pickup trucks being replaced, this request for quotations will allow the City to acquire three hybrid Ford F150 and four fully electric F150 Lightning crew cab pickup trucks. The hybrid F150 trucks utilize technology that enables the batteries to be charged through a regenerative braking system, which recaptures energy normally lost during coasting or braking. When the hybrid trucks come to a complete stop, all accessories run off the battery, resulting in zero idling time. The four fully electric Ford F150 Lightning trucks are completely electric and generate zero emissions. The addition of these seven units will result in reduced vehicle emissions and continue to place the City as a leader in adopting green fleet technologies.

Public Tendering

A competitive bid process was undertaken for the supply and delivery of hybrid and/or fully electric crew cab pickup trucks. A replacement for unit 1159 was added into the quotation, as permitted by the Request for Quotation within 12 months, bringing the total to seven units for replacement. A procurement document for the above noted work was prepared by staff and posted to BC Bid and bids&tenders on July 15, 2021. Two quotations were received for hybrid crew cab pickup trucks and two quotations were received for fully electric pickup trucks.

Table 1: Hybrid Pickup Truck Quotations

Vendor	Tendered Cost (3 units, base and options) (plus contingency, outfitting and taxes)
Mainland Ford Ltd.	\$154,785.00
Metro Motors Ltd.	\$174,525.00

Table 2: Fully Electric Pickup Truck Quotations

Vendor	Tendered Cost (4 units, base and options) (plus contingency, outfitting and taxes)
Metro Motors Ltd.	\$325,200.00
Grande West Transportation Inc. Ltd.	\$739,064.00

Due to market demand, the seven units are not expected to be delivered until Q2 2022. Delivery timing may be impacted as a result of flooding in other parts of BC and the BC State of Emergency, which is currently impacting key transportation routes and the trucking industry.

Review Process

Staff have evaluated the quotations and determined Mainland Ford Ltd. and Metro Motors Ltd. are the lowest bidders that are able to meet departmental needs and represent best value to the City.

Disposal Plan – Existing Units

The seven units being replaced will be sent to auction where they are expected to yield the highest recovery amounts. All revenues received will be applied to the Fleet Reserve to ensure sustainable funding for future vehicle/equipment replacements.

Financial Impact

The acquisition of three hybrid and four electric crew cab pickup trucks requires a total expenditure of \$541,583.95, inclusive of contingency, outfitting by City forces and taxes as shown in Table 3. This total expenditure was approved by Council as part of the 2019, 2020 and 2021 capital project submissions for “Vehicle and Equipment Reserve Purchases (Public Works and Corporate Fleet)”. These replacements were held awaiting the availability of new hybrid and fully electric technologies and units.

Table 3: Total Project Expenditure

Item	Cost
Three (3) hybrid electric F150 crew cab pickup trucks	\$154,785.00
Four (4) fully electric F150 crew cab pickup trucks	\$325,200.00
Outfitting (City Forces)	\$17,500.00
Contingency Costs	\$10,500.00
PST	\$33,598.95
Total	\$541,583.95

Conclusion

In accordance with the City’s Green Fleet Action Plan and West Coast Electric Fleets Diamond Lane pledge, staff recommend that Contract 6690Q for the Supply and Delivery of Hybrid and/or Fully Electric Crew Cab Pickup Trucks be awarded to Mainland Ford Ltd. for the provision of three (3) hybrid pickup trucks in the total tendered amount of \$154,785.00, and to Metro Motors Inc. for four (4) fully electric pickup trucks in the total tendered amount of \$325,200.00, excluding outfitting, contingency and taxes. The total projected expenditure is \$541,583.95 inclusive of ancillary costs.



Kristina Nishi
Acting Manager, Fleet and Environmental Programs
(604-233-3301)

KN:kn



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** November 18, 2021

From: Jim V. Young, P. Eng.
Director, Facilities and Project Development **File:** 10-6000-01/2021-Vol 01

Re: **Award of Contract 7248P - Provision of Janitorial Services for the Community Safety Building and City Centre Community Police Office**

Staff Recommendation

1. That Contract 7248P - Provision of Janitorial Services for the Community Safety Building and City Centre Community Police Office be awarded to two contractors, for an aggregate contract value of \$1,625,613.44 for a three-year term, to 10647802 Canada Limited dba Dexterra Integrated Facilities Management (Dexterra) and Dynamic Facility Services Ltd. (Dynamic), as described in the report titled "Award of Contract 7248P - Provision of Janitorial Services for the Community Safety Building and City Centre Community Police Office", dated November 18, 2021 from the Director, Facilities and Project Development;
2. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial three-year term, up to the maximum total term of five years, for the maximum total amount of \$2,775,091.45, as described in the report titled "Award of Contract 7248P - Provision of Janitorial Services for the Community Safety Building and City Centre Community Police Office", dated November 18, 2021 from the Director, Facilities and Project Development; and
3. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contract and all related documentation with Dexterra and Dynamic.

Jim V. Young, P. Eng.
Director, Facilities and Project Development
(604-247-4610)

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

Staff Report

Origin

The City's previous contract for janitorial services at the Richmond Royal Canadian Mounted Police (RCMP) Main Detachment, known as the Community Safety Building, expired in July 2020.

The original contract with Nutech Facility Services Ltd. has been extended on a month-to-month basis to enable a procurement process to be undertaken. In addition, staff have been working with the stakeholders to develop a needs assessment and plan.

Accommodation of the Municipal Police Unit Agreement between the City and the Province requires the City to provide accommodation for RCMP contract policing. The accommodation includes building and property maintenance services.

This report summarizes the public tendering process for the Contract 7248P and provides a recommendation for the provision of janitorial services at Community Safety Building (CSB) and the City Centre Community Police Office (CCCP). Both buildings are required to operate 24 hours per day and 365 days per year.

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.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

1.4 Foster a safe, caring and resilient environment.

Analysis

Scope of Work

The scope of work for this contract is the provision of cleaning and housekeeping services at the CSB and the CCCP, which includes, but is not limited to:

- On-site janitorial labour and on-site supervision;
- Purchase of required equipment and supplies; and
- Maintenance and service of cleaning equipment.

Public Tendering

A Request for Proposal (RFP) 7248P was posted to BC Bid on September 3, 2021 which resulted in five bids being received by the closing date of October 7, 2021.

The RFP explicitly advised interested bidders that the City would decide whether to award contracts to more than one bidder, after considering the quotations received, in response to the RFP.

The RFP also advised bidders that the City would retain the right to extend the scope of work to other City facilities should there be a need in the future.

The evaluation results of the RFP are summarized in Table 1.

The City's designated representatives reviewed the submitted bids to confirm:

- each bidder's understanding of objectives and outcomes;
- capacity of the firm to complete the work, including company reputation and resources;
- pricing;
- work plan;
- previous experience; and
- quality of references.

Table 1: Evaluation Results

Ranking	Company	RFP Score
1	10647802 Canada Ltd. dba Dexterra Integrated Facilities Management	87%
2	Dynamic Facility Services Ltd.	84%
3	Nutech Facility Services Ltd.	71%
4	Ultra-Tech Cleaning Systems (1991) Ltd.	64%
5	Overtime Building Maintenance Co. Ltd.	44%

10647802 Canada Ltd. dba Dexterra Integrated Facilities Management (Dexterra) and Dynamic Facility Services Ltd. (Dynamic) were found to be the most responsible and responsive with meeting the City's requirements.

Award Recommendation

Staff have reviewed the proposals and recommends awarding the contract to Dexterra and Dynamic as it will ensure the City:

- maintains sufficient capacity to service both facilities;
- operational flexibility; and
- backup support.

Dexterra has 75 years of industry experience. They have experience with enhanced security buildings and have provided services to Vancouver International Airport, Metrotowers I and II, Ivanhoe Cambridge, McArthurGlen Designer Outlet, and Coast Capital Savings, as well as many other projects throughout British Columbia. In addition, they have provided services across Canada, which includes Toronto Pearson International Airport and Toronto Armouries.

Dynamic is a British Columbia owned and operated organization that has more than 43 years of experience in the janitorial industry. Dynamic was also a past janitorial contractor for the City of Richmond from 2011-2016 for the CSB, Hamilton Community Centre, Lang Centre, Watermania, Richmond Courthouse and several fire halls including the Temporary Fire Hall No. 1 that previously existed at the CCCP location. Dynamic was also a past contractor for the City of White Rock for their municipal buildings including City Hall, the RCMP detachment, libraries, public pier washrooms and recreational centres.

Services will only commence once security clearances have been obtained for each firm's proposed on-site team.

Financial Impact

As summarized below in Table 2, the total value of the proposed contract over a three-year term is \$1,625,613.44, including contingency. A 20% contingency is required to accommodate potential changes, such as increased services related to the COVID-19 pandemic or user requirements.

Table 2: Total Three-Year Term Cost

	Dynamic (CSB Annual)	Dexterra (CCCP Annual)	Total (CSB and CCCP)
Year 2022	\$298,648.94	\$152,910.35	\$451,559.29
Year 2023	\$298,648.94	\$152,910.35	\$451,559.29
Year 2024	\$298,648.94	\$152,910.35	\$451,559.29
Subtotal	\$895,946.82	\$458,731.05	\$1,354,677.87
Contingency (20%)	\$179,189.36	\$91,746.21	\$270,935.57
TOTAL (3 Years)	\$1,075,136.18	\$550,477.26	\$1,625,613.44

The City has the option to extend the initial three-year contract for two additional one-year terms, for a total value of \$1,149,478.01 including contingency. The estimated cost associated with this extension is summarized in Table 3.

Table 3: Contract Extension Cost

	Dynamic (CSB Annual)	Dexterra (CCCP Annual)	Total (CSB and CCCP)
Year 2025	\$313,581.39	\$155,968.56	\$469,549.95
Year 2026	\$329,260.46	\$159,087.93	\$488,348.39
Subtotal	\$642,841.85	\$315,056.49	\$957,898.34
Contingency (20%)	\$128,568.37	\$63,011.30	\$191,579.67
Total (2 Years)	\$ 771,410.22	\$ 378,067.79	\$1,149,478.01

November 18, 2021

- 5 -

The total amount for the maximum five-year term is \$2,775,091.45. The decision to extend the contract by an additional two years would be based on the company's individual performance over the initial term.

The services contract will be executed upon mutual consent of all parties. The Facility Services annual operating budget account will fund the contract, which is subject to yearly approval by Council. The actual expenditures of the contract for Provision of Janitorial Services for the CSB and CCCP will be according to Council approved budgets. Upon contract expiration, excess funding shall be returned to the originating budget source.

Conclusion

Janitorial services are essential for the tenants, management, and all stakeholders at the RCMP CSB and CCCP Buildings. Staff recommend that contract 7248P be awarded to Dynamic and Dexterra to ensure continuity and sufficient capacity for both RCMP essential services facilities.

A handwritten signature in blue ink, appearing to read 'JL', is positioned above the printed name of Jeff Lee.

Jeff Lee, CEM, RPA, FMA
Manager, Facility Services
(604-276-4027)

JL:am



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Milton Chan, P.Eng.
Director, Engineering
Re: Grease Management Program Update

Date: November 16, 2021
File: 10-6060-03-01/2021-
Vol 01

Staff Recommendation

That the staff report titled "Grease Management Program Update", dated November 16, 2021, from the Director, Engineering be received for information.

Milton Chan, P.Eng.
Director, Engineering
(604-276-4377)

REPORT CONCURRENCE		
ROUTED TO: Sewerage and Drainage	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The impacts of grease in the sanitary system are a significant concern for the City of Richmond and Metro Vancouver. Grease accumulation can result in sewer blockages, reduced system capacity, service disruptions, and costly premature replacement of major infrastructure. In 2011, the Lansdowne Forcemain became completely plugged with grease, resulting in extensive emergency repairs at a cost of approximately \$900,000.

The City has an ongoing Grease Management Program to reduce the risk of grease-related sanitary system failures. Initiatives implemented under this program include grease source control, public education and communications, preventative maintenance works, and monitoring and inspection. A Multi-Family Grease Collection Pilot initiative will also be conducted in 2022 to further expand the Grease Management Program. This report provides an overview of current and upcoming initiatives undertaken as part of the Grease Management Program.

The City's Grease Management Program supports the following strategies within Council's 2018-2022 Strategic Plan:

Strategy #1 A Safe and Resilient City:

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

1.1 Enhance safety services and strategies to meet community needs.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

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.

4.2 Ensure infrastructure meets changing community needs, current trends, and best practices.

Analysis

The Grease Management Program includes grease source control, public education and communications, and preventative maintenance programs to reduce grease build-up in the sanitary sewer system.

The City has also been conducting a grease monitoring program since 2018, with the objectives of identifying sources of significant grease discharges to the sanitary system, establishing baseline grease levels, and optimizing preventative maintenance programs by targeting areas that are identified to have higher levels of grease accumulation. A Multi-Family Grease Collection Pilot is proposed for 2022 to measure the impact of residential grease collection on reducing

grease accumulation in the sanitary system. These programs may be expanded in the future if shown to be effective.

Grease Source Control

Controlling grease at the source is the most effective way to reduce grease-related issues. Drainage, Dyke, and Sanitary System Bylaw No. 7551 requires that food sector establishments install and maintain grease interceptors to prevent grease from entering the sanitary system. In 2008, Council approved a part-time grease inspector position to enforce the maintenance of grease interceptors according to the bylaw. This position was upgraded from part-time to full-time in 2017, leading to increased inspection rates, greater opportunities for public education, and collaboration between the grease inspector and Public Works Operations.

The grease inspector's primary responsibility is to conduct inspections to confirm if establishments are disposing of grease and maintaining their grease interceptors in accordance with Bylaw No. 7551. As violations are often attributed to property owners or staff that are unaware of bylaw requirements, the grease inspector provides education on the negative impacts of grease, and proper practices for grease disposal and grease interceptor maintenance. Figure 1 shows grease inspection and enforcement statistics from 2012 to present. While there is a high level of compliance, inspection and enforcement remains an important tool for grease management.

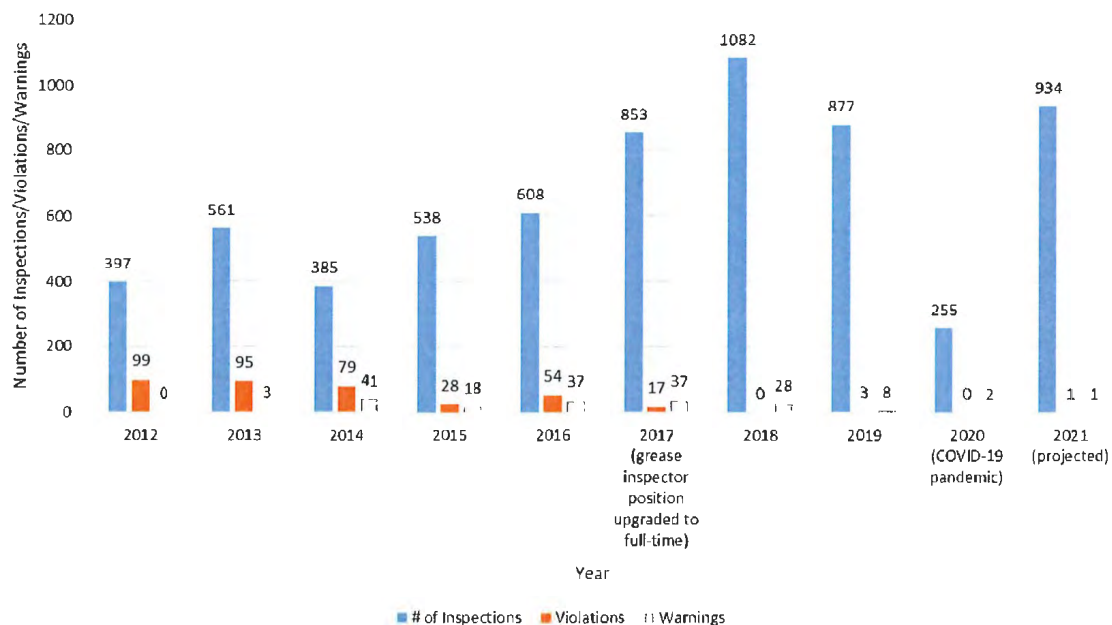


Figure 1: Grease Inspection and Enforcement Statistics (2012 to present)

The grease inspector regularly coordinates with Public Works Operations to investigate and address grease issues. The grease inspector is notified when Public Works staff identify significant quantities of grease within the sanitary sewer system. The team then works collaboratively to trace the source of grease discharge, allowing staff to identify problematic

areas and address significant sources of grease discharge. This integrated approach to target problem areas has made inspection and sanitary sewer maintenance efforts more effective.

As shown in Figure 1, the full-time grease inspector is able to conduct 800 to 1,100 inspections annually, which is approximately 60% to 80% of all the food establishments in the City. As a result, the majority of food establishments are inspected at least once every two years. In recent years, the inspection scope has expanded to include non-food sector establishments (e.g. care homes, hospital, factories, and residential properties), which are now recognized as common sources of grease discharges in the sanitary sewer system.

Public Education and Communication

In addition to education provided by the grease inspector, the City provides general education on proper grease disposal measures through online resources, pamphlets, and social media. Residents are encouraged to dispose of small amounts of grease in their green carts, which are then collected as part of the City's solid waste and recycling services. Larger amounts of household grease are accepted at the City's Recycling Depot. The City also has a joint campaign with Metro Vancouver known as the "Fats, Oils and Grease (FOG) Wipe it, Green Bin It" campaign, which is run annually around key holiday cooking times such as Thanksgiving and Christmas.

Door hangers with proper grease disposal procedures are also distributed to households which appear to be contributing to grease accumulations found in the sanitary sewer system.

The education and communications campaigns also promote disposing of food waste into green carts, rather than into garburators or other in-sink disposal systems. Use of garburators can introduce food waste containing grease and other solids into the sewer system, requires considerable amounts of water to run, and increases the cost of treatment at Metro Vancouver's wastewater treatment plants.

Preventative Maintenance, Inspection and Monitoring

The City performs routine preventative maintenance to remove grease accumulation from the sanitary system. This includes flushing of gravity sewers and forcemains, and regular cleaning of pump stations.

All gravity sewers are inspected using Closed-Circuit Television (CCTV) at least once every 20 years, allowing structural and operational defects to be identified and addressed. Visual inspection of manholes are conducted more frequently in areas known to have grease accumulation issues. Pressure monitoring is also conducted at each pump station to identify constrictions caused by grease accumulation in forcemains. These inspection and monitoring measures allows for proactive response to grease issues, minimizing rehabilitation cost and service disruption.

Grease Monitoring Program

A grease monitoring program commenced in 2018, which includes tracking the location and severity of grease accumulation while conducting routine maintenance on the sanitary sewer

system. This information is entered into the City's asset management system, allowing the data to be used for analysis. Public Works uses this information to identify possible sources of grease and advises when grease inspector intervention is needed.

Public Works also uses this information to schedule preventative maintenance using a condition-based approach, where problematic sewers are targeted for more frequent inspection and flushing. This results in more effective use of resources compared to implementing preventative maintenance schedules simply based on best practice frequencies.

Data has been collected for approximately 50% to 60% of the City's sanitary sewers and manholes. Public Works continues to collect grease accumulation data while conducting routine maintenance and inspection activities, such as flushing and CCTV inspection of the sanitary sewer system.

Multi-Family Grease Collection Pilot

As part of the staff report titled, "2022 Utility Budgets and Rates", dated October 22, 2021, from the General Manager, Engineering and Public Works and the Acting General Manager, Finance and Corporate Services, Council endorsed a one-year pilot program to collect waste grease from a select number of multi-family complexes and measure subsequent impacts to grease accumulation in the sanitary sewer system.

Under this initiative, waste household cooking grease will be collected from up to ten multi-family sites (approximately 500-800 units) and taken to a processing facility where it will be de-packaged, put through an anaerobic digester, and used to produce renewable natural gas through a direct connection to a natural gas pipeline.

This pilot program will be used to evaluate the feasibility of residential grease collection and its effect on reducing grease in the sanitary system.

Financial Impact

None at this time.

Conclusion

The City's Grease Management Program includes initiatives such as grease source control, public communication, sanitary sewer system monitoring and inspection, on-going maintenance, and pilot programs. Although grease in the sanitary system continues to be a concern, the City's proactive approach to grease management has prevented grease-related sanitary system failures, educated the City's growing population, and encouraged proper grease disposal among the general public.



Jason Ho, P.Eng.
Manager, Engineering Planning
(604-244-1281)

JH:sw



Stephenie Wong, P.Eng.
Project Manager
(604-204-8516)



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Re: 2022 Community Mural Program Projects
Date: November 10, 2021
File: 11-7000-09-20-255/Vol 01

Staff Recommendations

1. That the 2022 Community Mural Program Projects as presented in the staff report titled "2022 Community Mural Program Projects," dated November 10, 2021, from the Director, Arts, Culture and Heritage Services, be approved subject to the proposed 2022 Public Art Program capital budget being approved as part of the 2022 budget process and once the Consolidated 5-Year Financial Plan (2022-2026) is adopted by Council.
2. That, as the City receives the expected monetary contribution from the community partners as described in the staff report titled "2022 Community Mural Program Projects," dated November 10, 2021, from the Director, Arts, Culture and Heritage Services, the Consolidated 5-Year Financial Plan (2022-2026) be amended accordingly.

CM Fenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	<i>Sevens</i>
SENIOR STAFF REPORT REVIEW	INITIALS: <i>MF</i>	APPROVED BY CAO <i>[Signature]</i>

Staff Report

Origin

On February 13, 2018, Council endorsed the Public Art Community Mural Program (the Mural Program). The focus of the Mural Program is to install murals in highly visible locations in publicly accessible areas throughout Richmond.

This report brings forward for consideration five mural proposals for the 2022 Mural Program to be painted at Garden City Elementary School, Hayer Demolition, Lord Byng Elementary School, Maple Lane Elementary School and Steveston Harbour Authority.

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 the Artworks: Richmond Arts Strategy 2019-2024 Strategic Direction 5:

Activate public spaces through (and for) the arts.

Analysis

Background

The City's Mural Program provides opportunities to add vibrancy to highly visible public spaces, foster community dialogue and cross-cultural exchange, and engage diverse and multi-generational communities. The Mural Program is funded by voluntary developer contributions to the Public Art Program Reserve Fund. The Mural Program is included in the City's proposed 2022 Public Art Program capital budget as part of the 2022 budget process for Council consideration.

Since Council's endorsement of the Mural Program in 2018, 10 murals have been installed through this program: Richmond Cultural Centre, West Richmond Community Centre, Richmond Winter Club, Richmond Ice Centre, Gateway Theatre, Lehigh Hanson, McMath Secondary School, Thompson Elementary School, Tomekichi Homma Elementary School and Westwind Elementary School. The completed murals have been well-received by the public, users of the facilities and community stakeholders, as well as, contributed to animating the public realm of the City.

Mural Program Selection Process

The Mural Program selection process is as follows:

- An annual Open Call for mural locations is issued for community groups, associations, schools, businesses and property owners to apply for a mural on their property. Private single family properties are not eligible for the Mural Program. Where the applicant is not the property owner, the property owner must indicate consent as part of the application.
- An Open Artist Call for the Mural Program Artist Roster is issued biannually to provide a list of pre-qualified, local artists to work with selected applicants to develop their mural. The roster includes artists with a range of art styles, media and approaches.
- In consultation with Public Art staff, selected applicants are matched with an artist from the Mural Artist Roster for each mural opportunity. Selected applicants are required to sign a Mural Art Agreement with the City, while each artist enters into a tri-party agreement for services with the City and the property owner or representative.
- The City manages and funds the projects. The property owner or representative provides permission and access to the wall for installation and agrees to keep and maintain the mural for a minimum of five years.

Open Call for Mural Locations

The Open Call for mural locations for the 2022 Mural Program was issued on September 1, 2021 with a deadline of September 20, 2021 (Attachment 1).

Staff received eight applications. A five-person interdepartmental Mural Committee met on September 27, 2021, to review the applications. The committee included representatives from Parks, Facilities, Planning, Engineering and Public Works, and Transportation. All submissions were evaluated on the basis of location, public visibility, community impact and condition of wall surface, as well as budget. The following properties submitted an application to participate in the Mural Program:

- Cook Elementary School
- Garden City Elementary School
- Hayer Demolition
- Lock-Block Ltd.
- Lord Byng Elementary School
- Maple Lane Elementary School
- Minoru Centre for Active Living
- Steveston Harbour Authority

Five projects were selected to participate in the 2021 Mural Program:

- Garden City Elementary School
- Hayer Demolition
- Lord Byng Elementary School
- Maple Lane Elementary School
- Steveston Harbour Authority

Mural Program Artist Roster Call

The Open Artist Call for the Mural Program Artist Roster was issued on August 27, 2021 and closed on September 20, 2021. Staff received 41 artist applications. All artist submissions were evaluated on the basis of artist qualifications, appropriateness to the goals of the Program and previous mural experience (Attachment 2).

The Mural Program Artist Roster selection meeting took place on September 29, 2021. The selection panel included the following three members:

- Annabella Alfonzo –Arts Professional
- Andrew Wade – Community Representative, Richmond Arts Coalition
- Richard Tetrault – Artist/Muralist

A total of 27 artists were selected to be on the Community Mural Program Artist Roster for a period of two years.

Proposed Mural Projects

The following five proposed mural projects, matched with artists have been endorsed by the Richmond Public Art Advisory Committee (RPAAC) as per email correspondence on November 12, 2021.

Garden City Elementary School

The proposed mural location for Garden City Elementary School is on the school gym's east wall facing Garden City Road. The location is highly visible and measures approximately 600 square feet. The mural will reflect the environment and local Indigenous stories.

The artist selection meeting took place on October 19, 2021. The selection panel included principal Lesa Schulz and teacher Nicole Titifanua.

Richmond artist Atheana Picha from the Mural Program Artist Roster was recommended for the Garden City Elementary School mural opportunity. Ms. Picha is an Indigenous artist with an emerging mural practice (Attachment 3). The artist will work with the students to inform the design of the mural exploring the theme of the environment and local Indigenous stories.

Hayer Demolition

The proposed mural location for Hayer Demolition is on the south wall adjacent to the entrance of the facility, facing Mitchell Road. The location is publicly visible and measures approximately 900 square feet.

The artist selection meeting took place on October 26, 2021. The selection panel included staff from Hayer Demolition.

Artists Dolores Altin and Elvira Monteforte from the Mural Program Artist Roster were recommended for the Hayer Demolition mural opportunity. The artists have worked on a number of community-engaged projects in Metro Vancouver (Attachment 3). The artists will work with stakeholders from Hayer Demolition to inform the design of the mural and consider the themes of ecology and the Fraser River. The proposed mural will continue to explore the themes of the Fraser River ecology and sustainability that was illustrated in the recently completed mural “Metamorphosis” on Mitchell Island, a joint project between Public Art and Sustainability.

Lord Byng Elementary School

The proposed mural location for Lord Byng Elementary School is on the west wall facing the playground and it measure approximately 190 square feet. The selected artist will work with students and representatives from the Nikkei community to consider the themes of diversity and inclusion.

The artist selection meeting took place on October 19, 2021. The selection panel included principal Nicole Widdess and teacher Eleanor Lee.

Artists Erica Phillips and Maddy Phillips from the Mural Program Artist Roster were recommended for this mural opportunity. The artists are accomplished mural artists with a number of high profile murals in Metro Vancouver (Attachment 3).

Maple Lane Elementary School

The proposed mural location for Maple Lane Elementary School is along the south side of the School, adjacent to the entrance. The wall is highly visible and it is publicly accessible from multiple access points. The wall measures approximately 385 square feet.

The artist selection meeting took place on October 18, 2021. The selection panel included principal Lisa Schwartz and teacher Jennifer Lin.

Richmond artist Laura Kwok from the Mural Program Artist Roster was recommended for the Maple Lane Elementary School mural opportunity. The artists has completed a number of community-engaged murals in Richmond as well as Metro Vancouver (Attachment 3).

Steveston Harbour Authority

The proposed mural location for the Steveston Harbour Authority mural is on the north wall of Building two, facing Moncton Street. The space measures approximately 1,000 square feet.

The artist selection meeting took place on October 25, 2021. The selection panel included the Board of Directors of the Steveston Harbour Authority.

Artist Carolyn Wong from the Mural Program Artist Roster was recommended for this mural opportunity. Ms. Wong has an emerging mural practice that focuses on the environment and historical themes (Attachment 3). The artist will work with stakeholders from Steveston Harbour Authority to inform the design of the mural and consider the themes of Steveston heritage and fishing industry.

Next Steps

Pending Council endorsement of the mural proposals, staff will work with the artists and community partners to execute contracts and develop project implementation work plans. If approved, the projects will move into the development phase with murals to be completed by September, 2022.

Financial Impact

The Mural Program budget is \$30,000 and it is funded by voluntary developer contributions to the Public Art Program Reserve Fund. The budget is included in the City's proposed 2022 Public Art Program capital budget as part of the 2022 budget process and will be implemented once the proposed Consolidated 5-Year Financial Plan (2022-2026) is adopted by Council.

Any monetary contribution received from the community partners will increase the 2022 Public Art Program capital budget to cover the scope of work as defined in this report, and the Consolidated 5-Year Financial Plan (2022-2026) will be amended accordingly.

The individual budget and corresponding committed community contributions for each mural is as follows:

- Garden City Elementary School - \$9,000
\$9,000 from the Mural Program
- Hayer Demolition - \$10,000
\$8,000 from the Mural Program; \$2,000 from Hayer Demolition
- Lord Byng Elementary School - \$2,800
\$1,800 from the Mural Program; \$1,000 from Lord Byng Elementary School
- Maple Lane Elementary School - \$4,300
\$2,800 from the Mural Program; \$1,500 from Maple Lane Parent Advisory Council
- Steveston Harbour Authority - \$13,400
\$8,400 from the Mural Program, \$5,000 from Steveston Harbour Authority

Richmond School District No. 38 will contribute in-kind preparation of the walls as well as anti-graffiti coating for all murals on School District property.

Hayer Demolition will contribute in-kind preparation of the wall surface and renovate the wall prior to painting of the mural.

Any maintenance and repairs required for the artwork will be the responsibility of the community partners in partnership with staff.

Conclusion

Murals add vibrancy to the community by energizing our public spaces, fostering community identity and civic pride, engaging youth and deterring graffiti. The creation of murals brings together local artists, students, community groups, residents and local businesses to transform the places where we live, work and play into welcoming and beautiful environments that invite interaction and appreciation of art and culture.



Biliana Velkova
Public Art Planner
(604-247-4612)

- Att. 1: Community Mural Program Property Owners Application
2: Community Mural Program Artist Roster Call
3: Garden City Elementary School Mural Proposal, Hayer Demolition Mural Proposal, Lord Byng Elementary School Mural Proposal, Maple Lane Elementary School Mural Proposal and Steveston Harbour Authority Mural Proposal



**City of
Richmond**

Community Mural Application

Public Art Program

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

www.richmond.ca

Contact 604-204-8696

Please submit this completed form, and return to the Information counter located at City Hall or to publicart@richmond.ca. All materials submitted to the City for a **Community Mural Application** become public property, and therefore, available for public inquiry.

Mural Site Address: _____

Primary Contact Name: _____

Contact person's address, if different: _____

Contact info: _____
 Telephone Number _____ Mobile Telephone Number _____
 Email _____

Secondary Contact Name: _____

Contact info: _____
 Telephone Number _____ Mobile Telephone Number _____
 Email _____

Property Owner (if different from above) Signature: _____

 Please print name

Contact info: _____
 Telephone Number _____ Mobile Telephone Number _____
 Email _____

For Office Use

Date Received: _____ Contribution: _____
 File No.: _____ Note: _____



The following items must be completed and submitted with your Community Mural Application.

1. Proposed Mural Wall: Area (square feet): _____
☐ Attach photo or sketch with the wall's dimensions
☐ Attach recent photograph of the wall (JPG or PDF not exceeding 2MB)
2. Do you have a preferred theme or style of art for the proposed wall?

3. Please provide evidence of support from the building tenant(s) (if different from the building owner), as well as neighborhood associations and/or adjacent neighbors (e.g., e-mail or letter of support).
4. Do you have additional funding for the project?
☐ Yes (Estimated amount \$ _____) ☐ No
5. Is your proposed wall on a heritage building?
☐ Yes ☐ No

Note: All murals on designated heritage resources, or within the Steveston Village Heritage Conservation Area (HCA), require approval by City Council and may require a Heritage Alteration Permit. Any murals on heritage buildings/structures or within the Steveston HCA will also be reviewed by the Richmond Heritage Commission.

Maintenance

The Property Owner will agree to retain and maintain the mural for a period of five years (subject to mutual agreement to terminate the agreement at an earlier date due to change of ownership, building renovations, and/or condition of the mural).

Agreement

Selected property owners will enter into a tri-party agreement for services with the City and the selected artist.

The City will manage the project and fund the work. The property owner may augment the project budget with additional funding if appropriate. The property owner will provide permission and access to the wall for installing the mural, as well as maintenance, if required.

Selection Process

A five-person interdepartmental staff Mural Committee will convene to review applications from property owners. The applications will be ranked based on the following criteria:

- public visibility of the location;
- condition of the wall surface;
- potential impact on adjacent properties;
- community impact;
- provision of additional funding if appropriate;
- provision of murals throughout the City; and
- evidence of support from the building tenants (if different from the building owner), as well as neighborhood associations and/or adjacent neighbors (e.g., email or letter of support).

Additional Information (Optional)

Project Timeline

Submission Deadline: Monday, September 20, 2021, 5:00 p.m.

Property Owners Notification: Friday, October 1, 2021, 5:00 p.m.

Questions

Please contact the Richmond Public Art Program:

Tel: 604-247-4612

Email: publicart@richmond.ca

call to artists

PUBLIC ART
RICHMOND



Metamorphosis, Karen Yurkovich and Tristesse Seeliger, 2021

2022–2024 Community
Mural Program

Community Mural Program Artist Roster

Request for Qualifications (RFQ)

September 2022

OPPORTUNITY

The Richmond Public Art Program invites artists residing in British Columbia to submit applications to be placed on the Community Mural Artist Roster for 2022–2024

The Community Mural Artist Roster is updated biannually and provides a list of pre-qualified artists to work with community groups, business or property owners, schools, and/or private developers proposing murals on their buildings. The Roster includes artists with a range of artistic styles, mediums and approaches.

Artists with demonstrated experience and skill sets working with multiple project stakeholders and with executing indoor and outdoor murals are encouraged to apply.

Deadline: September 20, 2021 by 5:00 p.m. PST.

Roster Timeline: 2022–2024

call to artists

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BACKGROUND

The Richmond Public Art Mural Program provides opportunities to add vibrancy to the community by energizing public spaces, fostering community identity and civic pride, engaging youth and deterring graffiti. The creation of murals may bring artists, students, community groups and local businesses together to transform the places where we live, work, learn and play, into welcoming environments that invite interaction and appreciation of art and culture.

THEMES

Mural themes will be determined on an individual basis. For the Roster, we are looking for artists who can produce artwork that responds to the diverse historical, geographical and cultural heritage of different sites and communities in Richmond. Near natural areas, murals might also reflect Richmond's natural heritage and ecological networks.

MURAL DEFINITIONS

A mural is defined as a painting on a wall surface, digitally produced image printed on a substrate, mosaic or bas relief that is applied directly to a wall and that is visible to the general public.

ARTIST SCOPE OF WORK

This Artist Call is for inclusion to a pre-selected list: the Community Mural Artist Roster. Should an artist subsequently be selected to create a mural, they will be required to work on site and obtain all the necessary insurance and permitting to use lift equipment or scaffolding as necessary. An approved work plan will be developed in consultation with City staff and the property owner.

Depending on the project, artists may be required to outline a public engagement program to develop a design concept working with community members.

ARTIST ELIGIBILITY

Artists residing in British Columbia are eligible to apply. Artists who self-identify as members of an equity-seeking and/or underrepresented community group are encouraged to apply. City employees and volunteers serving on City of Richmond Advisory Committees are not eligible to apply.

call to artists

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SELECTION PROCESS

Artists will be selected for the Community Mural Artist Roster through a one-stage selection process. A three-person Selection Panel will convene to review all artist packages and recommend up to 30 artists for the Artist Roster. The Selection Panel will be composed of artists, community representatives, and art and design professionals.

NOTE: SELECTION FOR THE ROSTER DOES NOT GUARANTEE SELECTION FOR A PROJECT COMMISSION

SELECTION CRITERIA

- Artist's demonstrated mural experience and proven ability to produce murals that reflect community identity and assist in building rich cultural places.
- Artist's capacity to work with other City contractors and staff professionals, if required.
- Artist's capacity with engaging community groups. This may include organizing and leading workshops, collecting stories and speaking with different stakeholders to help inform the mural design. The community stakeholders may include schools, community centres, private businesses, etc.

MURAL COMMISSIONS

Once on the Roster, artists will be notified prior to being placed into consideration for specific mural projects. Artists will be considered based on the themes and rankings established by the Public Art Selection Panel, the goals of Public Art Area Plans, and neighbourhood identities.

Independently, property owners will be invited to propose a wall on their property for inclusion in the Community Mural Program. An interdepartmental staff Mural Committee will review the property owners' applications.

After the mural locations have been determined, Public Art staff, in consultation with the selected property owner, will identify artists from the Roster for each mural opportunity. The artists will be selected based on best fit for each project.

Mural budgets will be determined for each mural project individually and will be based on size, material, level of public engagement, community contribution, site and project requirements. Budget includes (but is not limited to) artist fees, leading community engagement sessions (if required), materials, supplies, paint, permitting as needed, labour, photography, insurance, travel, accommodation and all taxes, excluding GST.

Note:

6724611

call to artists

PUBLIC ART
RICHMOND

Commissioned artists will enter into a contract with the City of Richmond and property owner as appropriate.

Commissioned artists shall not promote goods and services of any businesses and shall not violate any federal, provincial or local laws. Additionally, the artwork shall not convey partisan politics, negative imagery, religious and/or sexual content.

The City of Richmond may recommend the artist for other mural opportunities outside of the Community Mural Program, such as private commissions.

SUBMISSION REQUIREMENTS

E-mail all documentation as one (1) PDF document, not to exceed a file size of 5 MB to: publicart@richmond.ca

INFORMATION FORM – Please complete the information form attached to this document.

STATEMENT OF INTENT – 300 words or less, highlighting past experience and skillsets, conceptual approach to the work, and why the artist is interested in this opportunity.

ARTIST CV – (1 page maximum) Teams should include one page for each member.

WORK SAMPLES – Ten (10) supporting image examples of previous work. One image per page. Please include artist name(s), title, year, location and medium information to be on each image page.

REFERENCES – Submit the names, titles and contact information of three (3) individuals who can speak to your accomplishments and relevant experience.

PROJECT TIMELINE

Submission Deadline: Monday, September 20, 2021, 5:00 p.m.

Artists Notification: Friday, October 1, 2021

Roster Timeline: 2022–2024

SOURCES FOR ADDITIONAL INFORMATION

- Richmond Community Mural Program, www.richmond.ca/culture/publicart/whatsnew/communitymural.htm
- Richmond Public Art Plans, www.richmond.ca/culture/publicart/plans
- Richmond Public Art Program, www.richmond.ca/culture/publicart
- Richmond Public Art Registry, www.richmond.ca/culture/publicart/collection/catalog.aspx
- How Art Works in Richmond, www.howartworks.ca

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SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to these guidelines and submission requirements (above) or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Portfolio images and concept sketches would be best formatted to landscape format.
3. Submission files must be 5 MB or smaller.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by email to: publicart@richmond.ca.

ADDITIONAL INFORMATION

1. Selected artists will be required to show proof of WCB coverage and appropriate general liability insurance.
2. Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
3. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-247-4612

Email: publicart@richmond.ca

call to artists

PUBLIC ART
RICHMOND

2022–2024 COMMUNITY MURAL PROGRAM - ARTIST ROSTER

Submission Deadline: **Monday, September 20, 2021 by 5:00pm PST.**

Attach one (1) copy of this form as the first page of the submission.

Name: _____

Team Name (if applicable): _____

Address: _____

City/Postal Code: _____

Primary Phone: _____ Secondary Phone: _____

Email: _____ Website: _____
(One website or blog only)

**Incomplete submissions will not be accepted. Emailed submissions over 5 MB will not be accepted.
Information beyond what is listed in the checklist will not be reviewed.**

List Team Member Names Here (Team Lead complete above portion):

Please let us know how you found out about this opportunity:

Would you like to receive direct emails from the Richmond Public Art Program? ☐ Yes ☐ No

Signature: _____ Date: _____

Submit applications by email to: publicart@richmond.ca

Additional Information:

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.



Atheana Picha | Garden City Elementary School Mural

Artist Atheana Picha will engage students from Garden City Elementary School to explore the themes of environment and local Indigenous stories.

Atheana Picha is a Richmond-based Indigenous artist from the Kwantlen First Nation with an emerging mural practice. She is currently a Fine Art Diploma student at Langara College.

Examples of Previous Projects:



Athena Picha, *Steveston Salmon*, Tomekichi Homma Elementary School Mural, 2021



Athena Picha, *Waterways*, commissioned by City of Vancouver, 2021



Proposed mural wall at Garden City Elementary School (approx. 600 square feet)

Dolores Altin and Elvira Monteforte | Hayer Demolition Mural

Dolores Altin and Elvira Monteforte will engage stakeholders from Hayer Demolition to inspire the design of the mural, which will celebrate the local ecology and the Fraser River.

Dolores Altin and Elvira Monteforte are a team of emerging mural artists who engage in visual and environmental arts. Over the past three years, they have brought their extensive experience and skills together to create community-driven art projects with people of all ages, making art accessible and fun.

Examples of Previous Projects:



Dolores Altin and Elvira Monteforte, *Fun Alley*, commissioned by City of North Vancouver, 2017



Dolores Altin and Elvira Monteforte, *Queensbury Placemaking*, North Vancouver, 2017



Proposed mural wall at Hayer Demolition (approx. 900 square feet)

Erica Phillips and Madeleine Phillips | Lord Byng Elementary School Mural

Erica Phillips and Madeleine Phillips will engage the students at Lord Byng Elementary School and work with members from the Steveston Nikkei community to consider the themes of diversity and inclusion for their mural design.

Erica Phillips and Madeleine Phillips are emerging mural artists. Through their artwork, they create a sense of community to tell stories. The artists have worked with a number of school and community groups in Metro Vancouver.

Examples of Previous Projects:



Erica Phillips and Madeleine Phillips, *Homegrown*, Vancouver, 2021



Erica Phillips and Madeleine Phillips, *Metro Migration*, Vancouver, 2017



Proposed mural wall at Lord Byng Elementary School (approx. 190 square feet)

Laura Kwok | Maple Lane Elementary School Mural

Artist Laura Kwok will engage students from Maple Lane Elementary School to explore themes of belonging and community.

Laura Kwok is an artist and illustrator based in Richmond. Inspired by nature, wildlife and travel, her work reflects these themes in a colourful and imaginative style. She launched her stationery brand Art + Soul Creative Co. in 2016 and continues to design and illustrate for her own product line.

Examples of Previous Projects:



Laura Kwok, *Late Bloomer*, Vancouver, 2020



Laura Kwok, *Picnic Feast*, for Tourism of Richmond, 2021. Photo: Tourism Richmond



Proposed mural wall at Maple Lane Elementary School (approx. 385 square feet)

Carolyn Wong | Steveston Harbour Authority Mural

Artist Carolyn Wong will host a series of workshops to engage with stakeholders from the Steveston Harbour Authority to inform the design of the mural and consider the themes of Steveston heritage and fishing industry.

Carolyn Wong is an emerging mural artist with a community-engaged practice. Through her work, the artist is interested in uplifting public spaces to become colourful and inviting narratives that represent communities.

Example of Previous Project:



Carolyn Wong, *Golden Hour Run*, Vancouver, 2021



Proposed mural wall at Steveston Harbour Authority (approx. 1,000 square feet)



City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	Date:	November 19, 2021
From:	Todd Gross Director, Parks Services	File:	06-2345-20-01/2021- Vol 01
Re:	Community Gardens Public Consultation Results Update and Next Steps		

Staff Recommendation

That, as described in the staff report, "Community Gardens Public Consultation Results Update and Next Steps," dated November 19, 2021, from the Director, Parks Services, the following locations:

1. Geal Road at Williams Road;
2. Between Williams and Steveston Hwy, adjacent to Hollymount Gate; and
3. Railway Avenue, North of Steveston Highway;

be approved as community garden sites along the Railway Greenway and construction of these new community gardens commence once public input has been considered and included, as appropriate, into site specific design.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 7

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

At the July 2021 Park, Recreation and Cultural Services (PRCS) Committee meeting, the report titled “Community Gardens Referral Response,” dated July 2, 2021, from the Director, Parks Services, was discussed and received for information. The report indicated that staff intended to conduct a City-wide public consultation process from August to September 2021 on the benefits and desired locations of future community gardens as Council has indicated that construction of additional community gardens is a priority. The consultation also focused on specific potential community garden locations along the Railway Greenway.

As the consultation is now complete, the purpose of this report is to provide a synopsis of the findings of the public consultation process and seek approval for the locations of future community gardens along the Railway Greenway and describe the next steps relative to their development.

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.3 Increase emphasis on local food systems, urban agriculture and organic farming.

2.4 Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.

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

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

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

Background

Currently, the demand for community gardens in Richmond is high. The waitlist, which is managed by Urban Bounty (UB) on behalf of the City, sits at over 680. While the City is working with UB to reduce the waitlist by constructing additional plots, staff continue to identify viable locations for future sites on public land.

In Spring 2021, the City of Richmond launched the 2021 “Capital Project Highlights” via its virtual Let’s Talk Richmond (LTR) portal. This online platform highlighted proposed

community gardens at Garden City Lands, an expansion of the existing Cook School Community Park community garden and along the Railway Greenway south of Branscombe House. During this online public consultation period, a number of residents from Birchwood Estates that back onto Branscombe House contacted Parks staff regarding the City-wide Community Gardens project. The residents noted concerns regarding the proximity of the proposed garden in relation to their private property, as well as the perceived lack of consultation with the community. These concerns were brought to the attention of Council. Subsequent to this, discussions occurred at PRCS meetings in June and July, 2021 resulting in staff receiving direction to conduct a public consultation process. This report discusses the results of that City-wide consultation process.

Let's Talk Richmond Public Consultation: Summary of Results

Public consultation was conducted through the Let's Talk Richmond portal between August 23 and September 12, 2021. The purpose of the public consultation process was to better understand residents' level of support for the community gardens program on a City-wide basis as well as to identify the level of support for sites along the Railway Greenway corridor. Additional information was included providing residents background information about community gardens in general. Residents were notified of the survey via several means:

1. Site signage along the Railway Greenway;
2. Postcard notices sent to 995 individual addresses (residences and businesses) within 100 meters of the Railway Greenway corridor;
3. Social media; and
4. An email notification to all LTR registrants (approximately 8,000 subscribers).

The LTR web page included the following material:

1. An introduction and outline of the public consultation to visitors;
2. A downloadable document providing background about community gardens in the City of Richmond entitled 'Community Gardens in Richmond';
3. A 'Community Garden Proposed Locations' document identifying ten potential community garden sites along the Railway Greenway (Attachment 1);
4. The Report to Committee re: Community Gardens Referral Response, dated July 2, 2021; and,
5. A survey requesting residents provide their input about community gardens in Richmond, including questions gauging their overall support of the program, which neighbourhood they live in, any concerns they might have about community gardens and whether or not they are currently or will be community gardeners (Attachment 2).

As a result of this process, the City received significant feedback from the community. Nearly 600 people visited the web page. Of those, 320 filled out a survey and one hardcopy of a completed survey was returned directly to staff.

The following is a summary of responses to the survey:

- 87% of respondents strongly support or support community gardens in Richmond with 6% opposed or strongly-opposed;
- Over 84% of respondents are already or would like to be community gardeners;
- 80% strongly support or support a community garden located in their neighbourhood (that is, the area the respondent identified where they lived e.g., Steveston or Hamilton) with just over 12% opposed or strongly opposed;
- Of the total respondents, 36% live within 400 meters of the Railway Greenway;
- 75% of respondents strongly support or support locating community gardens along the Railway Corridor with 13% opposed or strongly opposed; and,
- Of the overall respondents by neighbourhood, 46% indicated they lived in Steveston, 9% in Seafair, 7.5% in Broadmoor and 6% in Thompson.

For additional information and a detailed graphic representation of the survey results, please see Attachment 3.

Railway Greenway Garden Sites

In November 2012, a Report to Council titled “Railway Corridor Greenway - Phase 1 Implementation Plan” summarized the results of a public consultation process which requested public input on the design and programming of the proposed Railway Greenway. In the report, Council was provided information including the potential programming elements along the Greenway, including community gardens (Attachment 4). Three locations were identified for community gardens:

1. Between Blundell and Francis Roads adjacent to Colbeck Road;
2. Between Williams and Steveston Hwy, adjacent to Hollymount Gate; and,
3. South of Branscombe House at the McMath Greenway.

The Greenway plan was endorsed to proceed to construction at the November 2012 Council meeting. To date, while none of these sites have been developed for community gardens, other elements of the Plan such as natural area plantings, seeding, tree planting, orchards and meadow areas, and the Railway Granville Bike Park have been implemented along the Railway Greenway.

In the intervening years, demand for community garden space has risen. Community gardens, as a proposed programmatic element along the Railway Greenway is consistent with the 2012 Council endorsed Implementation Plan.

As part of the LTR consultation process, Attachment 1 presented ten potential community garden sites along the Railway Greenway including the three identified in the 2012 Plan. Based on staff review of the survey feedback, review of the 2012 Railway Corridor Greenway - Phase 1 Implementation Plan and specific site design drivers such as available space and proximity to

available parking and site services, staff propose to proceed with additional consultation and construction for the following specific locations:

1. Geal Road at Williams Road, 10-15 plots (Attachment 5);
2. Between Williams and Steveston Hwy, adjacent to Hollymount Gate, 45-60 plots (Attachment 6); and
3. Railway Avenue, North of Steveston Highway, 30-40 plots (Attachment 7).

Public Consultation and Construction Process

For the sites proposed along the Railway Greenway, additional consultation will occur which will include the steps listed below. Construction will only proceed once staff have addressed resident concerns to the greatest extent possible (as much as budgets, site planning considerations and scope of work) can accommodate. Throughout the process, staff will endeavor to incorporate resident feedback while remaining consistent with Council's direction to provide more opportunities for residents to access community garden plots in their neighbourhood.

1. Site signage: Signage will be erected at each site indicating that the site is a future community garden project. Signage will detail the approximate number of proposed plots, general size and location of the garden and other pertinent site features. Staff contact information for additional project related details will also be included;
2. Conceptual Site Plan Distribution: Staff will distribute conceptual site plans to local residents within the immediate area of the proposed project;
3. Design Input: Based on the level and content of resident feedback, staff will incorporate resident feedback as feasible into the design. Incorporation of feedback will also be contingent on project budgets and balancing the needs of end users with local residents; and
4. Site Meeting: Based on the level of resident feedback in Step 3, staff will meet with residents to address any site specific concerns. If staff receive minimal feedback, a site meeting may not be required.

This same consultation process will occur for the development of any future new community garden sites elsewhere in the City. For pre-existing or expansion garden sites (for example, Cook Community Gardens or Terra Nova), basic site signage will be erected to notify residents of an upcoming project and construction.

Railway Greenway Community Garden Site Design Considerations

All proposed Railway Greenway community garden sites will have a minimum 10 meter (30 feet) setback between the community garden fence enclosure and the fence line of adjacent private properties.

The estimated number of community garden beds proposed in the attached conceptual designs (Attachments 5 to 7) are based on the standard community garden plot sizes of 10 ft. x 20 ft. (200 sq. ft.) or 8 ft. x 10 ft. (80 sq. ft.). The two size options provide layout flexibility to maximize the efficient use of the space while allowing for comfortable spacing between beds. The final number of beds will be determined through consultation with Urban Bounty, the community and staff configuring the beds for maximum efficiency and convenience.

Future City-wide Garden Sites

Apart from the sites identified along the Railway Greenway, staff will work to construct more community gardens throughout the City. Additional future potential City-wide sites include Riverport Waterfront; the Gilbert Lands along South Dike; King George Park; Paulik Park; Terra Nova Rural Park; Alexandra Neighbourhood Park and Greenway; Garratt Community Garden; and McCallan Neighbourhood Park. Some of these locations may be expansion projects on existing community gardens, while others will be new community gardens.

Financial Impact

Capital funding to implement the proposed consultation and construction of the recommended sites has been previously approved and no additional funding is required at this time.

Conclusion

Following Council's direction, staff will continue to work with Urban Bounty and residents to construct more community gardens. With the conclusion of the City-wide community garden public consultation process, where residents indicated strong support for constructing more community gardens, staff will proceed with consultation and construction of new community gardens at three sites along the Railway Corridor. Staff will identify the most suitable site-specific design solution while addressing the extensive City-wide waitlist for new community garden plots. Staff will continue to provide Council updates throughout the process.



Alexander Kurnicki
Manager, Parks Programs
(604-276-4099)

- Att. 1: Railway Greenway: Potential Community Garden Sites, August 23, 2021
2: Form - Community Gardens in Richmond Survey
3: Let's Talk Richmond: Summary Report for August 23 to September 12, 2021
4: Railway Avenue Greenway Community Workshop Display Boards 2012
5: Railway Greenway Corridor Contemplated Community Garden Site Study - Site 1: Geal Road at Williams Road
6: Railway Greenway Corridor Contemplated Community Garden Site Study - Site 2: Between Williams and Steveston Hwy, adjacent to Hollymount Gate
7: Railway Greenway Corridor Contemplated Community Garden Site Study - Site 3: North of Steveston Hwy



All sites shown are CONCEPTUAL and for the purposes of this public consultation process only. Should a specific site be considered at a future date for construction, further public consultation and Council approval will occur prior to construction.

Site 1: Blundell Road to Colbeck Road



Site 2: South of Colbeck Road, north of Francis Road



Site 3: Francis Road and Railway Avenue





All sites shown are CONCEPTUAL and for the purposes of this public consultation process only. Should a specific site be considered at a future date for construction, further public consultation and Council approval will occur prior to construction.

Site 4: Geal Road at Princeton Avenue



Site 5: Geal Road at Pendlebury Road and Woodward Road



Site 6: Geal Road at Williams Road





All sites shown are CONCEPTUAL and for the purposes of this public consultation process only. Should a specific site be considered at a future date for construction, further public consultation and Council approval will occur prior to construction.

Site 7: Mid-block, south of Williams Road



Site 8: 10000 block Railway Avenue



Site 9: Branscombe House



Community Gardens in Richmond Survey

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

- Some questions are specifically focused for existing community gardeners.
- Some are for residents who may live in the vicinity of an existing or future community garden.

Please answer as best you can.

☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

- ☐ Currently a member of a community garden in Richmond *[If YES, proceed to Question 3]*
- ☐ Currently on the waitlist for a community garden plot *[If YES, proceed to Question 4]*
- ☐ Am considering becoming a member in the near future *[If YES, proceed to Question 5]*
- ☐ Am not considering becoming a member *[If YES, proceed to Question 5]*

a) I am a member of the following community garden: _____

☐ Driving

☐ Walking

☐ Riding a bike

☐ Taking the bus

☐ Other (please specify) _____

c) It takes this long to drive to my plot: _____

d) **Parking is available near my community garden:** ☐ Yes ☐ No

e) I can walk to my plot: ☐ Yes ☐ No

f) If I can walk to my plot but don't, it is because: _____

g) I can ride a bike to my plot: ☐ Yes ☐ No

h) If I can ride a bike but don't, it is because: _____

i) I can take a bus to my plot: ☐ Yes ☐ No

j) If I can take the bus but don't, it is because: _____

4. I am currently on the waitlist for the following community garden location(s): _____

5. I feel the following about a community garden being located in my neighbourhood:

☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

6. At my place of residence, I have access to garden space to grow food:

☐ Yes [If YES, proceed to Question 7]

☐ No [If NO, proceed to Question 8]

7. I have access to garden space at my place of residence, and I have chosen to become a community garden member because: _____

8. If I had the power and authority to locate a community garden anywhere in Richmond on City-owned park land, I would place it: [Rank as many options as you wish, with 1 being the top of your list and 11 being the bottom of your list.]

_____ Any available public land

_____ Sports fields

_____ Near schools

_____ Under utilized park space

_____ In more rural locations

_____ Close to transit

_____ Close to available car parking

_____ Close to the wait-listed individuals' places of residence

_____ Expand existing community garden sites only

_____ Do not support further expansion

_____ Don't know; need more information

9. The reason I selected my first choice in the previous question is because: _____

10. I suggest the following other location(s) for potential community gardens: _____

The Railway Greenway Corridor

City Council has directed City staff to build more community gardens throughout the city to address the waitlist demand for new garden sites. That said, a significant proportion of those on the current community garden waitlist live in Steveston and neighbourhoods west of No. 3 Road.

Railway Greenway is greenspace with a large proportion of open space currently underutilized and available for opportunity. The greenway runs from the Fraser River's Middle Arm at the north to the Steveston neighbourhood at the south end.

While some areas have public facilities such as the Railway Granville Bike Park, seating areas and naturalized and tree planting areas, the rest of the greenway remains open turf and/or vegetated areas. Much of the greenway backs onto neighbouring residents such as individual homes, medium density townhomes or low-rise apartment buildings.

Please review the three attached maps before answering the following questions related specifically to the Railway Greenway corridor.

11. I am an area resident living within 500 metres of the Railway Greenway:

☐ Yes

☐ No

12. My level of support for locating more community garden plots along the Railway Greenway is:

☐ Strongly support

☐ Support

☐ Neutral

☐ Oppose

☐ Strongly oppose

Demographic Questions

13. I live in the neighbourhood of:

☐ Blundell

☐ Broadmoor

☐ Bridgeport

☐ City Centre

☐ East Cambie

☐ East Richmond

☐ Fraser Lands

☐ Gilmore

☐ Hamilton

☐ Sea Island

☐ Seafair

☐ Shellmont

☐ Steveston

☐ Thompson

☐ West Cambie

14. I heard about this engagement via: (check all that apply)

☐ Email from LetsTalkRichmond.ca

☐ Visiting LetsTalkRichmond.ca website

☐ Visiting richmond.ca website

☐ Postcard mailed to my residence

☐ City's social media channels (Facebook, Twitter or Instagram)

☐ Signage along the Railway Greenway or at other Community Garden locations

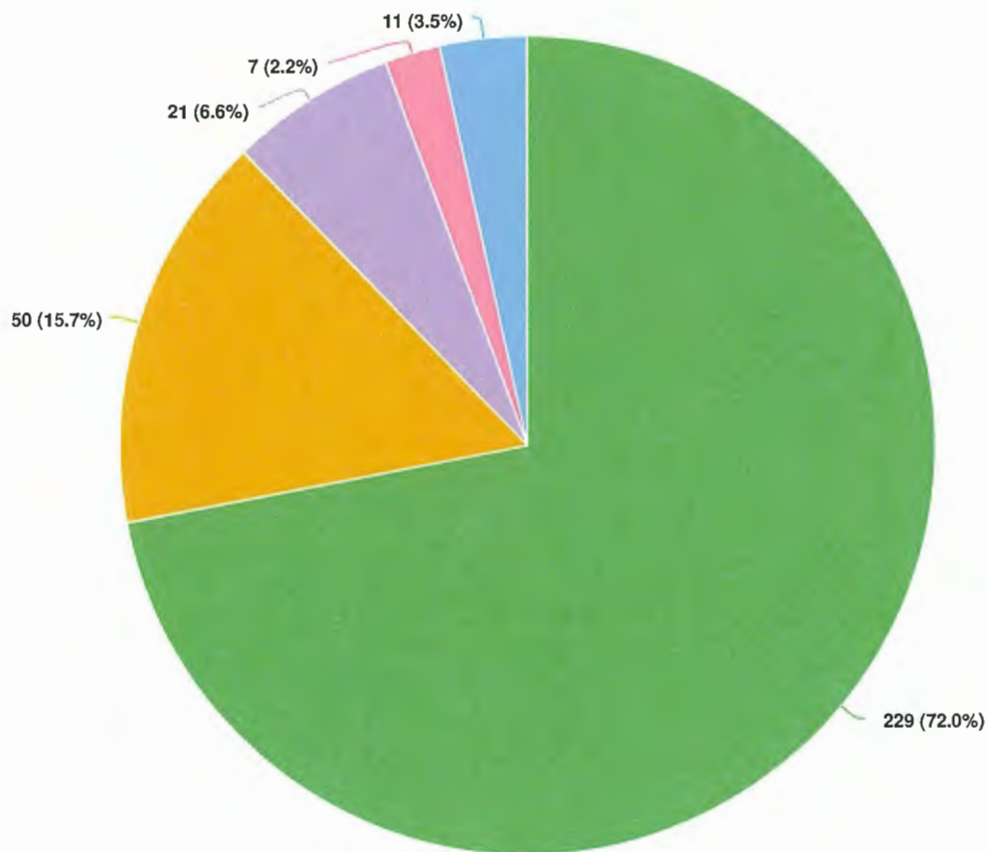
☐ Poster at my local Community Centre

☐ Word of mouth

ENGAGEMENT TOOL: SURVEY TOOL

Community Gardens in Richmond

Overall, this describes my support for community gardens in Richmond:



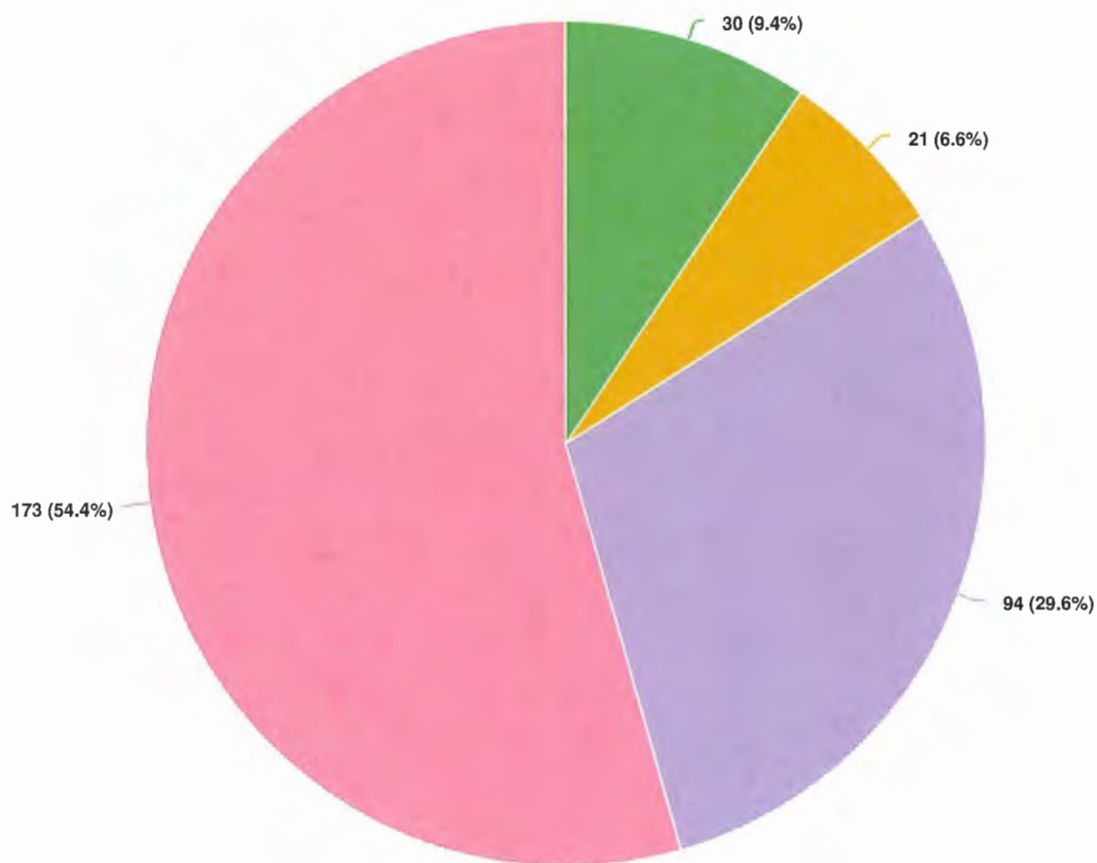
Question options

● Strongly support ● Support ● Neutral ● Oppose ● Strongly oppose

Optional question (318 response(s), 2 skipped)

Question type: Radio Button Question

I am: (please select ONE answer)



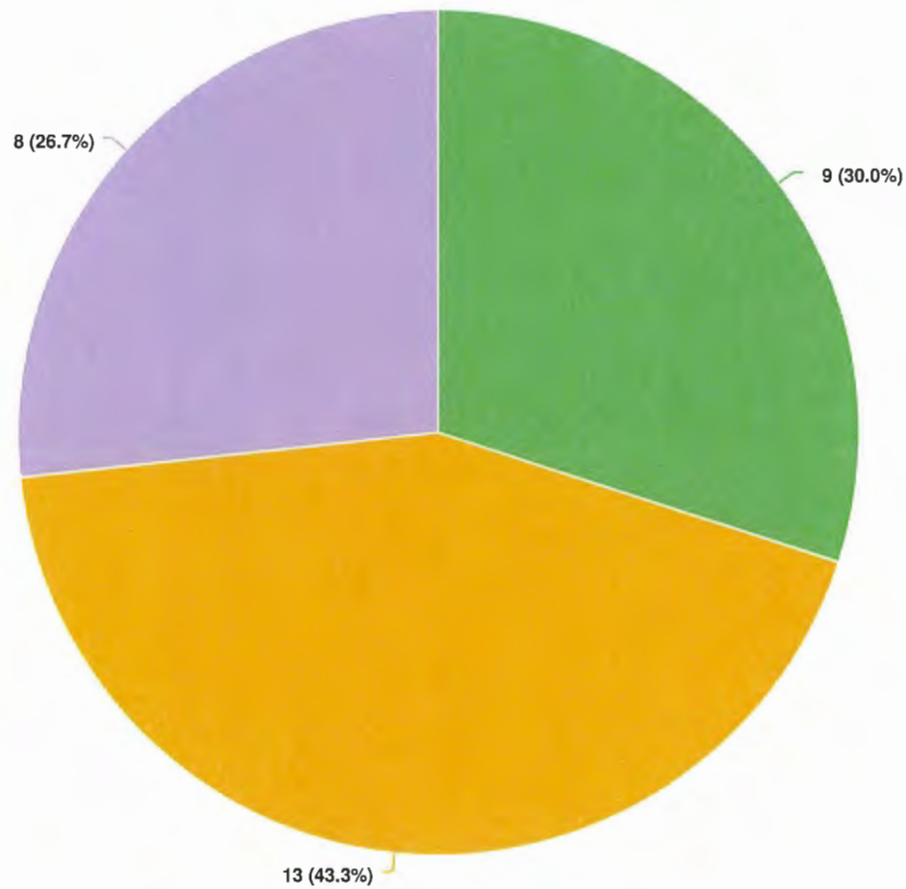
Question options

- Currently a member of a community garden in Richmond
- Currently on the waitlist for a community garden plot
- Am considering becoming a member in the near future
- Am not considering becoming a member

Optional question (318 response(s), 2 skipped)

Question type: Radio Button Question

I usually get to my garden plot by:



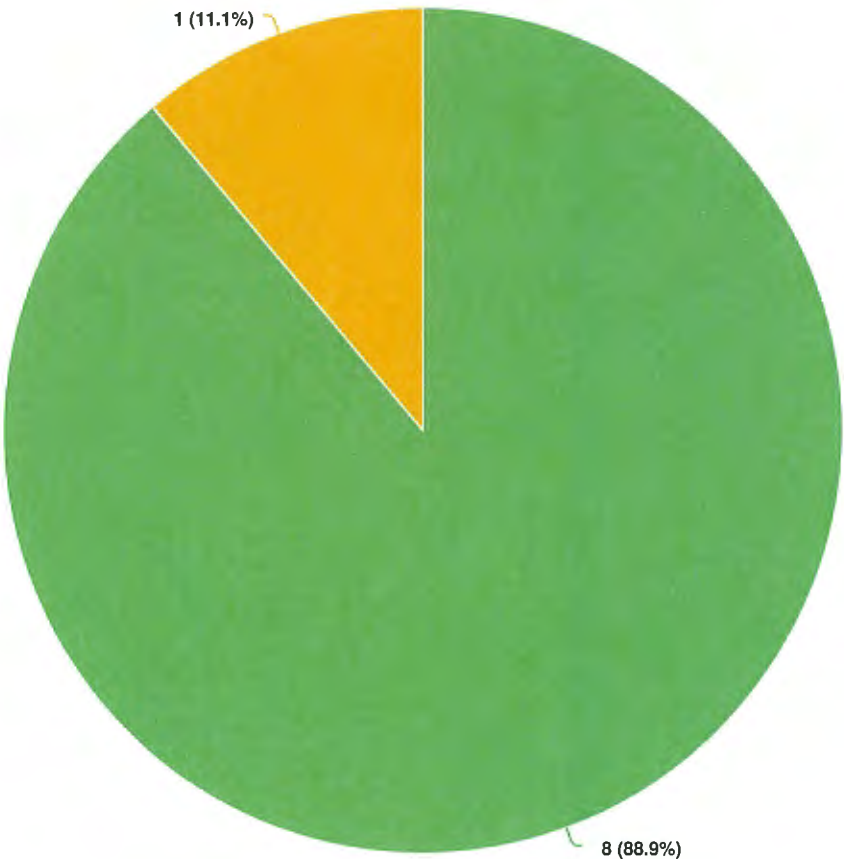
Question options

● Driving ● Walking ● Riding a bike

Optional question (30 response(s), 290 skipped)

Question type: Radio Button Question

Parking is available near my community garden:



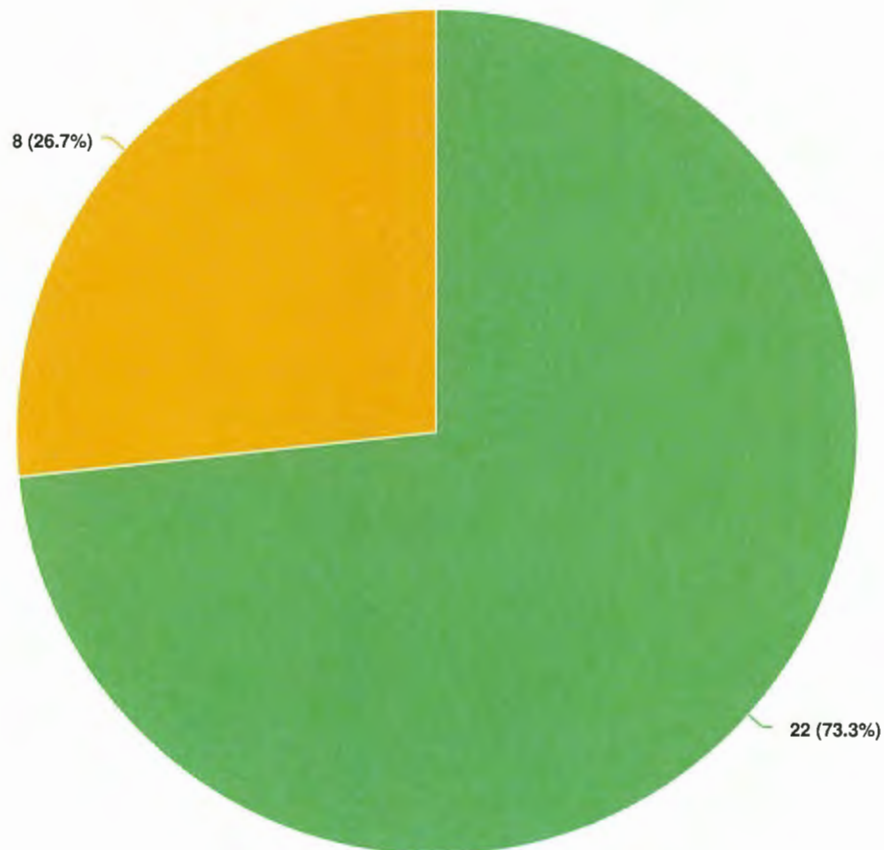
Question options

Yes No

Optional question (9 response(s), 311 skipped)

Question type: Radio Button Question

I can walk to my plot:



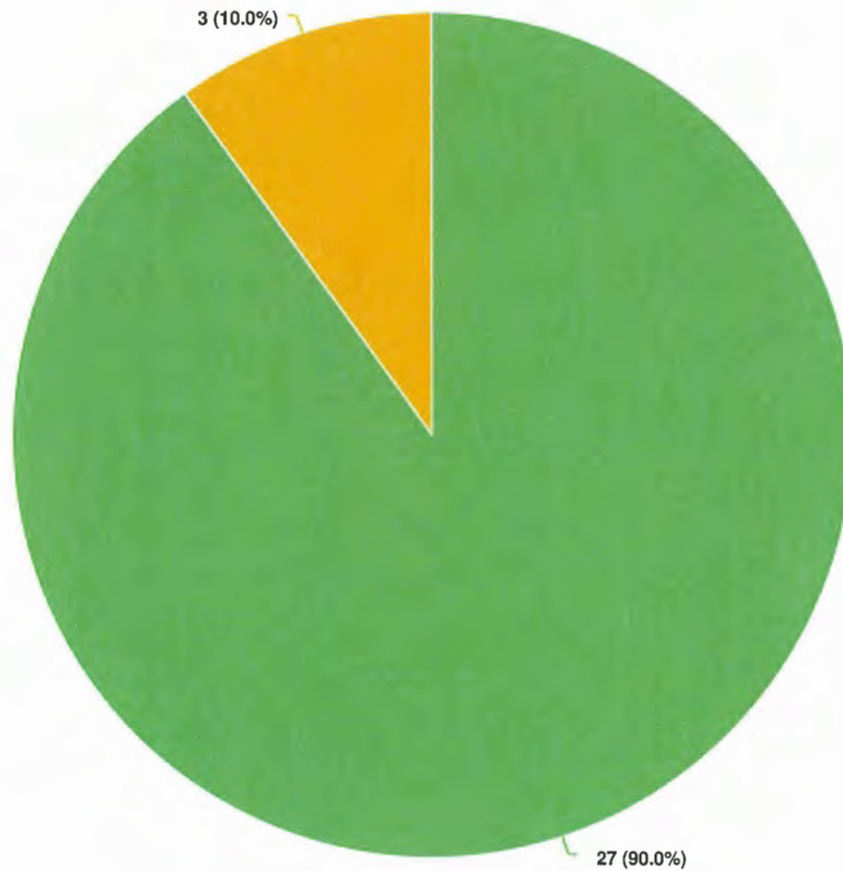
Question options

☒ Yes ☐ No

Optional question (30 response(s), 290 skipped)

Question type: Radio Button Question

I can ride a bike to my plot:



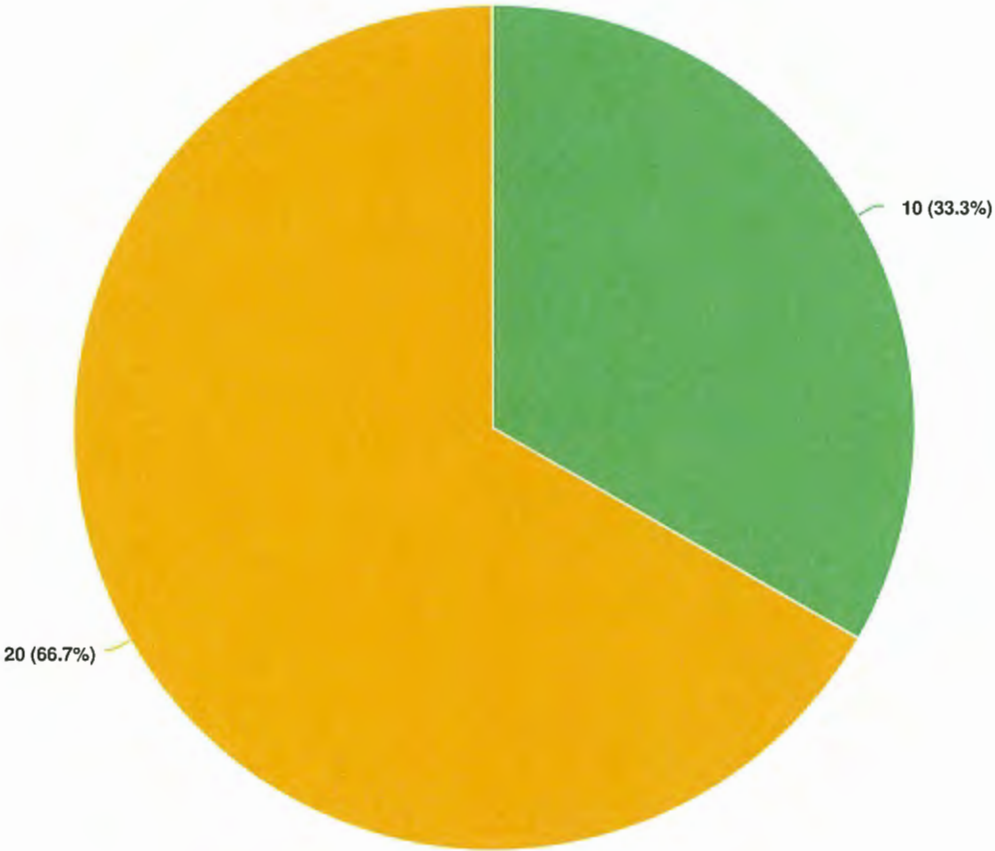
Question options

● Yes ● No

Optional question (30 response(s), 290 skipped)

Question type: Radio Button Question

I can take the bus to my plot:



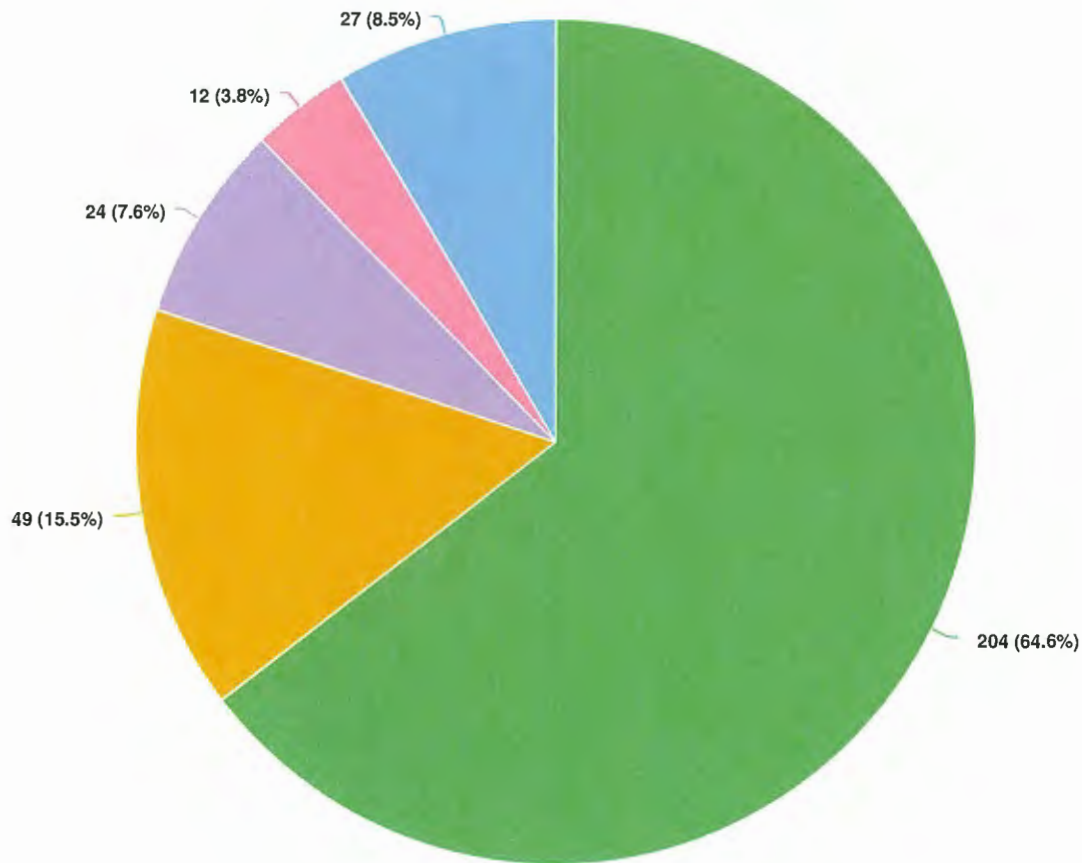
Question options

● Yes ● No

Optional question (30 response(s), 290 skipped)

Question type: Radio Button Question

I feel the following about a community garden being located in my neighbourhood:



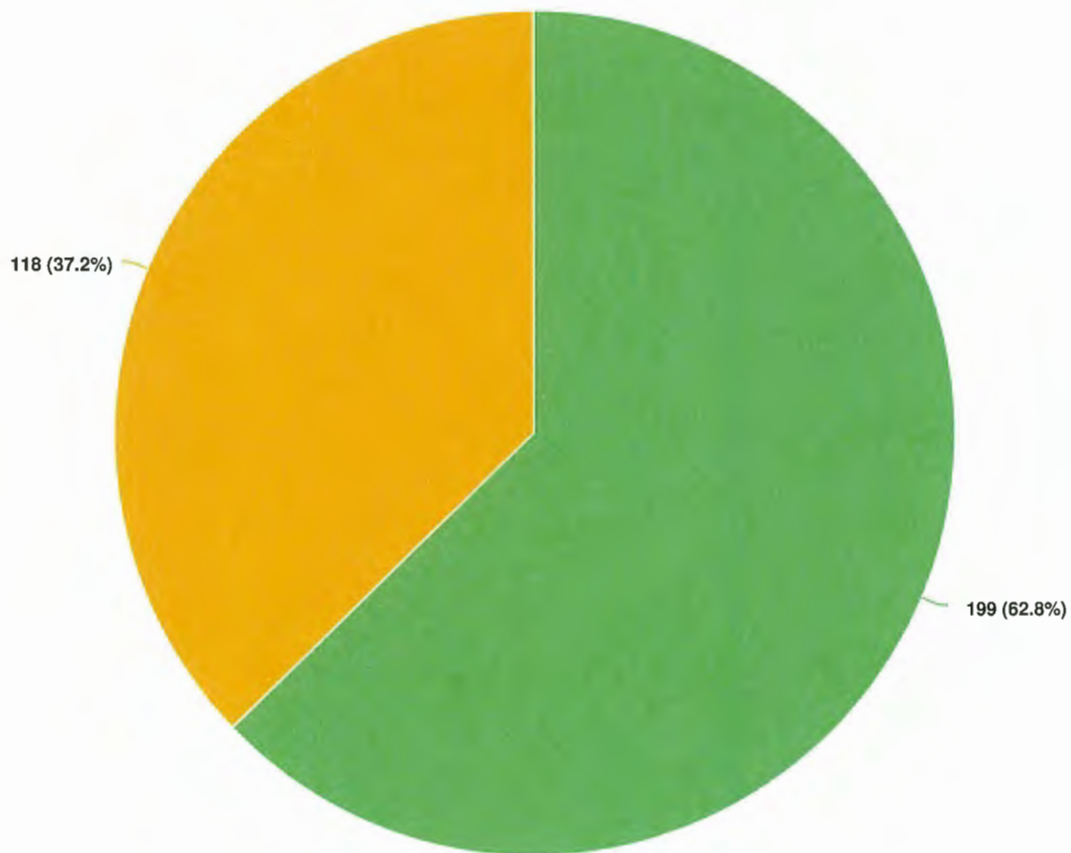
Question options

● Strongly support ● Support ● Neutral ● Oppose ● Strongly oppose

Optional question (316 response(s), 4 skipped)

Question type: Radio Button Question

At my place of residence, I have access to garden space to grow food:



Question options

☒ Yes ☐ No

Optional question (317 response(s), 3 skipped)

Question type: Radio Button Question

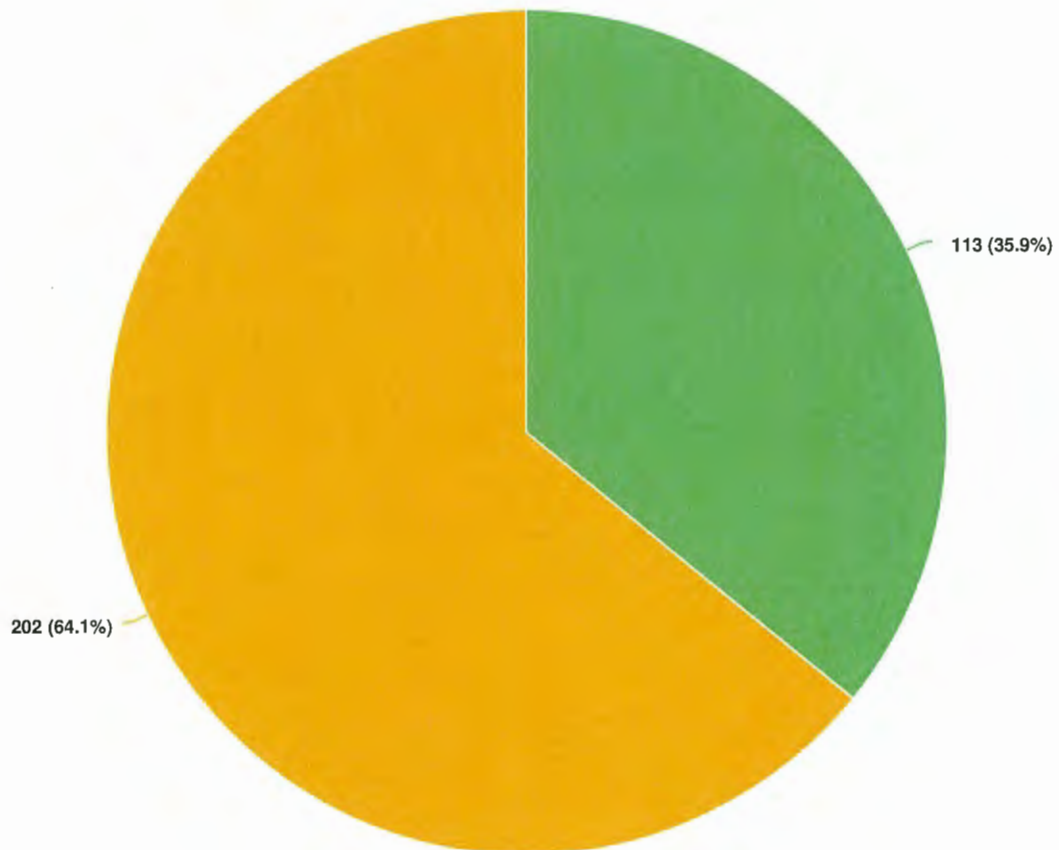
If I had the power and authority to locate a community garden anywhere in Richmond on City-owned park land, I would place it: [Rank at least 3 options and up to 11, with 1 being the top of your list and 11 being the bottom of your list.]

OPTIONS	AVG. RANK
Under utilized park space	2.42
Any available public land	2.93
Near schools	3.16
Close to the wait-listed individuals' places of residence	3.54
Close to transit	3.84
Close to available car parking	4.25
In more rural areas	4.30
Expand existing community garden sites only	5.45
Sports fields	5.95
Don't know; need more information	7.79
Do not support further expansion of the program	8.14

Optional question (317 response(s), 3 skipped)

Question type: Ranking Question

I am an area resident living within 500 metres of the Railway Greenway:



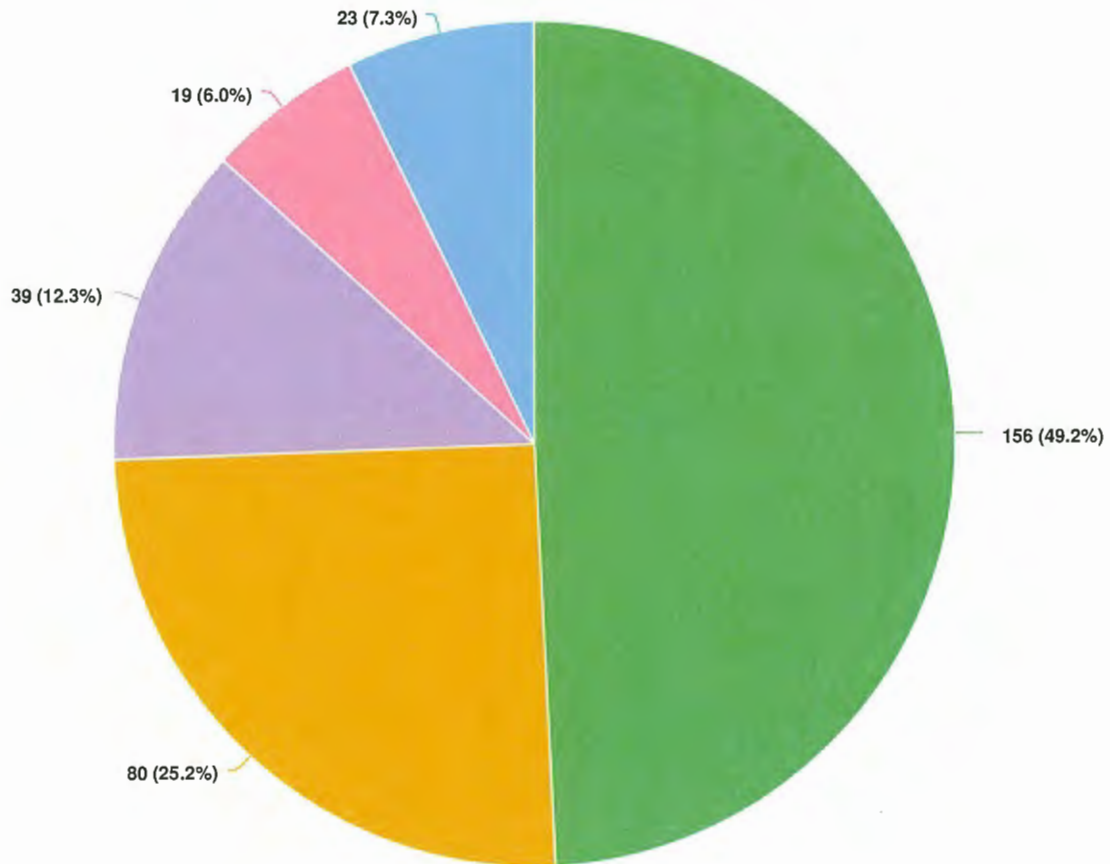
Question options

☒ Yes ☐ No

Optional question (315 response(s), 5 skipped)

Question type: Radio Button Question

My level of support for locating more community garden plots along the Railway Greenway is:



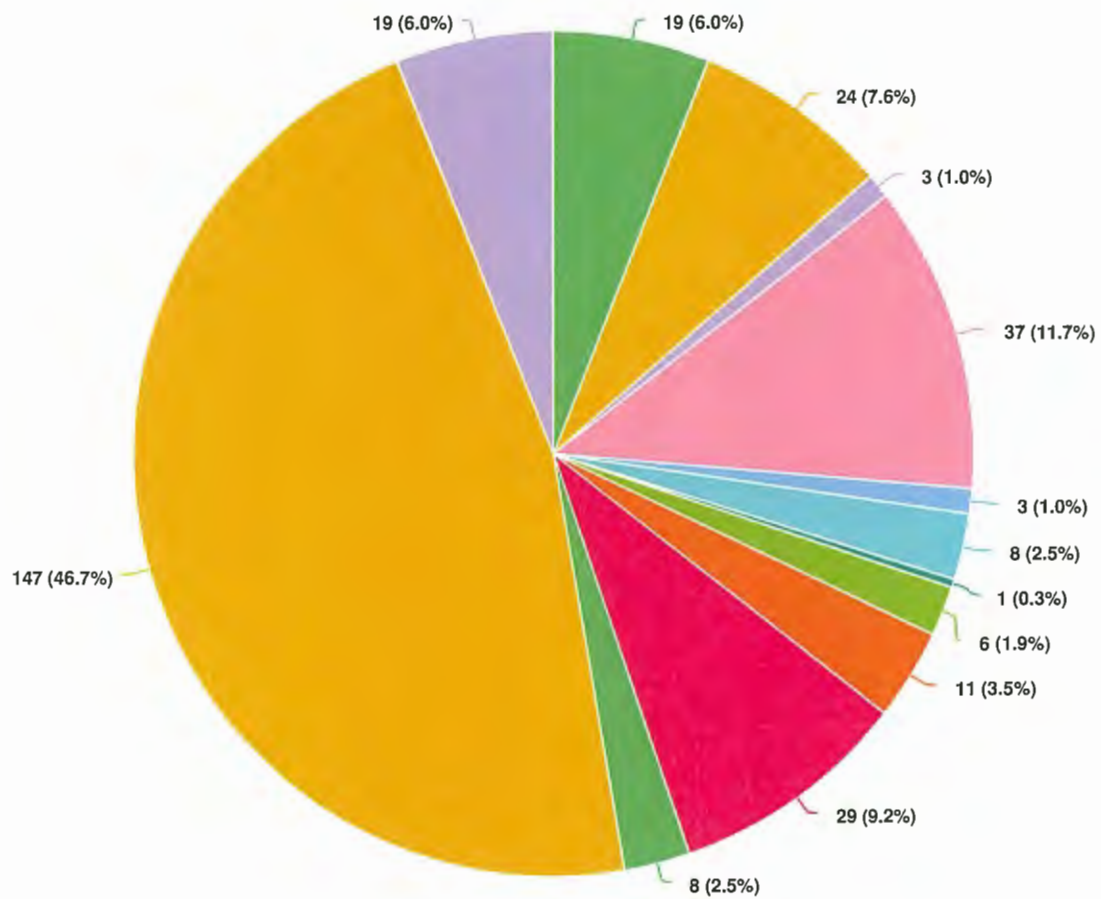
Question options

● Strongly support ● Support ● Neutral ● Opposed ● Strongly

Optional question (317 response(s), 3 skipped)

Question type: Radio Button Question

I live in the neighbourhood of:



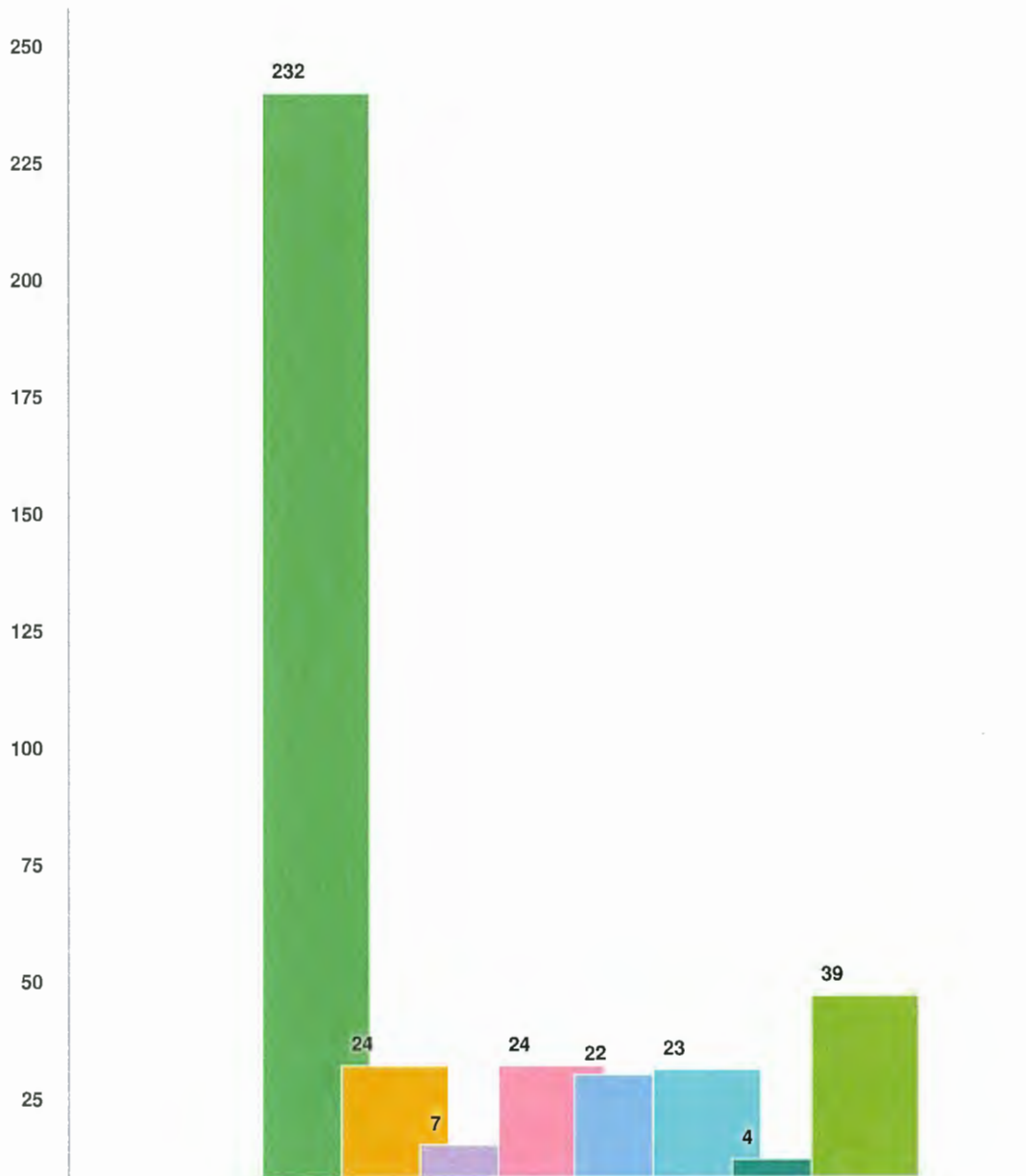
Question options

Blundell Broadmoor Bridgeport City Centre East Cambie East Richmond Gilmore
Hamilton Sea Island Seafair Shellmont Steveston Thompson

Optional question (315 response(s), 5 skipped)

Question type: Radio Button Question

I heard about this engagement via: (check all that apply)



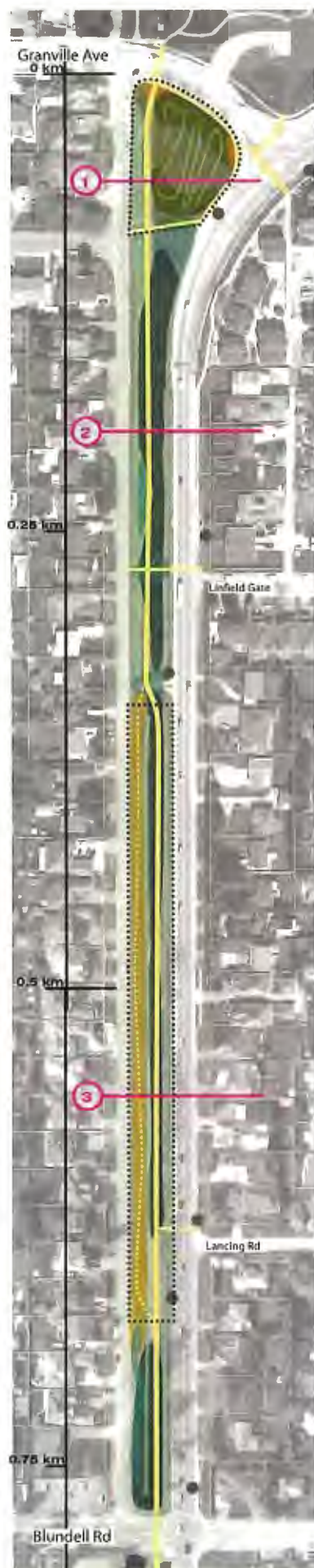
Question options

- Email from LetsTalkRichmond.ca
- Visting LetsTalkRichmond.ca website
- Visiting richmond.ca website
- Postcard mailed to my residence
- City of Richmond's social media channels (Facebook, Twitter or Instagram)
- Signage along the Railway Greenway or at other Community Garden locations
- Poster at my local Community Centre
- Word of mouth

Optional question (314 response(s), 6 skipped)

Question type: Checkbox Question

STUDY AREA ONE - Granville to Blundell



Suggested program:

Bike
Terrain



Art /
Signage



Seating



Other program possibilities:

Wetland



Grove

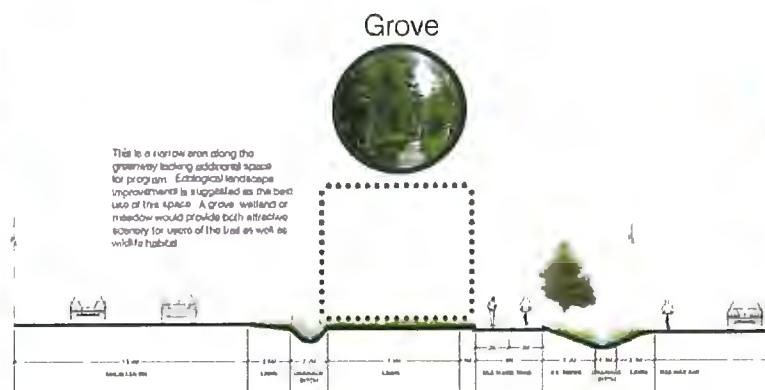


This unique area, surrounded by roadways, is a large space compared to the rest of the greenway. Located adjacent to Thompson Community Centre, an active use such as a bike terrain park would be a good fit since the site is already busy and would complement the active program at the community centre. With sight lines from Granville Ave and Railway Ave, there is an opportunity for a prominent piece of public art to act as a beacon and gateway to the proposed greenway.

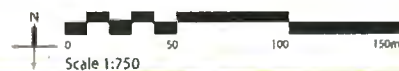
Section
Scale 1:100



Section
Scale 1:100



Section
Scale 1:100



STUDY AREA TWO - Blundell to Francis

Suggested program:

Other program possibilities:

Grove

Seating

Art / Signage

Meadow



A narrow section just south of Blundell Road, this area suggests use as a tree buffer to vehicular traffic. It is also an excellent location for wayfinding signage and/or seating.

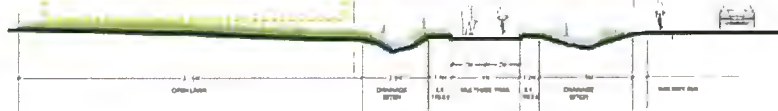


4 Section
Scale 1:100

Community Garden



This long stretch of the corridor adjacent to the Cherry Tree Townhomes is a great place for a more broad program such as community gardens. Multi-family housing and established footpaths indicate an opportunity for a public gathering place with strong connections to neighbourhood schools, parks and community centres.



5 Section
Scale 1:100

Light Recreation

Wetland



Orchard

Dog Park

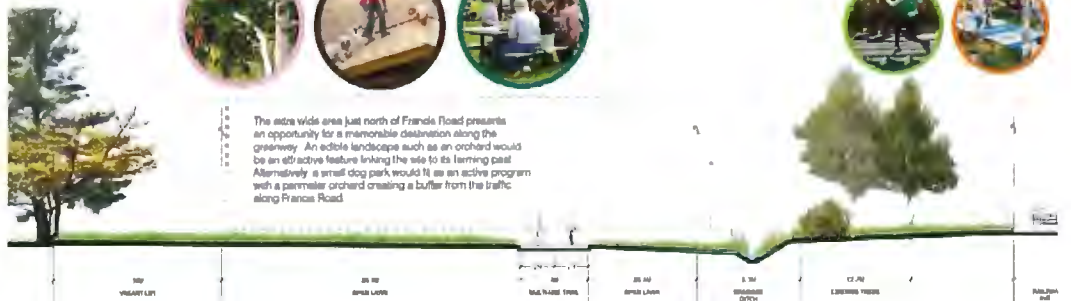
Seating

Light Recreation

Art / Signage



The extra wide area just north of Francis Road presents an opportunity for a memorable destination along the greenway. An edible landscape such as an orchard would be an attractive feature linking the site to its farming past. Alternatively, a small dog park would fit as an active program with a perimeter orchard creating a buffer from the traffic along Francis Road.



6 Section
Scale 1:100



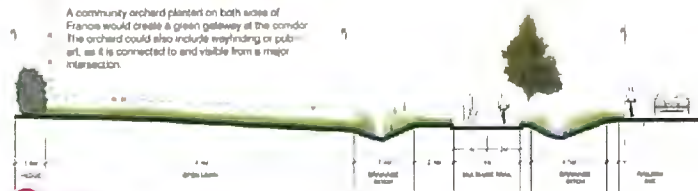
STUDY AREA THREE - Francis to Williams

Suggested program:

Orchard Art / Signage



A community orchard planted on both sides of Francis would create a green gateway at the corridor. The orchard could also include wayfinding or public art, as it is connected to and visible from a major intersection.



7 Section Scale 1:100

Other program possibilities:

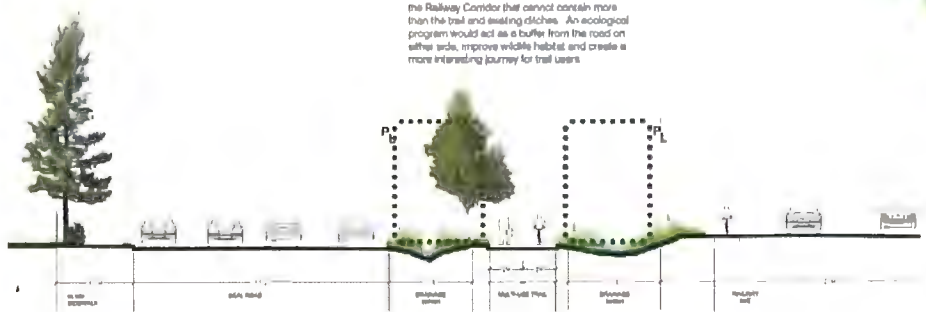
Grove Seating



Wetland



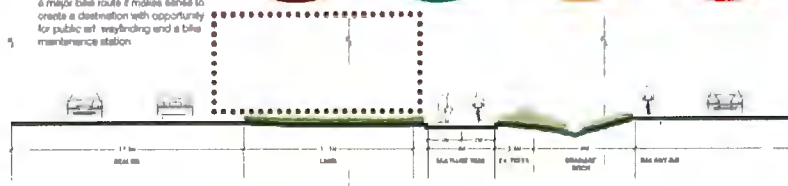
This section illustrates constrained stretches of the Railway Corridor that cannot contain more than the trail and seating ditches. An ecological program would act as a buffer from the road on either side, improve wildlife habitat and create a more interesting journey for trail users.



8 Section Scale 1:100

Market Seating Art / Signage Facilities Light Recreation Meadow

The area just north of Williams Road has a railway on the West side of the greenway. Geal Road could be programmed to occasionally host events such as small markets and food trucks. Since Williams Road is a major bike route it makes sense to create a destination with opportunity for public art, wayfinding and a bike maintenance station.



9 Section Scale 1:100



STUDY AREA FOUR - Williams to Steveston HWY

Suggested program:

Grove

Seating

Other program possibilities:

Meadow

Light Recreation

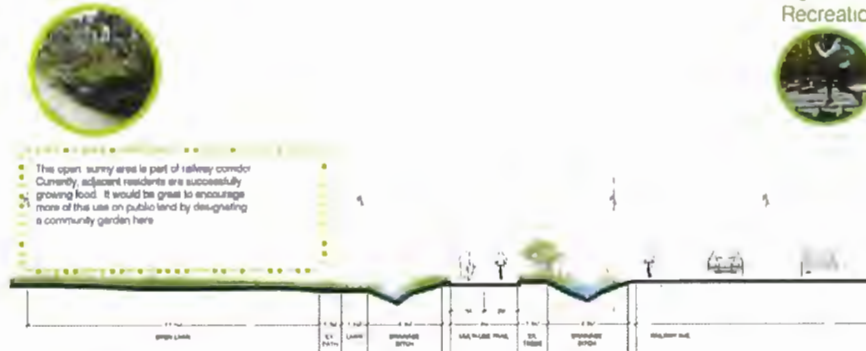


10 Section
Scale 1:100

Community Garden

Light Recreation

Meadow



11 Section
Scale 1:100

Facilities

Art / Signage

Seating

Brencombe House is a significant historic building and may be a destination on the Greenway. This location will provide a separate accessible public washroom and may also have other facilities such as a drinking fountain or bike repair station. The possibilities for heritage interpretation through signage and public art are many.



12 Section
Scale 1:100

N



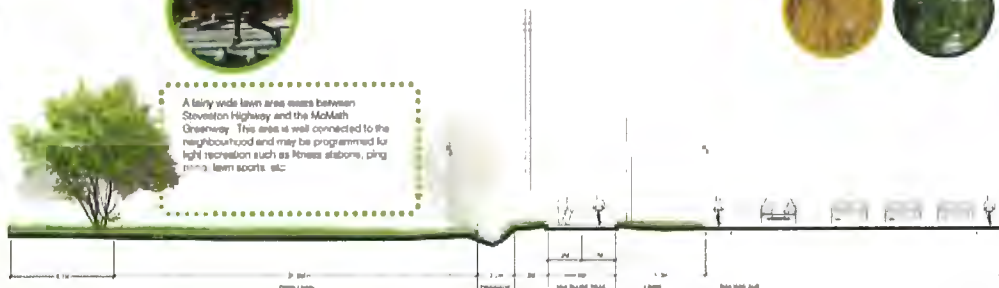
STUDY AREA FIVE - Steveston HWY to Moncton

Suggested program:

Light Recreation



A fairly wide lawn area exists between Steveston Highway and the McMath Greenway. This area is well connected to the neighbourhood and may be programmed for light recreation such as fitness stations, ping pong, lawn sports, etc.



13 Section
Scale 1:100

Other program possibilities:

Meadow

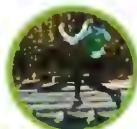
Grove



Light Recreation

Seating

Art / Signage



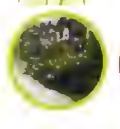
The connection to the McMath Greenway should be a well defined node along the route. This is an opportunity for wayfinding signage as well as meeting place and active perimeter programming.



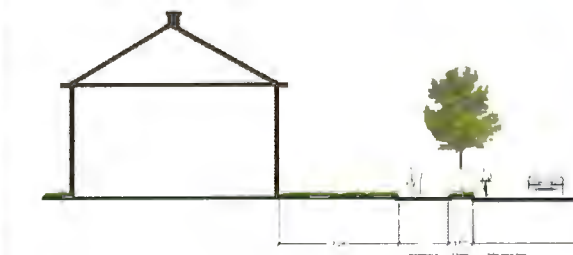
14 Section
Scale 1:100

Wildlife

Dog Park



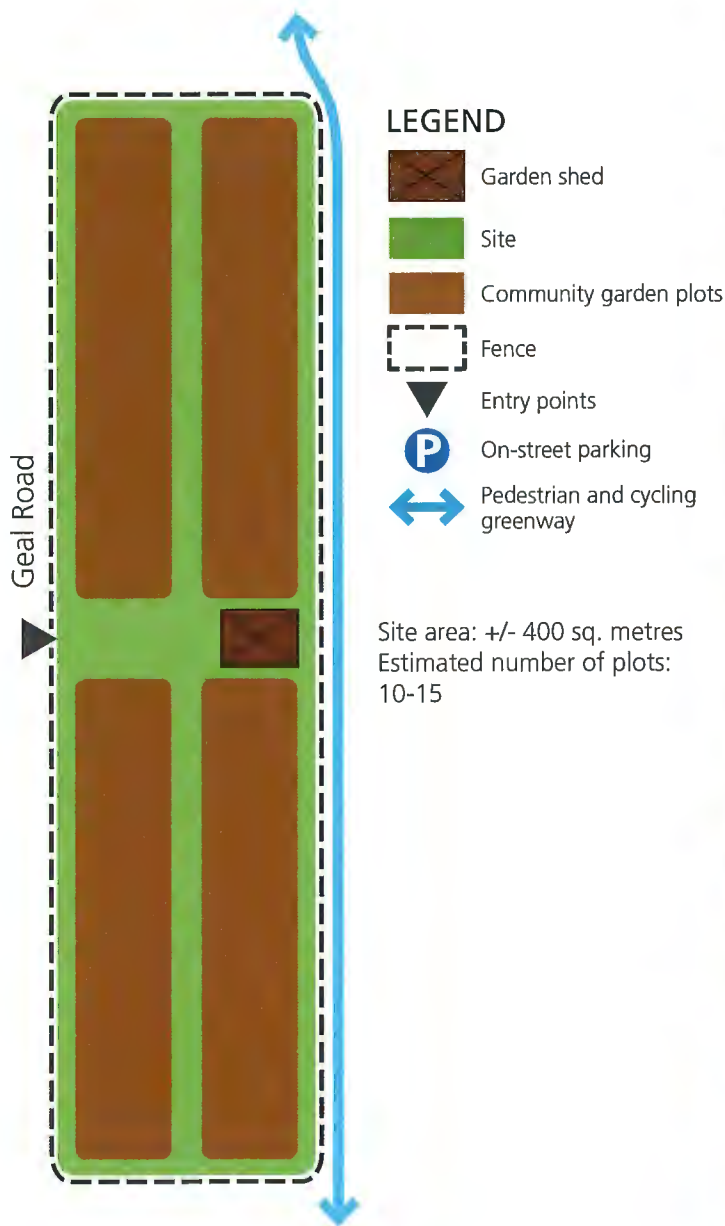
An existing shared pedestrian and cyclist trail that follows the old rail line through Steveston Park to the corner of No. 1 Road and Moncton Street. A tram building is currently under construction that will house the interurban rail car #1200. The trail is a relic of the tram infrastructure and an important connector from the Railway Greenway to the Steveston Community Centre and new tram building.



15 Section
Scale 1:100

Between Garry Street and Moncton there is no longer a rail bed for the greenway. The greenway will continue and connect to the Britannia Heritage Shipyard and the Riverfront. Bicycles traffic will either transfer to the bike lane on the roadway or use the existing extra wide sidewalk to continue south.



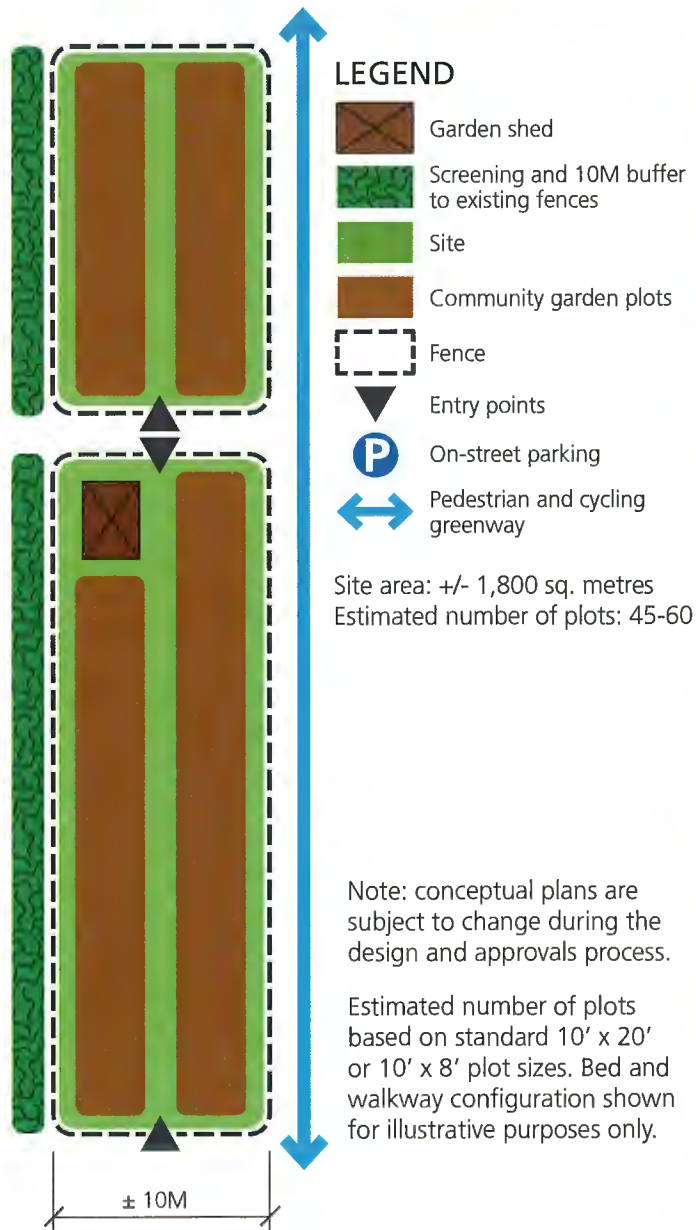


Note: conceptual plans are subject to change during the design and approvals process.

Estimated number of plots based on standard 10' x 20' or 10' x 8' plot sizes. Bed and walkway configuration shown for illustrative purposes only.

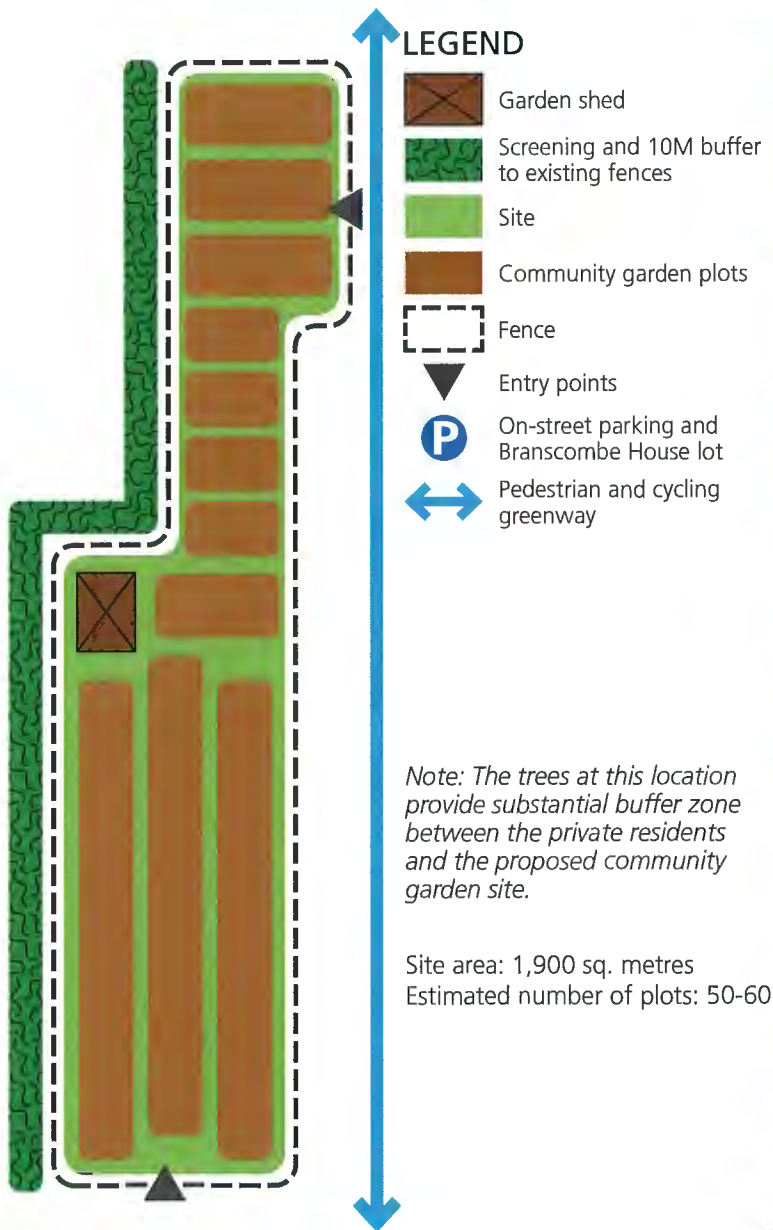


Railway Greenway Corridor Contemplated Community Garden Site Study



Railway Greenway Corridor Contemplated Community Garden Site Study

Site 2: Between Williams Blvd and Investon Hwy, adjacent to Hollymount Gate



Note: conceptual plans are subject to change during the design and approvals process.

Estimated number of plots based on standard 10' x 20' or 10' x 8' plot sizes. Bed and walkway configuration shown for illustrative purposes only.



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
Date: November 18, 2021

From: Elizabeth Ayers
Director, Recreation and Sport Services
File: 11-7000-01/2021-Vol 01

Re: **Community Wellness Strategy (2018-2023) – Progress Update**

Staff Recommendation

- 1) That the staff report titled, “Community Wellness Strategy (2018-2023) – Progress Update,” dated November 18, 2021, from the Director, Recreation and Sport Services, be received for information; and
- 2) That the achievements document, *Community Wellness Strategy (2018-2023) – Progress Update*, Attachment 1, in the staff report titled “Community Wellness Strategy (2018-2023) – Progress Update,” dated November 18, 2021, from the Director, Recreation and Sport Services, be posted on the City website and circulated to key stakeholders who have been involved in the development and implementation of the strategy including, but not limited to, Richmond School District No. 38 Board of Education, Vancouver Coastal Health, Community Recreation Associations and Societies, and the Aquatic Advisory Board for their information.

Elizabeth Ayers
Director, Recreation and Sport Services
(604-247-4669)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On July 23, 2018, Council adopted the second iteration of the *Community Wellness Strategy (2018-2023)*, a collaborative strategy developed by the City of Richmond in partnership with Vancouver Coastal Health and Richmond School District No. 38. This five-year strategy guides a collaborative and holistic approach to improve wellness for Richmond residents and increase opportunities, as well as support, for active and healthy lifestyles throughout the city. This report responds to the resulting referral:

“That staff report back at the mid-point and end of the implementation period of the Community Wellness Strategy (2018-2023).”

The purpose of this report is to address this referral by providing Council with selected highlights achieved during the first half of implementation of the *Community Wellness Strategy (2018-2023)*.

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.3 Increase emphasis on local food systems, urban agriculture and organic farming.

2.4 Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.

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.

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

This report also 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.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

Analysis

Background

The *Community Wellness Strategy (2018–2023)* (“Wellness Strategy”) demonstrates a renewed commitment by the City of Richmond, Vancouver Coastal Health (VCH), and Richmond School District No. 38 (SD38) to work together to improve wellness and strive towards the vision of an active, caring, connected, healthy and thriving Richmond.

In the Wellness Strategy, the concept of wellness is understood to be multifaceted, and is defined as:

... the ability of individuals and communities to reach their fullest potential. At an individual level, wellness means an optimization of and a balance among physical, mental, social and spiritual well-being. At a community level, wellness means living in harmony with others, respecting diversity, feeling safe, supported and included, and having a sense of belonging to one's neighbourhood and broader community.

The City of Richmond has a number of strategies and plans that interconnect and bolster the actions in the Wellness Strategy, guiding the City's overall approach to promoting community well-being, including: *2041 Official Community Plan; Social Development Strategy (2013-2022); Recreation and Sport Strategy (2019-2024); Richmond Arts Strategy (2019-2024); 2022 Parks and Open Space Strategy; Cultural Harmony Plan (2019-2024); 2017-2022 Child Care Strategy and Needs Assessment; Seniors Service Plan; and Youth Service Plan*. This report focuses on highlights specific to identified actions in the Wellness Strategy, though there is synergistic work directed by other strategies that also aim to improve wellness outcomes across the community.

The Wellness Strategy guides action in five Focus Areas that aim to improve wellness in an effort to realize the vision of an active, caring, connected, healthy and thriving Richmond.

1. Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.
2. Enhance physical and social connectedness within and among neighbourhoods and communities.
3. Enhance equitable access to amenities, services and programs within and among neighbourhoods.
4. Facilitate supportive, safe and healthy natural and built environments.
5. Promote wellness literacy for residents across all ages and stages of their lives.

In the development of this second edition of the Wellness Strategy, the partner organizations recognized that collaboration and sustained coordinated efforts would be essential to the successful implementation of strategic actions and achievement of collective impact. The Wellness Strategy provides the common agenda with mutually reinforcing activities that guides all three organizations to improve wellness in Richmond.

Summary of Highlights

The *Community Wellness Strategy (2018-2023) – Progress Update* (“Strategy Progress Update”), Attachment 1, presents a series of progress highlights and one to two success stories for each Focus Area. A complete listing of the strategic actions (including status) is located in the Appendix of the Strategy Progress Update. Presented below are selected highlights from the Strategy Progress Update from each of the five Focus Areas that demonstrate the breadth of actions accomplished thus far.

Focus Area 1 – Healthy, active and involved lifestyles

Focus Area 1 guides strategic action on the three pillars of physical activity, healthy eating and mental wellness, especially in terms of building capacity of community members to increase control over, and to improve, their health and wellness through access to information and resources, build their skills and knowledge, and take action.

Selected highlights include:

- Walk Richmond is an initiative of the Richmond Fitness and Wellness Association and funded by the City of Richmond, that supports residents to enjoy the benefits of walking and active living while getting to know green spaces and walking routes across the city. Walk Richmond offers free, guided walks at various trail and park locations on a weekly basis, and partners with community organizations such as Richmond Family Place and Vancouver Coastal Health to deliver workshops on the benefits of physical activity and safe walking outdoors. In 2020, despite COVID-19 restrictions on group size, and a temporary 3-month pause, Walk Richmond still engaged 815 participants through 41 guided walking opportunities.
- City Centre Community Centre’s youth leadership group, C-Change, hosted their annual Lock-In event, in early March 2020. Fifty youth participants slept overnight at City Centre Community Centre and engaged in youth-led activities focused on the theme of mental wellness. In preparation for the event, C-Change members were mentored by CHIMO Community Services staff to plan seminars and activities that would educate participants on awareness of mental health, the social stigma surrounding mental health, ways to manage stress, and how to support friends and family who may be struggling with their mental health.
- Vancouver Coastal Health partners annually with Richmond School District No. 38, Richmond Public Library, City of Richmond, and Richmond Children First committed to coordinate a bookmark contest for elementary school age children. The bookmark contest offers a creative outlet to engage children’s imagination in thinking and learning about wellness. In 2019, students from kindergarten to grade seven submitted drawings that represent the slogan, “Growing food, growing me,” and in 2020, “Move and play all through the day.” The bookmarks are distributed through the libraries, community centres and schools.

Focus Area 2 – Physical and social connectedness

Focus Area 2 emphasizes strategic actions that promote physical and social connectedness in Richmond. Initiatives that increase physical connectedness of neighbourhoods and communities both enable individuals to access the people, programs and services that provide social support, and increase the chance for neighbours to meet organically. However, social connectedness often does not ‘just happen’, so programs, services and opportunities that intentionally foster social connections and caring are vital to facilitating social interaction that may lead to true friendships.

Selected highlights include:

- During the 2019-2020 snow season, the Snow Angels Program recruited 21 Richmond volunteers who spent over 63 hours shoveling snow to help residents with physical or mobility challenges remain connected to their community during heavy snowfall. In tandem, the Good Neighbor Campaign, an informational social marketing campaign, encouraged residents to connect with their neighbours to ensure that no one was isolated or cut-off from their community during a heavy snow event. These initiatives foster a sense of caring for others in the community to mitigate isolation in the winter months.
- Richmond was selected as one of four demonstration communities in British Columbia for the Resilient Streets project with a Plan H grant of \$20,000 from BC Healthy Communities. Based in the East and West Cambie neighbourhoods, residents stated that they had a strong desire to meet their neighbours, to make new connections and to collaborate to improve their community, but also reported perceived barriers and lack of personal capacity to build neighbourhood connections. The Resilient Streets project provided \$1,700 in micro-grants to fund nine (9) neighbour-led events that empowered participants to take the first steps in getting to know their neighbours. The results from this project will continue to inform neighbourhood connectedness initiatives delivered by the City and Community Associations and Societies.

Focus Area 3 – Equitable access to amenities, services and programs

Focus Area 3 includes actions that aim to level the playing field by: developing and applying an equity lens; providing supports to increase the ability to find, access and benefit from wellness resources; and intentionally reaching out to groups that experience identified barriers. Enhancing equitable access to amenities, programs and services in spaces where people live, learn, work and play helps to ensure that everyone has the basics to be healthy and well.

Selected highlights include:

- In spring 2021, City Centre Community Centre staff created a pilot Equity Check-list for summer daycamp programming. The goal of developing the tool was to prompt staff consideration of possible barriers or inequities that may be experienced by summer program participants. The findings from this initiative will inform the process to develop an equity lens to assess what and where inequities are at a neighbourhood level.

- Richmond was among the first communities in BC to implement Primary Care Networks (PCN) that are supported by VCH and the Richmond Division of Family Practice. A PCN is an allied health team of primary care service providers, such as family doctors, and other health care providers, such as mental health counsellors, dietitians and physiotherapists. This integrated model enables a single point of access to a comprehensive range of care providers and reduces barriers to accessing timely preventative health and wellness supports.
- Through funding provided by the United Way Lower Mainland, Richmond School District No. 38 is piloting a Community Schools initiative. Richmond SD38 will collaborate with community partners to deliver a variety of after-school programming options for children in identified neighbourhoods. A key priority is to engage students in structured activities that support and enhance physical health, social and emotional development, a sense of belonging, and well-being in a safe space outside regular school hours. This initiative will enhance equity and inclusion, optimize use of facilities, and foster a connected learning community.

Focus Area 4 – Supportive, safe and healthy natural and built environments

The strategic actions outlined in Focus Area 4 set the stage for improved wellness at the community level through the creation of healthy natural and built environments to improve the wellness of Richmond residents. Key outcomes intended from actions in the Focus Area are improved walkability of Richmond's neighbourhoods and increased outdoor unstructured play opportunities.

Selected highlights include:

- Playgrounds encourage health, fitness, and social liveability in the city while also supporting the healthy development of children. The City maintains 58 playgrounds across the community and as the city develops, playgrounds continue to be a central feature in parks new and old. New playground design has emphasized the use of natural materials such as logs for climbing and balancing, inclusive play structures that facilitate participation of people with varying physical abilities, playgrounds that appeal to all ages, and structures that offer the opportunity to be challenged. Playground developments and renewals since 2018 include:
 - Alexandra Neighbourhood Park
 - Burkeville Neighbourhood Park
 - Capstan Neighbourhood Park
 - Garnet Tot Lot
 - Kilgour Neighbourhood School Park
 - London/Steveston Neighbourhood School Park
 - Odlin Neighbourhood Park
 - Palmer Garden City Park
 - Richmond Nature Park
 - Rideau Neighbourhood Park
 - Talmey Neighbourhood School Park

- Transportation networks that encourage active transportation improve equitable mobility and access. They also support placemaking and social cohesion as more people enjoy walking and cycling to destinations within and across neighbourhoods, and contribute to improved health and environmental sustainability. As of 2020, Richmond has nearly 80 km (78.2 km) of cycling routes comprised of on-street bike routes and off-street bike paths, greenways and multi-use paths (excluding unpaved dyke trails). Additionally, Phase 1 of community engagement to seek feedback to update the City's Cycling Network Plan was completed in June 2021. The Phase 2 engagement is occurring in November 2021 to inform the prioritization of future cycling network improvements, with completion of the plan anticipated in spring 2022.
- The City of Richmond's Community Mural Program has been the catalyst for 10 murals since the program's inception in 2018. Murals make public spaces inviting and activate them by adding beauty and colour, while the images foster community dialogue and help people connect with places. As well, the process of designing community murals fosters social connections as project participants share ideas to co-create a collaborative vision. Murals have been commissioned in partnership with several Richmond Community Associations and Societies, Richmond School District No. 38 elementary and high schools, and private businesses.

Focus Area 5 – Wellness literacy

The strategic actions in Focus Area 5 aim to align community resources that contribute to building health and wellness literacy of community members. Wellness literacy refers to the ability to access, understand, evaluate and communicate information as a way to promote, maintain and improve health and wellness across the life-course.

Selected highlights include:

- The 55+ Activate! Wellness Fair is a biennial information fair held in June promoting health, wellness, safety and independence for the 55+ community. In past years, the information fair had over 40 booths, 21 workshops, presentations, a free wellness clinic, prize draws and Try-It activities, drawing up to 1,500 participants. In 2021, held in tandem with Seniors Week, seven online or phone-in wellness information sessions were offered, reaching 78 participants. Topics included: benefits of walking, meditation techniques, coping skills for caregivers (Cantonese), and community programs and services for seniors.
- City Centre Community Association has been committed to serving the varied wellness needs of community members through educational and engaging programming. The new Artful Aging Enrichment Project is an intergenerational initiative featuring a variety of art-based and wellness literacy workshops in different languages. Through an ongoing partnership with S.U.C.C.E.S.S., a range of online and in-person programs address varying access and language barriers to wellness information. And through a new partnership with the UBC InterCultural Online Health Network (iCON), health practitioners help community members learn about chronic disease prevention and

management. These efforts enable community members to take action to improve their own health and well-being.

COVID-19 and Wellness

The COVID-19 pandemic created an additional layer of stress, due to challenges such as new health and safety protocols, unstable employment, food insecurity, less access to one's social support network, and limitations on many of the activities that people typically would do to improve their mental health. The Community Wellness Strategy's focus on fostering healthy built and natural environments and emphasis on promoting social connectedness continued to be relevant, perhaps even more so, throughout the pandemic and as the community recovers from its effects.

Selected highlights include:

- Physical activity promotion and opportunities continued through the pandemic, albeit in different formats that evolved based on COVID-19 restrictions. For example, shifting drop-in physical activity opportunities in City recreation facilities to registered visits enabled residents to continue unstructured physical activity while maintaining the facility's ability to control participation levels in accordance with Provincial Health Orders.
- Community meals offered stable access to nutritious meals and also connected community members with a range of support services and opportunities to develop social connections with others. During the onset of the pandemic, many community meal programs shifted quickly from in-person meals to take away or delivered meals, and grocery store gift cards were also provided to maintain a connection with community members. For example, the Richmond Youth Media Program (RYMP), with funding from Vancouver Coastal Health, distributed grocery store gift cards to youth whose families were dealing with loss of work and other difficulties during the pandemic. This program enabled RYMP staff to stay in touch with youth during this difficult time.
- The Wellness Strategy outlines the important objectives of increasing the number of individuals across all ages reporting a positive state of mental wellness, and providing opportunities to increase Richmond residents' sense of belonging to their neighbourhoods. Through the pandemic, a number of initiatives focused on ensuring community members did not feel alone despite the need to be distant. For example, youth from the Interact Club at Hugh Boyd School delivered 75 handmade cards to the Seniors Centre at the Minoru Centre for Active Living. These cards, full of bright pictures and well-wishes, were given to seniors as part of their Meal-to-Go from the Seniors Centre Cafeteria the week leading up to Valentines Day 2021.

Next Steps and Implementation Timeline

The *Strategy Progress Update* will be shared with key stakeholders that have been involved in the development and implementation of the Wellness Strategy including, but not limited to,

Richmond School District No. 38 Board of Education, Vancouver Coastal Health, Community Associations and Societies and Aquatic Advisory Board, and will be posted on the City website.

A number of projects are on the horizon for the next phase of strategy implementation.

- Foundry Richmond will open its permanent location in central Richmond, offering expanded services to provide health and mental wellness services to Richmond children, youth and families.
- Funding received by the City through a Plan H grant from BC Healthy Communities will support the initial stages of developing an equity lens resource for recreation.
- Planning has begun in the development of a social prescribing program involving referral to programs and services offered by the City and Community Associations and Societies.
- The demand for community gardens, which offer residents the ability to grow their own vegetables, has prompted a community engagement process to identify need and inform the site selection of future gardens.
- Last, but not least, the pandemic has highlighted the need for the community as a whole to rally around fostering resilience by creating supportive social environments and raising awareness about resources for mental health.

It is anticipated that due to challenges posed by the pandemic to the implementation timeline, the *Community Wellness Strategy (2018-2023)* activities will continue through 2024 or 2025. However, a follow up progress report based on the original lifespan of the *Strategy* will be presented to Council on achievements in Q1 2024.

Financial Impact

No financial impact.

Conclusion

The *Community Wellness Strategy (2018–2023)* is a renewed commitment of the three partners—the City of Richmond, Vancouver Coastal Health-Richmond and Richmond School District No. 38 to work collectively to improve wellness. The collaborative and holistic approach to improve health and well-being for Richmond residents is an asset, which proved even more valuable during the COVID-19 pandemic.

Through the collective and independent efforts of the City, Health Authority and Richmond School District, increased opportunities as well as support for physical activity, access to healthy food, mental wellness and social connectedness remained a priority. As the Wellness Strategy implementation continues, the partners remain committed to helping Richmond realize the vision to be an active, caring, connected, healthy and thriving community.

November 18, 2021

- 10 -

A handwritten signature in black ink, appearing to read 'D Lee'.

Donna Lee
Research Planner 2
(604-204-8908)

Att. 1: Community Wellness Strategy (2018-2023) – Progress Update

Richmond Community Wellness Strategy (2018–2023) Progress Update



December 2021

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About the Strategy

On July 23, 2018, Richmond City Council adopted the second iteration of the Richmond Community Wellness Strategy (2018–2023), a collaborative strategy developed by the City of Richmond in partnership with Vancouver Coastal Health and Richmond School District No. 38. This five year strategy is intended to guide a collaborative and holistic approach to improve wellness for Richmond residents and increase opportunities as well as support for active and healthy lifestyles throughout the city. It demonstrates a renewed commitment by the City of Richmond, Vancouver Coastal Health, and School District to work together to improve wellness and strive towards the vision of an **active, caring, connected, healthy and thriving Richmond**.

In the Community Wellness Strategy (2018–2023), the concept of wellness is understood to be multifaceted, and is defined as:

... the ability of individuals and communities to reach their fullest potential. At an individual level, wellness means an optimization of and a balance among physical, mental, social and spiritual well-being. At a community level, wellness means living in harmony with others, respecting diversity, feeling safe, supported and included, and having a sense of belonging to one's neighbourhood and broader community.

The Community Wellness Strategy guides action in five Focus Areas that will lead to a number of intended outcomes.

Focus Areas	Outcomes
Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.	<ul style="list-style-type: none"> ↑ Awareness of benefits ↑ Physical activity opportunities ↑ Physical activity levels ↑ Healthy food outlets ↑ Fruit and vegetable servings ↑ Self-rated mental health
Enhance physical and social connectedness within and among neighbourhoods and communities.	<ul style="list-style-type: none"> ↑ Strong sense of community belonging ↑ Volunteers
Enhance equitable access to amenities, services and programs within and among neighbourhoods.	<ul style="list-style-type: none"> ↑ Amenities, programs and services available by neighbourhood ↓ Reduced barriers to opportunities
Facilitate supportive, safe and healthy natural and built environments.	<ul style="list-style-type: none"> ↑ Walkability of neighbourhoods ↑ Outdoor unstructured play opportunities
Promote wellness literacy for residents across all ages and stages of their lives.	<ul style="list-style-type: none"> ↑ Awareness of wellness components



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Message from the Partners

A community's health and wellbeing is influenced by numerous factors and responsibility for wellness does not lie with just one organization. The City of Richmond, Vancouver Coastal Health and Richmond School District No. 38 are committed to working together towards the Community Wellness Strategy's vision for Richmond to be:

An active, caring, connected, healthy and thriving community.



In the development of this second edition of the Community Wellness Strategy (2018-2023), the partner organizations recognized that collaboration and sustained coordinated efforts would be essential to the successful implementation of strategic actions and achievement of collective impact. The Strategy provides the common agenda with mutually reinforcing activities that guides all three organizations to improve wellness in Richmond.

Part way through the implementation of the Strategy, the world was disrupted by the COVID-19 pandemic. This has added a next level of challenge and complexity to the three partner agencies' endeavours to promote wellness in Richmond.

Despite the circumstances, and bolstered by the commitment to Richmond's community, the City, Health Authority and School District have continued to work collaboratively and independently to continue to offer wellness focused programs and services, and to build healthier communities throughout Richmond—all the while practicing and promoting COVID-19 safety protocols through the evolving pandemic.

The City of Richmond has a number of interconnected plans that guide the City's actions in promoting overall community well-being, including:

- 2041 Official Community Plan
- Community Wellness Strategy
- Social Development Strategy
- Richmond Arts Strategy
- Recreation and Sport Strategy
- Parks and Open Space Strategy
- Cultural Harmony Plan
- Child Care Strategy and Needs Assessment
- Seniors Service Plan
- Youth Service Plan

The Wellness Strategy Progress Update attempts to focus on highlights specific to identified actions in the Wellness Strategy, though there is synergistic work directed by other strategies that also aim to improve wellness outcomes across the community.

The Richmond School District is guided by the Richmond Board of Education Strategic Plan 2020-2025, including a goal of fostering resilient and healthy lifelong learners.

Vancouver Coastal Health Authority sets its strategic priorities such as prevention and health promotion through an annual Health Authority Services Plan, with an overarching vision of "Healthy lives in healthy communities".

COVID-19 Pandemic and Wellness

On March 11, 2020, the World Health Organization (WHO) declared a worldwide pandemic due to the COVID-19 coronavirus, and on March 17, 2020 the BC provincial government declared COVID-19 a public health emergency, with the City of Richmond temporarily closing all City facilities that day. Since that time, community members have had to adapt to a fluid situation as more information and understanding about the coronavirus became known.

Public facilities were closed to the public until mid-May 2020, and slowly began to resume services primarily through virtual methods where possible. Physical distancing requirements, limitations on group size, recommendations to stay within one's 'bubble', and the lack of in-person interaction has been difficult for people across all age groups, from children and youth missing time with their friends at school through to seniors who no longer had social gatherings at their local community centre. The early days of the pandemic created an additional layer of stress, due to challenges such as new health and safety protocols, unstable employment, food insecurity, less access to one's social support network, and limitations on many of the activities that people typically would do to improve their mental health.



To gain some insight into how the pandemic has affected the health and wellness of British Columbians, the BC Centre for Disease Control administered the first COVID Speak Survey two months into the pandemic, providing recent, relevant and representative population health data at provincial, regional and local levels. Additional information from the COVID Speak Survey 1 is presented throughout this progress report to provide a snapshot of recent relevant indicators.

Richmond COVID Speak Survey 1 responses suggest that, in many instances, Richmond residents might have been impacted the same or slightly less negatively by the pandemic relative to respondents BC-wide. For example:

- 35% of Richmond survey respondents said they walk, run or cycle more than before the coronavirus pandemic. Province-wide, the response rate to the same question was: 33%.
- 28% of Richmond survey respondents said they are eating more fruits and vegetables compared to before the pandemic. Province-wide, the response rate to the same question was: 22%.
- 68% of Richmond survey respondents, with children 5-17, said their children have less connection with friends since schools closed in-person learning during the coronavirus pandemic. Province-wide, the response rate to the same question was: 78%.

The indicators above might have been facilitated by Richmond's rich inventory of community amenities, including world-class parks, trails and recreation facilities, complemented by quality programming. Continued emphasis on the provision of public places and spaces that can play a role in mitigating impacts during stressful times contributes to a community's resilience.

At the end of this Wellness Strategy in 2023, it will be critical to look at the latest data on community-wide levels of physical activity, healthy eating, and mental wellness. The 2015 "My Health My Community Survey" flagged for stakeholders the opportunity to boost these wellness indicators, as Richmond was lagging below the regional average. Through strategic actions guided by the Community Wellness Strategy, work is underway to reverse these trends.

Finally, the pandemic has shed light on the need for even more urgent action to promote mental wellness, as 43% of Richmond COVID Speak Survey 1 respondents said their mental health has worsened compared to before the coronavirus pandemic.



COVID-19 Response



COVID-19 ASSESSMENT AND VACCINATION CAMPAIGN IN RICHMOND

The successful partnerships that exist among public sector agencies in Richmond have been an asset throughout the pandemic. VCH identified that a COVID-19 assessment centre was needed to enable increased screening in a safe, controlled environment. The City provided space along the west perimeter of Minoru Park to support a drive through assessment centre, and VCH operated and provided all services at the centre. This arrangement was in place from June through November 2020, when a new COVID-19 assessment and collection site opened near Vancouver International Airport to provide additional capacity.

The implementation of the COVID-19 vaccination campaign further demonstrates the successful public sector and public-private partnerships in Richmond. Immunization coverage in Richmond was initially lower than other neighbouring municipalities. In order to increase access to the COVID-19 vaccine, and to increase vaccine uptake in all neighbourhoods, the VCH vaccination campaign focused on reducing inequities in access by age and neighbourhood by holding pop up clinics at schools, City facilities, assisted living and seniors living facilities, shopping centres, and the Richmond Night Market, among other locations. Home bound individuals were offered vaccination in their homes to ensure they were able to access this very important protection.

The public and private partners promoted the campaign through their networks. While VCH provided the vaccine and immunizers, partners often provided clinic space or staff to help navigate the clinics. Partnerships across the community ensured the success of this campaign. For example, City of Richmond facilities including Cambie Community Centre, East Richmond Community Hall, and Minoru Centre for Active Living were used during the vaccination campaign and City staff provided input on community engagement strategies. Richmond School

District enabled the use of Cambie Secondary School's gym for several weeks as a main vaccination site, in addition to a number of other schools that hosted day-long clinics. Other partnerships with Kwantlen Polytechnic University and private partners such as River Rock Theatre and YVR also made the vaccination campaign a success. Elected officials and private partners hosted Q&A sessions and promoted the vaccine. At the time of writing this report, the intensive collaborative effort resulted in a one-dose coverage of 91% in Richmond residents 12 years of age and older, with a range of 86–94% among various neighbourhoods across the city.

PHYSICAL ACTIVITY

The Community Wellness Strategy emphasizes the strategic objective of increasing the number of Richmond residents across all ages to be involved in physical activity and active healthy lifestyles. As outlined in the City of Richmond's Recreation and Sport Strategy (2019-2024) – Progress Update, physical activity promotion and opportunities continued through the pandemic, albeit in different formats that evolved based on COVID-19 restrictions. Some key changes in how physical activity opportunities were delivered in City places and spaces included:

- Leveraging outdoor environments for fitness classes and outdoor active play in child care programs offered by community centres.
- Implementing a one-way path at Garry Point Park to enhance visitors' sense of safety.
- Providing walking and cycling maps to outdoor points of arts, culture and heritage interest.
- Shifting to high quality and engaging online, virtual programming for group fitness and other active recreation opportunities.
- Shifting drop-in opportunities to registered visits to enable unstructured physical activity while maintaining the ability to control participation levels in accordance with Provincial Health Orders.
- Maximizing environmental controls such as ensuring adequate ventilation, physical distancing, mandating mask use while indoors, lowering the intensity of exercise classes, and utilizing time buffers between classes to avoid gatherings.
- Ensuring the community was aware of facility status and the opportunities to access the wide variety of indoor and outdoor programs and services that were available, including swimming at the new Minoru Centre for Active Living.



Did you know?

The average number of daily cycling trips along the Railway Corridor was four times higher in July 2020 than July 2019.*

**Data is based on trips tracked by cyclists using the Strava app and is consistent with broader trends identified through usage counting devices.*

FOOD INITIATIVES

The Community Wellness Strategy identifies the strategic objective of increasing the number of Richmond residents across all ages making healthy food choices, recognizing that healthy choices are mediated by factors such as access, availability, affordability and awareness. Immediately after the implementation of COVID-19 closures, significant reduction in access to food occurred in Richmond. Grocery stores reduced their hours, restaurants and food service establishments closed, and access to emergency food was significantly reduced. This was partly related to public buildings being shut and loss of volunteer support, as everyone locked down.



Community meals not only offer stable access to nutritious meals, but also connect community members with a range of support services and opportunities to develop social connections with others. However, between March and June 2020, community meal programs shifted quickly from in-person meals to take away or delivered meals. Numbers of take-away food hampers and delivered food hampers increased, and grocery store gift cards were also provided. In 2020, the City Grants Program provided funding to support initiatives of a number of non-profit community service agencies providing access to healthy food to clients through the pandemic. As well, the Food Aid Delivery Group found ways to ensure people experiencing homelessness could access healthy meals everyday throughout the pandemic.

Urban Bounty (Richmond Food Security Society), funded by the United Way, implemented the Match Maker / Food Hub project in May 2020, providing prepared meals and food vouchers to community organizations who in-turn managed delivery to families. This involved hiring four chefs to prepare meals at two locations made available by the City of Richmond, the East Richmond Hall and the Terra Nova Red Barn. About 500 meals per week were delivered through a range of community organizations and public-sector sites such as Cambie Secondary School, Healthiest Babies Possible, McNeely Elementary School. In addition to this, they also supported the Richmond School District with 300-bagged lunches per week.

A number of food-related initiatives also assisted in maintaining connection with seniors and youth through the pandemic. The Minoru Seniors Society (MSS) continued to provide a pick-up meal service that was particularly valuable and necessary for isolated seniors who normally would have attended seniors programming at the facility. Through a number of sponsorships, MSS also supported 103 seniors with a free holiday meal, a Save-On-Foods gift card and a handmade holiday card made by youth. Meals were delivered to seniors' homes by volunteers on December 24, 2021. As well, the Richmond Youth Media Program (RYMP), with funding from Vancouver Coastal Health, distributed grocery store gift cards to youth whose families were dealing with loss of work and other difficulties during the pandemic. This program enabled RYMP staff to stay in touch with youth during this difficult time.

Food is a way for people to come together. Even through the pandemic, a focus on healthy eating helped organizations to form new partnerships and facilitated connection with community members.

MENTAL WELLNESS AND SOCIAL CONNECTEDNESS

The Community Wellness Strategy outlines the important objectives of increasing the number of individuals across all ages reporting a positive state of mental wellness, and providing opportunities to increase Richmond residents' sense of belonging to their neighbourhoods. The COVID-19 pandemic affected mental health and the ability of community members to maintain connection with one another. The rapid and unanticipated changes in Public Health Orders throughout the pandemic left some feeling confused, sad, anxious or burnt out. Self-isolation and social distancing made some people feel less connected to the activities and people that could help manage these feelings. A key role for the City, Health Authority and School District is to foster community resilience.

Resilience is the process of learning healthy ways to adapt and cope with adversity and stress. Having positive social relationships can often help in stressful situations as others can offer encouragement, support, and empathy. Through the pandemic, a number of initiatives focused on ensuring community members did not feel alone despite the need to be distant.

To help reduce stress and assist parents working in essential roles to access temporary, emergency child care through the early part of the COVID-19 pandemic, the City played a leadership role in coordinating and sharing relevant information. In collaboration with the Richmond School District, Vancouver Coastal Health Child Care Licensing and Richmond Child Care Resource and Referral, resources and communication materials were created to connect parents with child care options during this challenging time.

The Minoru Seniors Society received \$6,300 from the Canadian Red Cross Community Support Grant in 2020 to launch an outreach project for Chinese-speaking seniors in response to the COVID-19 pandemic. The project reached 216 Cantonese and Mandarin-speaking seniors through activities and outreach calls. A total of 25 activities were delivered virtually in Cantonese and Mandarin, including chair exercise, music, health and wellness workshops, and coffee and chat sessions. In addition, project staff connected with over 30 Chinese-speaking seniors on a regular basis through outreach calls that included information and resources, birthday calls and wellness check-ins.



To minimize social isolation during the pandemic, the Pen Pal Project was a digital letter-writing program to create intergenerational community connections between youth from the Richmond Public Library and seniors from the Seniors Centre. The outcomes achieved were reduced social isolation for the seniors who shared their stories and experiences with others, and improved communication skills for the teen volunteers. Over 150 letters have been exchanged through this program.

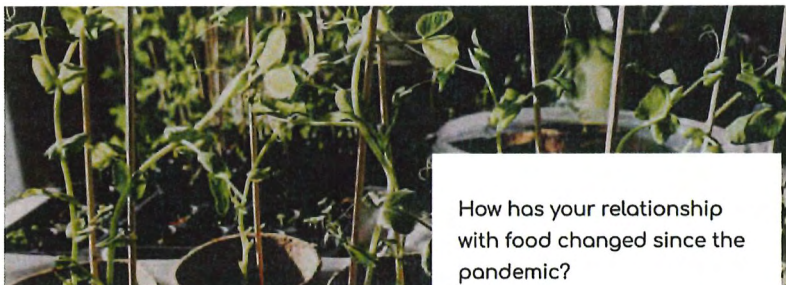
Steveston Community Centre implemented “Supporting Seniors During the Holidays”, an initiative designed to reach seniors during the COVID-19 pandemic that has left many of our seniors isolated. Steveston staff welcomed the community, including preschool participants, youth council, senior volunteers, schools, community groups and individuals, to create handmade cards with words of support and encouragement to wish seniors a happy holiday season and remind them that they are not alone during these challenging times. Over 250 cards were submitted and delivered to seniors living in Richmond.

To combat social isolation during the COVID-19 pandemic, 75 handmade cards were delivered to the Minoru Seniors Centre by youth from the Interact Club at Hugh Boyd School. These cards, full of bright pictures and well-wishes, were given to seniors as part of their Meal-to-Go from the Seniors Centre Cafeteria the week leading up to Valentines Day 2021.

Part of the #RichmondHasHeart campaign, Eating in the Time of COVID, by Cristy Fong and Denise Fong, is an online collection of stories, quotes, photos, poems and illustrations to capture culturally diverse and multigenerational experiences with food during the coronavirus pandemic. The project is ongoing from 2020 through to Fall 2021 and has engaged the Sharing Farm Society, Urban Bounty, local farmers, grocery store owners, restaurateurs, food bloggers and the general public in Richmond, in answer to the question: “How has your relationship with food changed since the pandemic?” The website, 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. A short video will also be produced and shown as part of the online exhibition, which aims to help people know that they are not alone.



Richmond Food Stories



Visit the online exhibition at
richmondfoodstories.ca

Wellness Moving Forward

While the COVID-19 pandemic has left an indelible mark on communities across the world, the increasing vaccination rates and general easing of restrictions has allowed many in Richmond to move forward in a new state of equilibrium. The Community Wellness Strategy continues to be relevant, perhaps even more so, as the community continues to recover from the effects of the pandemic. The Strategy's five Focus Areas and 47 strategic actions continue to provide a guidepost for the City of Richmond, Vancouver Coastal Health-Richmond and Richmond School District on collaborative efforts that can improve the health and well-being of those who live, learn, work and play in Richmond. The following sections provide an overview of successes achieved in the first half of the Community Wellness Strategy's five-year implementation period, demonstrating the strong foundation the organizational partners will continue to build upon in order to improve wellness in Richmond.





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(Special)

Focus Area 1

Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.

Why is this important?

A key to promoting overall wellness, including the adoption of healthy lifestyle habits, is through supportive environments that enable equitable access to information, life skills and opportunities to take action and make healthy choices¹.

Increasing physical activity and reducing sedentary time can provide benefits such as improved energy and strength, prolonged independence as we age, and helps to prevent chronic diseases, including cancer, obesity, hypertension, heart disease and type 2 diabetes². Among the mental health benefits, regular physical activity can help reduce day-to-day stress, increase self-reported happiness, and prevent depression and anxiety³. Community-based physical activity opportunities also offer myriad avenues to participate in community life, connect with others and enjoy the outdoors.

Healthy eating is, of course, about food choices, such as eating plenty of vegetables and fruits, whole grain foods and protein foods. It is also about eating habits such as being mindful of when and why you eat, your knowledge of food (such as reading food labels or how to grow food), how to process, prepare and preserve food, cultural appropriateness of food, and how food can help to bring people together⁴.

Mental health is the state of your psychological and emotional well-being⁵. It is not the same as mental illness; everyone has a state of mental health, just like physical health, which can shift at different times, like when one experiences stress, a difficult life event, or burnout⁶. Defining characteristics of good mental well-being include having a sense of purpose, strong relationships, feeling connected to others, having a good sense of self, ability to cope with stress and a feeling of enjoying life⁶.

Focus Area 1 guides strategic action on the three pillars of physical activity, healthy eating and mental wellness, especially in terms of building capacity of community members to increase control over, and to improve, their health and wellness through access to information and resources, build their skills and knowledge, and take action.

Intended outcomes include:

- ↑ Awareness of benefits
- ↑ Physical activity opportunities
- ↑ Physical activity levels
- ↑ Healthy food outlets
- ↑ Fruit and vegetable servings
- ↑ Self-rated mental health



The City of Richmond is a designated Global Active City, and a member of the Active Well-being Initiative, the only North American city awarded this designation. Richmond's *Community Wellness Strategy* and *Recreation and Sport Strategy* demonstrate the City's commitment to this designation through the intentional planning of opportunities and environments that aim to enhance community members' health, well-being and happiness.

Highlighted Achievements

WALK RICHMOND (1.1.2)

Walk Richmond is an initiative of the Richmond Fitness and Wellness Association and funded by the City of Richmond, that supports residents to enjoy the benefits of walking and active living while getting to know green spaces and walking routes across the city. Walk Richmond offers free, guided walks at various trail and park locations on a weekly basis, and partners with community organizations such as Touchstone Family Services, Richmond Family Place and Vancouver Coastal Health to deliver workshops on the benefits of physical activity and safe walking outdoors. Walk Richmond has a strong base of 12 volunteer walk leaders who receive training to lead the guided walks. Over 1200 people subscribe to the Walk Richmond newsletter distribution list, and the translated walking schedule is promoted through partner agencies and programs such as VCH and BC ShapeDown. In 2020, despite COVID-19 restrictions on group size and a temporary 3-month pause, Walk Richmond still engaged 815 participants through 41 guided walking opportunities.

Key Action: (1.1.2)
Implement initiatives to keep Richmond residents active through enhancing walking and cycling programs city-wide and at a neighbourhood level



FALLS PREVENTION THROUGH WALKING (1.1.2)

Funded through a VCH Action Mini Grant, the Minoru Seniors Society hosted the Step Ahead Series – Preventing Falls to increase seniors' awareness about preventing falls and encouraging walking. Provided to a cohort of 12 participants, the series consisted of a phone interview with health screening questions, an online fall prevention workshop led by VCH, an online exercise session led by a fitness instructor, and a guided, in-person, outdoor, socially-distanced walk with Walk Richmond. Participants received a weekly reminder phone call to check in with the seniors and provide encouragement to attend the program. Moving forward, session topics will be offered on a one-off workshop basis, and staff will seek funding to offer the entire series again in the future.

ART, CULTURE AND HERITAGE WALKING AND CYCLING RESOURCES (1.1.2)

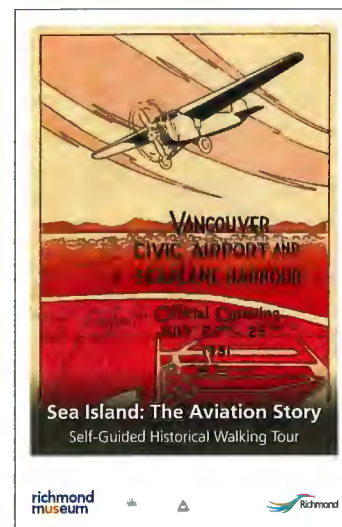
Throughout 2020, new walking and cycling resources that feature Richmond's public art and heritage features were created to encourage learning and physical activity in the outdoors. The Cycling Art Tour, a downloadable map hosted on the City's cycling resources webpage, highlights public art pieces that underscore the power and resilience of community, connection, togetherness, home and place. Additionally, walking resources were developed to spark interest in public history and encourage the exploration of local heritage sites, including a family-friendly heritage scavenger hunt of Steveston Village, and self-guided historical walking tours featuring heritage places in Terra Nova, Brighthouse District and a new guide focused on Sea Island.

STORYWALK® LIBRARY PROGRAM (1.1.2)

Richmond Public Library offers StoryWalks, a fun, educational activity that promotes literacy, learning and outdoor play. A StoryWalk® involves individual pages of a storybook that are mounted on trees. Children follow the narrative by visiting each tree in sequence. Prior to the pandemic, StoryWalks® were offered as a group program throughout the summer as a unique active outdoor reading experience via 15 StoryWalk® Kits with support from the Richmond Fitness and Wellness Association. While the library was unable to facilitate in-person StoryWalks® in 2020, the kits continued to be borrowed from the library by early years educators. The public lending collection grew to 17 different children's books in 2021, enabling families to take a StoryWalk® in their neighbourhoods while being socially distanced. Throughout Summer 2021, the library offered several StoryWalk® programs in local parks, including Minoru Park, McLean Neighbourhood Park and at Cambie Community Centre, once again offering community members an opportunity to connect with library staff and participate in this fun outdoor literacy program.

CYCLING PROMOTION (1.1.2)

The City offers a number of annual initiatives to promote cycling in Richmond. The "Island City, by Bike" tour held each year in June offers two guided bike rides featuring destinations across Richmond, such as Britannia Heritage Shipyard in 2019 that engaged approximately 100 participants of all ages. Richmond also annually participates in HUB Cycling's "Go by Bike Week" initiatives in the Spring and Fall (formerly "Bike to Work Week") and "Shop by Bike" in the Summer, and typically a number of bike maintenance courses for the public plus cycling education courses for new immigrants. Due to COVID-19, in-person cycling initiatives were cancelled in 2020, resuming with an online Spring 2021 Go by Bike Week. The Fall 2021 Go by Bike Week event was held with COVID-19 protocols and included one "Knowledge Hub" in Richmond outside Thompson Community Centre featuring bike tune ups, resources and prizes.



CYCLING EDUCATION IN SCHOOLS (1.1.2)

In 2013, the City began funding cycling education courses for Grades 5 to 7 students typically at four public elementary schools for approximately 450 students per year. In 2020, the City expanded its funding of the “Ride the Road” cycling education programs, delivered by HUB Cycling, to all Grade 6 and 7 students in School District No. 38 schools over a two-year period. With the City’s support, HUB Cycling will work with the School District to deliver cycling education programs to 19 elementary schools or approximately 2,000 students per year. The goal is for Richmond students to gain lifelong knowledge, skills and confidence to cycle safely for fun and transportation.

ART TRUCK (1.1.3.1)

The Art Truck is a mobile program operated through the Richmond Arts Centre and provides a range of arts-based outreach opportunities throughout the school year and summer, including physical literacy and movement programming. During the 2018-2019 school year, the Art Truck delivered programs at six Richmond School District elementary schools. Instructors provided more than 80 hours of Art and Physical Literacy instruction for 158 students across the city. The Art Truck program also reached new milestones in 2019 with funding received through the Province of BC’s Before and After School Recreation Program grant, nomination for the 2019 BCRPA Excellence Award, and a conference presentation featuring the Art Truck at the provincial BCRPA Symposium in Whistler. The growth of the Art Truck program allowed more students facing barriers access to high quality after-school arts education opportunities, physical literacy sessions and a healthy, dietitian created snack. In the 2019-2020 school year, the Art Truck expanded services to seven School District No. 38 schools. However, as COVID-19 took hold and public facilities closed the Richmond Arts Centre and Richmond Art Gallery collaborated on Art Truck programming in order to continue to provide enriching arts education to children of essential workers during the early days of the pandemic.

Priority Action: (1.1.3.1)

Scale-up the Art Truck initiative which includes physical activity, arts and culture and healthy eating.



ACTIVE COMMUNITIES GRANT (1.1.4.1)

The Active Communities Grant-funded initiatives in the City Centre neighbourhood were completed in 2019. The first phase of the project focused on planning and discovery through key informant interviews that shed light on barriers and challenges that exist for City Centre residents as they relate to physical activity, as well as walk-about tours of the neighbourhood to gather information on the natural and built environment. Three key initiatives were developed based on these findings to increase active unstructured outdoor play in the City Centre core. These initiatives included the installation of three outdoor Live 5-2-1-0 Playboxes at Brighthouse Elementary School, Lang Neighbourhood Park, and Minoru Park, stylized wayfinding through commissioned art from a local artist, and an information-based marketing and awareness campaign. These initiatives were accomplished in partnership with the Richmond School District 38, City Centre Community Association, Richmond Fitness and Wellness Association, and Vancouver Coastal Health–Richmond. In 2020, three more Live 5-2-1-0 Playboxes were installed at Cambie, Hamilton and Thompson Community Centres.

Priority Action:
(1.1.4.1) Implement the Active Communities Grant Project focusing on physical activity initiatives in the City Centre neighbourhood.



EXPANDING COMMUNITY GARDENS (1.2.1.2)

The City currently boasts 434 individual community garden plots at 11 City-owned sites that are managed by Urban Bounty, with approximately 220 more located at School District No. 38 sites for educational purposes. The most recent additions are the new Cook and Riverport Community Gardens, which improve food security and access to outdoor activities in two key areas of the city. Approximately 100 new individual plots are on the horizon as a new garden site is planned for the Garden City Lands. Additionally, a community engagement process was completed in September 2021 to receive input from the public on potential future community garden locations, how to meet the high city-wide demand, and what other considerations should be part of the community garden planning process. Input gathered will inform the City's plans to develop future community gardens.



SCHOOL VENDING MACHINE AUDIT (1.2.2.2)

Because schools have an important impact on children and youth's dietary habits and food consumption, a Vancouver Coastal Health Research Institute (VCHRI) funded Research Challenge study examined vending machines in Richmond Secondary Schools has been completed. Vending machine audits were conducted in April, June and October 2019, along with interviews with school administrators to understand their perspectives around school vending machines. The project revealed an opportunity to improve the nutritional qualities of products offered in the vending machines of several schools. While the study was not able to definitively determine factors that support and hinder compliance with the Guidelines for Food and Beverage Sales in BC Schools, it did highlight that the school food environment is broader than just vending machines, and consideration should extend to school stores, fundraising events, and cafeteria offerings.

Priority Action:

(1.2.1.2) Expand community gardens in neighbourhoods across Richmond, to encourage social interaction, physical activity and access to fresh affordable vegetables and fruits for residents.

Priority Action:

(1.2.2.2) Conduct school food environment audits within identified neighbourhoods to inform and strengthen the Neighbourhood Food Hub initiative.

HEALTHY LIVING BOOKMARK CONTEST (1.2.3.4)

VCH-Richmond Public Health partners annually with School District No. 38, Richmond Public Library, City of Richmond, and Richmond Children First committee to coordinate a bookmark contest for elementary school age children. The bookmark contest offers a creative outlet to engage children's imagination in thinking and learning about wellness. In 2019, students from kindergarten to grade seven submitted designs to represent the slogan, "Growing food, growing me," and the 2020 theme was "Move and play all through the day." One design is selected from each grade, and posters and bookmarks featuring the winning bookmarks are created for distribution at community centres and library branches.



SUPPORTING SOMALI WOMEN'S FOOD INITIATIVE (1.2.3)

Beginning in 2019, the City has collaborated with the Richmond-based Somali Women's Empowerment Society (SWES) to educate and engage visitors to Terra Nova Rural Park, one of Richmond's most popular destination parks. The women of SWES have adopted a garden space and are practicing traditional methods of agriculture while sharing their knowledge with community gardeners and park visitors, and donating a portion of their harvest to the Richmond Food Bank.

Priority Action:

(1.2.3.4) Focus the annual VCH-Richmond/SD 38 Bookmark contest on healthy food choices in year 1 (2019), physical activity in year 2 (2020), mental wellness in year 3 and social connectedness in year 4.

Key Action: (1.2.3)

Enable residents of all ages to make healthy food choices through educational opportunities and programs that are culturally relevant.

CITY CENTRE YOUTH LEADERSHIP IN MENTAL WELLNESS (1.3.1)

City Centre Community Centre's youth leadership group, C-Change, hosted their annual Lock-In event, in early March 2020, just prior to the pandemic facility closures. The Lock-In was a fundraiser for C-change initiatives where 50 youth participants slept overnight at City Centre Community Centre, and engaged in youth-led activities focused on the theme of mental wellness. In preparation for the event, C-Change members were mentored by CHIMO staff to plan seminars and activities that would educate participants on awareness of mental health, the social stigma surrounding mental health, ways to manage stress, and how to support friends and family who may be struggling with their mental health.

Key Action: (1.3.1)
Implement initiatives to increase access to mental wellness resources for residents.

MENTAL HEALTH LITERACY IN SCHOOLS (1.3.3)

School District No. 38 has implemented initiatives to improve mental health literacy across the district through in-service to all secondary school teachers and staff as well as implementing a mental health unit in the Grade 9 Personal Health Education curriculum. While the primary focus of these initiatives is on the long-term well-being of students, the in-service for staff is intended to help them more easily recognize common mental health disorders and foster a supportive environment. As well, many parent advisory committees and community members have participated in mental health literacy information sessions. Furthermore, the EASE (Everyday Anxiety Strategies for Educators) program has been widely implemented in elementary schools since 2019, incorporating the parent community as well, and in the fall of 2021, was expanded to include secondary schools.

Key Action: (1.3.3)
Develop a common language around what mental wellness means and integrate it into resources developed to support mental wellness.

WELL-BEING INDICATORS FOR YOUNG CHILDREN (1.3.3.1)

Given the value in expanding the data available on well-being indicators of younger children, the City of Richmond supported the pilot phase of a new population health tool created by the UBC Human Early Learning Partnership (HELP). The Toddler Development Instrument (TDI) is based on data collected from parents and caregivers of children aged one to two years. In tandem with the new Childhood Experiences Questionnaire (CHEQ), focused on children's experiences at the beginning of Kindergarten, the data collected through these instruments will help shed light on the social and emotional development of young children in Richmond and inform the development of programs and services to support parents and caregivers.

Priority Action: (1.3.3.1)
Adopt a common social/emotional competency curriculum that can be applied to children, youth and adult programs aimed at supporting mental wellness.

Utilize the EDI, MDI and McCreary data and research for Richmond to inform the curriculum and other programs/strategies that have the potential to decrease risk factors and increase protective factors during developmental stages.



Success Story

VCH FOOD ASSET MAP (1.2.2.1)



This fulfills Priority
Action: (1.2.2.1)

Complete the
Richmond Food Asset
Map to inform the
Neighbourhood Food
Hub initiative.

Richmond Public Health, in partnership with Urban Bounty, UBC Land and Food Systems, and the City of Richmond developed and launched the online Vancouver Coastal Health (VCH) Food Asset Map for Richmond. A food asset map is a snapshot of food-related resources in a community that provides a wayfinding tool for residents, health care professionals, and community organizations to search for food assets in Richmond. Importantly, the map also functions to illuminate areas and neighbourhoods in the city where healthy food assets may be lacking. To date, there have been approximately 46,000 public views of the Food Asset Map.

Food assets are places where people can grow, prepare, share, buy, receive, or learn about food. These food assets include community kitchens, community meals, green grocers, garden programs, community orchards and many others. For example, South Arm Community Centre and Steveston Community Centre were the sites for community kitchen programs offered by Family Services of Greater Vancouver for newcomers and seniors. Additionally, School District No. 38 leads a number of food access initiatives including the long established Feed-U-Cate program and Backpack Buddies, in collaboration with St. Alban's Church, to provide weekend food supplements and hampers for students in need.

Having access to food is one of BC's social determinants of health. In addition to having access to retail food stores, resources to learn about healthy eating and food skills such as community kitchen programs, community gardens and orchards, and urban farms are equally crucial for Richmond residents. By reviewing the Richmond Food Asset Map and cross-referencing with the City's Planning Areas, disparities between neighbourhoods were identified, specifically: (1) the lack of access to low-cost meals, vegetables and fruits, and retail grocers in some neighbourhoods, and (2) some neighbourhoods have localized growing food programs (i.e. community gardens and orchards, and garden programs and education), while others do not. These identified disparities will inform the development of neighbourhood food hubs in underserved areas to address the lack of fresh and local produce and establish a healthier food environment at the neighbourhood level.

The Vancouver Coastal Health Food Asset Map is available at: www.vch.ca/public-health/nutrition/food-asset-map

Success Story

FOUNDRY RICHMOND (1.3.2)

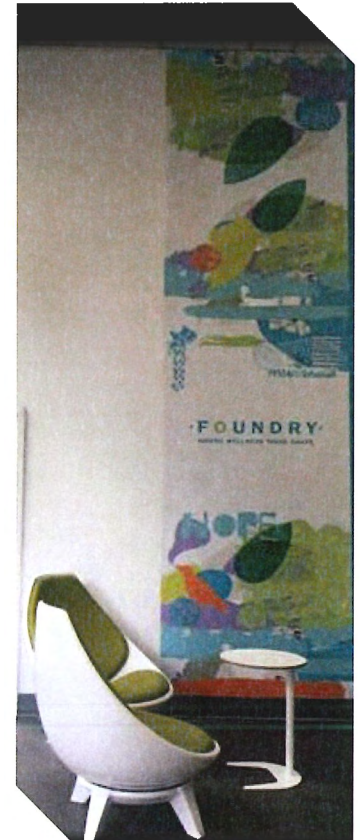
Foundry Richmond is part of an exciting province-wide network of integrated health and social service centres for young people ages 12 to 24. The centre offers a welcoming, safe, non-judgmental space for youth and their caregivers to access health and social services by improving availability, acceptability, and equitability. By offering a low-barrier, youth-friendly, single-point-of-access to mental health care, substance use services, primary care, social services and youth and family peer supports, Foundry Richmond makes it easier for young people to find the support they need sooner — before health challenges become problematic.

The development of Foundry Richmond is a flag-ship project for the community, bringing together leadership from education and health alongside over 15 community service agencies to co-design services that reflect the unique needs of our community. The City is a member of the Richmond Foundry Leadership Advisory Council and participates in planning as a partner and key stakeholder. Community service agencies work together to develop the operational needs of Foundry Richmond, and provide youth-centred in-kind services that connect youth and their families to a continuum of integrated services available throughout Richmond. For example, the City, Richmond Addiction Services Society and Foundry Richmond collaborated to develop and deliver an online Adulting 101 workshop series when youth identified the need to learn skills that would support their transition to adulthood, including sessions on mental wellness, finances and resume writing. As collaborative initiatives increase, Foundry Richmond will play a role in connecting youth to wellness resources such as the City's youth outreach and community-centre based programming.

The centring of youth voices in the design and implementation of Foundry Richmond has been integral since the project's inception. Through the engagement process that informed facility design, youth overwhelmingly expressed that the Foundry space should evoke a sense of calm, comfort and 'home', with natural elements such as plants, wood and a light, airy feel. The Foundry Youth Advocates table also provides an ongoing youth perspective to ensure provision of the most relevant services to Richmond youth and their families. This group also manages Foundry Richmond's Instagram social media account to ensure communications reflect a youth perspective. Efforts to ensure that youth feel welcome, heard and represented at Foundry Richmond will help to increase their feeling of connection to the community, and make it easier for youth to seek mental health and other services when they are needed.

The process of co-designing Foundry Richmond with input from youth, families and community partners has fostered relationships and expanded working partnerships, which results in better access to wellness opportunities for Richmond residents. Foundry Richmond will move to its permanent home in 2022, which will allow services and programs to expand into a fulsome, integrated system of care to meet the needs of Richmond youth and families.

This represents significant progress towards Key Action: (1.3.2) Implement the 'Foundry' Initiative, which is an integrated one stop shop for mental health, primary health care and social services for young people ages 12–24 with a focus on ready access to services and early intervention for wellness. This initiative is currently being implemented in cities across British Columbia.



Quick Facts

Contributions towards:

- ↑ Physical activity opportunities
- ↑ Healthy food outlets

- Walk Richmond, a program of the Richmond Fitness and Wellness Association and co-funded by the City of Richmond, provides guided walks led by volunteers throughout the year. Even with a three-month pause and reduced group capacity in 2020 due to COVID-19, Walk Richmond continued to provide opportunities to explore Richmond's parks and trails.

Walk Richmond	2018	2019	2020*
Guided Walks	35	37	31
Volunteers Engaged	238	240	138
Total Participants	1354	1539	745

*Walk Richmond did not offer programming for 3 months in 2020 due to COVID-19.

- The number of opportunities for community members to participate in active recreation and sport through registered programs available in City facilities was increasing prior to the pandemic.

	2018	2019	2020**
Active recreation and sport registered programs available	10,796	11,358	3,650
Participants	67,897	70,888	27,093

**City facilities were closed to the public for 2 months in 2020, with a phased implementation of virtual and in-person registered programs throughout 2020.

- Before the pandemic, approximately 145 healthy food and 75 mental wellness programs, events and workshops were offered each year in City of Richmond facilities (2018, 2019).
- Richmond's Community Garden Program boasts 434 individual plots across 11 community garden sites on City-owned public land. Approximately 220 additional garden plots used for educational purposes are located throughout School District No. 38 sites.
- School District No. 38 currently provides 90 daily lunches, 70 weekend supplements on a weekly basis, and distributes over 2000 monthly snacks to students in need.



Focus Area 2

Enhance physical and social connectedness within and among neighbourhoods and communities

Why is this important?

The importance of social connectedness to one's physical health and mental and emotional well-being is multifaceted. Having a sense of social connection, belonging and value in one's community certainly helps to increase one's mood and happiness; it also has protective effects on physical health, including a reduction in the risk of premature death. Studies have shown that periods of stress can elevate cortisol levels and activate the body's fight-or-flight response, slowing one's recovery from disease and increasing susceptibility to anxiety and depression. On the other hand, the benefits of social connectedness include 50% increased chance of longevity, stronger gene expression for immunity, and better emotion regulation skills.⁷

Focus Area 2 emphasizes strategic actions that promote physical and social connectedness in Richmond. Initiatives that increase physical connectedness of neighbourhoods and communities both enable individuals to access the people, programs and services that provide social support, and increase the chance for neighbours to meet organically. However, social connectedness often doesn't 'just happen', so programs, services and opportunities that intentionally foster social connections and caring are vital to facilitating social interaction that may lead to true friendships.

Intended outcomes include:

- ↑ Strong sense of community belonging
- ↑ Volunteers



Highlighted Achievements

AGE-FRIENDLY COMMUNITY BUILDING (2.1)

In 2019, the City received a \$25,000 Age-Friendly Communities grant from the Union of BC Municipalities (UBCM) to advance the work towards making Richmond an age-friendly community. This work brought together a diverse group of adults 55+ years living in the Seafair area of Richmond for a series of six neighbourhood meetings and a roundtable event to identify barriers and well-designed areas in the built environment that impact aging in place, wellness, health and social connections. This inclusive community planning initiative prioritized the local knowledge held by seniors about the built environment in their own neighbourhood and created opportunities for dialogues with neighbours. Given the potential to increase residents' sense of value and belonging to their neighbourhoods, the learnings from this grant project will inform the development of a Neighbourhood Strategy, as guided by the Wellness Strategy Action 2.1.1.

Objective: (2.1)

Provide opportunities to increase Richmond residents' sense of belonging to their neighbourhoods.



EXPLORING ECOLOGY THROUGH PLACE (2.1)

The Engaging Artists in Community Program is a Richmond Public Art initiative that supports artists with socially oriented art practices who wish to work collaboratively within communities in Richmond. Rachel Rozanski, the 2021/2022 artist-in-residence at the Richmond Public Library, is facilitating Exploring Ecology Through Place, a program that fosters cross-cultural exchange, inclusive community building and education with a focus on social isolation. Rozanski, an interdisciplinary artist whose works focus on biological, geological and material transformations in local ecology, will encourage workshop participants to explore and connect with their local ecology to define what “place” means to them through six public workshops and two StoryWalk programs.

IMPORTANCE OF PRIDE (2.1)

Pride Week, celebrated in late July to early August, signals to Richmond’s Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirit (LGBTQ2S) community that they will be respected, valued and safe in community places and spaces. In recent years, Richmond’s Pride activities have evolved beyond the one-week celebration to longer-term demonstrations of support.

- Ahead of Pride Week 2019, the City unveiled the Rainbow Crosswalk on Minoru Boulevard, between Richmond City Hall and the Richmond Cultural Centre. This permanent installation is a year-round symbol of inclusion and allyship.
- With funding from the Province of BC’s Community Resilience Program, from April to August 2019, the Richmond Art Gallery, Richmond Weavers and Spinners Guild and Richmond Public Art program collaborated to host a weekly community weaving workshop and speakers series entitled Re-imagining the Spectrum. Over four months, a safe space was nurtured for local artistic production and conversation reimagining the Pride flag as a communally woven table runner for an inaugural Pride picnic.
- Signs of Pride, a public art installation commissioned by West Richmond Community Association and Cambie Community Centre, celebrates and commemorates the history and culture of the LGBTQ2S community in Richmond. Through weekly meetings between May and August 2021, professional artists Sam McWilliams, Paige Gratland, and Phranc mentored youth artists to create column wraps that are displayed on the West Richmond Community Centre building.



TAKING CARE OF OURSELVES, TAKING CARE OF OTHERS (TCO²) (2.1)

TCO² is an annual workshop delivered in the Richmond School District to all Grade 6 and 7 students by Children of the Street (PLEA), designed and delivered by youth, for youth, about preventing sexual exploitation. The interactive session empowers youth to think critically, recognize signs of recruitment and luring, and understand what healthy relationships should look like. It also underscores the importance of fostering empathy and social connectedness in communities. Teachers receive age-appropriate extension activities, developed by the School District, to further the conversation following the presentation. A companion workshop is presented to students in alternate programs and is in development to be delivered to all secondary schools.

SNOW ANGELS AND GOOD NEIGHBOURS (2.1)

During the 2019-2020 snow season, the Snow Angels Program recruited 21 Richmond volunteers who spent over 63 hours shoveling snow to help residents with physical or mobility challenges remain connected to their community during heavy snowfall. In tandem, the Good Neighbour Campaign, an informational social marketing campaign, encouraged residents to connect with their neighbours to ensure that no one was isolated or cut-off from their community during a heavy snow event. These initiatives foster a sense of caring for others in the community to mitigate isolation in the winter months.



Success Story

SENIORS PHONE-IN PROGRAMS TO INCREASE CONNECTEDNESS (2.1)

Resilience is the ability to bounce back after a stressful situation, and it is enhanced through social connectedness. Some of the ways social connectedness can be understood is through indicators such as community members' sense of feeling alone, involvement in community activities, and one's perception of belonging to the community. COVID-19 limited the recreational activities available to seniors, which affected their ability to stay connected with others in the community. Many virtual programs were created using online platforms, but many seniors were still not able to access these programs due to lack of access to technology, cost, or knowledge. And even though a phone-in feature was available for virtual programs, many users reported feeling a sense of being "left out" when they could not see the screen like other participants.

Through the United Way Safe Seniors, Strong Communities Grant, telephone-based programming was developed to create connections among these isolated seniors in Richmond. Over 30 phone-in programs were offered for seniors, such as Music Rings, Meditation, Audiobook Club with the Richmond Public Library, Journey Through Time, and Hanging with the Guys. Program promotion used methods that would most likely reach isolated seniors, such as newspaper ads, brochures, reaching out directly to seniors during Wellness Check phone calls, and working with community partners to share information among their clientele. Seniors Coordinators at each facility also conducted reminder phone calls ahead of the programs to provide social support and encourage vulnerable seniors to participate.

The phone-in programs have had almost 150 participants to date. While most participants have the means and technology to participate in a combination of virtual and phone-in programs, this initiative managed to engage 20 isolated seniors who would not have been able to participate in virtual programs. Many of these seniors were interested in topics such as emergency preparedness, walking for health, and vaccination updates. As this grant-funded initiative will continue through the end of 2021, program coordinators will aim to connect with seniors who are still isolating due to COVID-19, those who face transportation barriers over the dark winter months, and who have health issues that prevent their in-person participation.

This contributes to **Objective: (2.1)** Provide opportunities to increase Richmond residents' sense of belonging to their neighbourhoods.



Success Story

COMPLETION OF THE RESILIENT STREETS PROJECT (2.1.1.1)

Richmond was selected as one of four demonstration communities in British Columbia for the Resilient Streets project with a PlanH grant of \$20,000 from BC Healthy Communities. The Resilient Streets project provided micro-grants for East and West Cambie neighbourhood residents to host neighbour-led events aimed to build social connections with immediate neighbours on residential streets and within multifamily dwellings. East and West Cambie were chosen as the focus sites given the diversity in neighbourhood characteristics, ranging from newly developed, higher density neighbourhoods in contrast to established suburban neighbourhoods with single-family homes.

A joint planning “Collaborative Table” of local partners led by the City, and including East Richmond Community Association, Vancouver Coastal Health, Richmond Public Library, Richmond Fire Service, RCMP, Richmond School District No. 38, and City Centre Community Association, provided guidance throughout the development and implementation of the project. Three project launch events were hosted at neighbourhood sites, which engaged over 70 people in dialogue and activities about building resilience and connections with neighbours, and participation in eight other community events hosted by community partners, which engaged over 250 people.

The Resilient Streets Project also distributed \$1,700 in micro-grants to applicants, in total funding nine neighbour-led social gatherings such as a holiday dinner at a seniors’ retirement co-op and a travel themed summer BBQ for a block of neighbours. One micro-grant recipient noted, “I’ve managed to form a WhatsApp group that connects about 16 of the houses on our one block!” Another recipient said of their micro-grant-funded event, “We spent a wonderful time together. I told them my experience of traveling to China recently, and taught my neighbours how to use WeChat.”

The project found that residents in the East and West Cambie areas have a strong desire to meet their neighbours, to make new connections and to collaborate to improve their community. However, project participants reported perceiving barriers and lack of personal capacity to build neighbour connections due to differences in language, culture, nationality, for example. Despite this, the micro-grants and information about social connectedness and resilience empowered participants to take the first steps in getting to know their neighbours. These findings were shared with City Council and staff in December 2018 and continue to inform future neighbourhood initiatives delivered across the City, including updates to the Neighbourhood Grants program.

This fulfills Priority Action: (2.1.1.1)

Implement the ‘Resilient Streets Program’ which aims to increase neighbour-to-neighbour connections, starting with the East and West Cambie Neighbourhoods. Learnings from this program will inform the Neighbourhood Strategy.



Quick Facts

Contribution towards:

↑ Volunteers

- The City's I Can Help volunteer management system provides a convenient and easy way to match volunteers with the wide range of volunteer opportunities available through the City and Community Associations and Societies. Based on hours of volunteer time tracked in the I Can Help system, the total number of volunteer hours contributed were increasing prior to the pandemic.

	2018	2019	2020
Total Volunteer Hours	81,869	82,275	15,554



A sample of measures on social connectedness in Richmond:

- From the BC COVID-19 SPEAK Population Health Survey Round 1 (conducted May 2020):
 - 58% of Richmond survey respondents said they are connecting with friends less than before the coronavirus pandemic. Province-wide, the response rate to the same question was: 61%.
 - 68% of Richmond survey respondents, with children 5-17, said their children have less connection with friends since schools closed in-person learning during the coronavirus pandemic. Province-wide, the response rate to the same question was: 78%.
 - 64% of Richmond survey respondents said they have a strong sense of community belonging. Province-wide, the response rate to the same question was: 65%.
- From the School District No. 38 Student Learning Survey (conducted in the 2020/21 School Year):
 - The percentage of students who responded to the question "Do you feel good about yourself?" with 'Many times' or 'All of the Time':
Grade 3/4 – 65% | Grade 7 – 47% | Grade 10 – 44% | Grade 12 – 45%
 - The percentage of students who responded to the question "How would you describe your health (mental or physical)?" with 'Excellent' or 'Very Good':
Grade 3/4 – question not asked | Grade 7 – 40% | Grade 10 – 34% | Grade 12 – 25%



CNCL - 257
(Special)

Focus Area 3:

Enhance equitable access to amenities, services and programs within and among neighbourhoods

Why is this important?

Equity is achieved when support and resources to enable access to opportunities is provided based on an individual's level of need, instead of providing everyone with the same level of support.⁸ About 75% of our overall health is determined by social factors like income, education, social support networks, and connections with others, and this leads to different levels of health and well-being for people of different population groups.⁹ An equity-based approach to the planning and delivery of amenities, services and programs prompts consideration of questions such as: *Who is not participating? What contributes to this exclusion? and What can be done differently to promote inclusion?*¹⁰

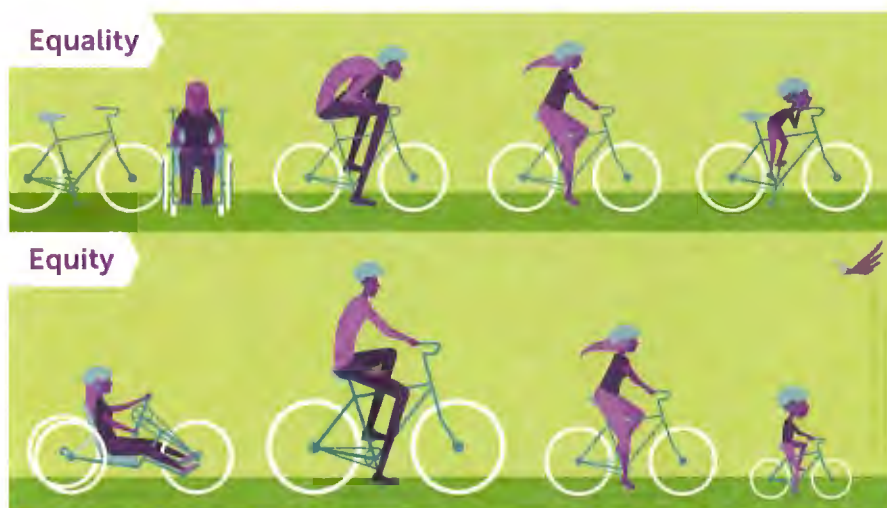


Photo credit: Robert Wood Johnson Foundation (2017)

Focus Area 3 includes actions that aim to level the playing field by: developing and applying an equity lens; providing supports to increase the ability to find, access and benefit from wellness resources; and intentionally reaching out to groups that experience identified barriers. Enhancing equitable access to amenities, programs and services in spaces where people live, learn, work and play helps to ensure that everyone has the basics to be healthy and well.¹¹

Intended outcomes include:

- ↑ Amenities, programs and services available by neighbourhood
- ↓ Reduced barriers to opportunities

Highlighted Achievements

CITY OF RICHMOND GRANT PROGRAMS (3.1)

The City provides support to many non-profit societies that enhance the quality of life of Richmond through its three City Grant Programs: Arts and Culture; Health, Social and Safety; and Parks, Recreation and Community Events. These non-profit societies play an integral role in providing programs and services to community members that contribute to the well-being of residents. The funding also helps to build organizational capacity and encourages partnerships in order to align resources across the community. In 2021, over \$850,000 in City of Richmond grants was awarded.

PRIMARY CARE NETWORK (3.1)

In 2019, it was announced that Richmond was among the first communities in BC to implement Primary Care Networks (PCN). Supported by VCH and the Richmond Division of Family Practice, a PCN is a team of local primary care service providers who partner to provide a continuum of services based at a central hub, such as a community health care centre. While family doctors remain the central caregiver, other health care providers who are part of the allied health team, such as mental health counsellors, dietitians and physiotherapists, enable a single point of access to a comprehensive range of care providers. This integrated model reduces barriers to accessing timely preventative health and wellness supports.

EQUITY ENVIRONMENTAL SCAN FOR SUMMER PROGRAMS (3.1.1)

In Spring 2021, City Centre Community Centre staff created a pilot Equity Check-list for summer daycamp programming. The goal of developing the tool was to prompt staff consideration of possible barriers or inequities that may be experienced by summer program participants. The checklist was completed by the community centre staff programming team, summer daycamp staff and summer volunteers prior to a training session on justice, equity, diversity and inclusion, and then again after completing the training. Participants demonstrated higher levels of understanding and reflection after completing the training and had many ideas about how to apply the concept of equity to their role as leaders in daycamps. The findings from this initiative will inform the process to develop an equity lens to assess what and where inequities are at a neighbourhood level.

BC HEALTHY COMMUNITIES PLAN H GRANT (3.1.1)

In July 2021, the City was successful in receiving a \$15,000 grant from BC Healthy Communities towards the development of an equity lens resource to support staff to better consider and address equity and inclusion through the program planning process. The City received one of ten PlanH grants from BC Healthy Communities to accomplish this strategic action, along with additional support from the City and Vancouver Coastal Health.

Objective: (3.1)

Align availability and access of programs and services to meet the needs of Richmond residents by addressing inequities at a neighbourhood level.

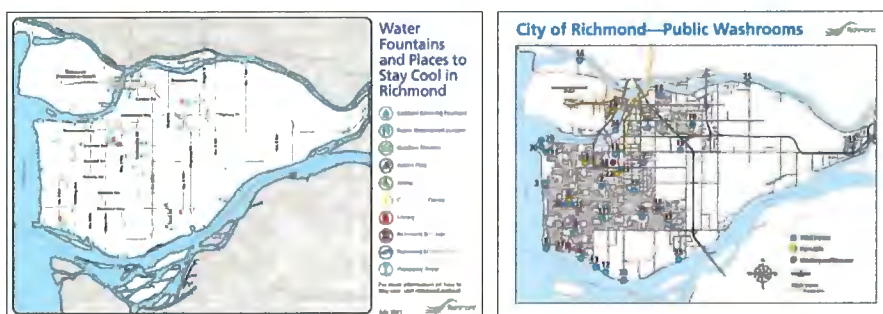


Key Action: (3.1.1)

Adopt an equity lens framework and assess what and where the inequities are at a neighbourhood level.

OUTDOOR PARK AND TRAIL AMENITY WAYFINDING MAPS (3.1.2)

In 2020, to facilitate continued use of public outdoor parks, trails and amenities for community members during the COVID-19 pandemic, maps were created that display public washroom locations and hours of availability, as well as maps of designated BBQ areas in Richmond parks. In response to extreme heat in 2021, an additional map that features places to stay cool in Richmond, including outdoor drinking fountains, outdoor shelters, pools and waterplay areas has been made available throughout the community in order to prevent heat related issues and continue to promote safety while participating outdoors.



Key Action: (3.1.2)
Create wayfinding tools which help residents and service providers to make best use of amenities, services, programs, natural and built environment opportunities that the neighbourhood offers.

SOCIAL PRESCRIBING (PRESCRIPTION FOR HEALTH) (3.1.3)

In a partnership between the City, VCH, Richmond Primary Care Network and the Richmond Division of Family Practice, a social prescribing pilot project is under development. Social prescription programs enable general practitioner doctors and other frontline healthcare professionals to refer patients to a Link Worker who support patients to design their own community-based solutions to improve their health and wellbeing. For example, a patient may identify the desire to increase physical activity, so the Link Worker would help 'co-produce' their 'social prescription' and identify community resources that meet their individual needs and preferences. Planning for the pilot project is currently underway and informed by best practices research.

Key Action:
(3.1.3) Introduce a 'Prescription for Health' initiative where local health care providers and school counsellors would prescribe physical activity utilizing local amenities, services, programs, natural and built environments in neighbourhoods.



COMMUNITY SCHOOL PILOT (3.1.4)

Through funding provided by the United Way Lower Mainland, School District No. 38 is piloting a Community Schools initiative. Using data from sources such as the Early Development Instrument, Middle Years Development Instrument, and Social Services Index, the School District can identify Richmond communities that may benefit from additional supports based on the socio-economic background of families and/or their geographic location. Through the community schools initiative, SD38 will collaborate with community partners to deliver a variety of after-school programming options for children in identified neighbourhoods. A key priority is to engage students in structured activities that support and enhance physical health, social and emotional development, a sense of belonging, and well-being in a safe space outside regular school hours. The Community Schools Coordinator will also aim to reduce barriers to service and enhance accessibility for vulnerable students. This staff position will also liaise with both school-based and district staff, including area counsellors, Settlement Workers in Schools, and the Indigenous Success Team, to ensure that programming opportunities are provided to the diverse student population. Richmond's new community school will enhance equity and inclusion, optimize use of facilities, and foster a connected learning community.

Key Action: (3.1.4)
Enhance partner outreach to groups where barriers to access and participation in services and programs have been identified.



LIBRARY CHAMPIONS (3.1.4)

The Richmond Public Library (RPL) participates in the Library Champions Project with NewtoBC, in which recent immigrants receive training about library services and programs as well as other community, health and social service resources in Richmond, in order to help other newcomers navigate and access resources, and participate more fully in the community. Forty (40) newcomers living in Richmond participated in the Library Champions project in 2020, who reached out to 1,067 newcomers that year. To date, RPL has supported over 199 Library Champions, who have collectively reached over 11,065 newcomers connecting them to an array of opportunities to access resources and participate in community life.

SCHOOL'S OUT – LEADERSHIP SKILLS GROUP (LSG) (3.1.4)

Delivered by Touchstone Family Association, with support from the Community Schools Coordinator, the School's Out – Leadership Skills Group for Grades 5, 6, and 7 students at McNeely Elementary and Mitchell Elementary. The program is offered in the 2021/22 school year and fosters opportunities for social and emotional development, to find inspiration in learning, to explore their creativity, and to have fun while also engaging in physical activity. Elements of the program that support student development include: a Circle component to build positive relationships with others and learn social and emotional skills; projects that spark interest and promote academic learning; creative activities; games and exercises that promote fun and fitness; and a community project that benefits their school or neighbourhood.



Success Story

FARMERS' MARKET INITIATIVES (3.1)

Farmers' Markets offer fresh, local, in season foods that typically travel less than 300 km in BC. They enable the community to directly support farmers and other local businesses, which strengthens the local economy and allows consumers to meet the people who grow and produce the food they are purchasing. To ensure Farmers' Markets are financially accessible, the Farmers' Market Nutrition Coupon Program (FMNCP) strengthens food security in communities by providing coupons to lower-income families, pregnant people and seniors. Coupons may be spent at participating farmers' markets to purchase vegetables, fruits, nuts, eggs, dairy, cut herbs, meat and fish.

Vancouver Coastal Health dietitians identified several groups that would benefit from increased access to fresh produce, including seniors, pregnant women and young families. Through support and funding from Richmond Public Health and the Richmond Chinese Evangelical Free Church, dietitians distributed Nutrition Coupons (valued at \$21 per week) to VCH Healthiest Babies Possible and Colt Young Parent Program participants to spend at farmers' markets. In 2019, over \$10,000 in Farmers' Market Nutrition Coupons were distributed to young families, and this increased in 2020, to almost \$16,000 in coupons. In 2021, the Nutrition Coupons were fully funded by the Farmers' Market Association of BC and extended to seniors in the Falls Prevention Program. This initiative has provided young parents, parents-to-be and seniors in Richmond with increased access to fresh, local food.

Recognizing the importance of access to local fresh food, City Council directed \$20,000 be allocated to support and enhance farmers' markets in both 2020 and 2021. In 2020, this funding supported an extension of the Kwantlen St. Farmers Market into the fall season, as well as the Sharing Farm to do an additional planting and commit to four of the extended market dates. This extension provided Richmond residents with access to locally grown produce and food products every Tuesday until December 15th in an open air venue. In 2021, in addition to supporting the Kwantlen St. Farmers Market and the Sharing Farm Society, the funding has also enabled the re-launch of the Steveston Farmers and Artisans Market. By increasing access to and availability of farmers' markets in Richmond, the food security needs of residents continue to be supported.

This contributes to Objective: (3.1)

Align availability and access of programs and services to meet the needs of Richmond residents by addressing inequities at a neighbourhood level, e.g., geographical, cost of programs and transportation, timing, cultural relevance and language needs or facilitating outreach opportunities.



Quick Facts

Contribution towards:

- ↓ Reduced barriers to opportunities
- The Recreation Fee Subsidy Program (RFSP) helps people of all ages living in Richmond who are in financial hardship. RFSP participants receive financial support for many registered and drop-in parks, recreation and cultural programs offered by the City of Richmond and its Community Associations and Societies. Prior to the pandemic, the number of participants in the RFSP was steadily growing and included adults and seniors who were not eligible for support under the previous program.

	2018/19	2019/20	2020/21
Total RFSP Clients	1367	1880	1241
Adults and seniors	883	1272	829





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(Special)

Focus Area 4:

Facilitate supportive, safe and healthy natural and built environments

Why is this important?

The physical environment can influence health and wellness in a number of ways. Increased connectivity within and among neighbourhoods via bike paths and linkages with public transit enhance active travel for work, school and other destinations, while green spaces, walking paths, trails, inviting amenities and recreation facilities can promote physical activity. Some evidence suggests that living in neighbourhoods with easy access to healthier food options is correlated with better diets and better overall health. Neighbourhoods with local destinations that draw neighbours to walk, talk and connect with each other provide a way to encourage social interaction and combat isolation and loneliness.¹²

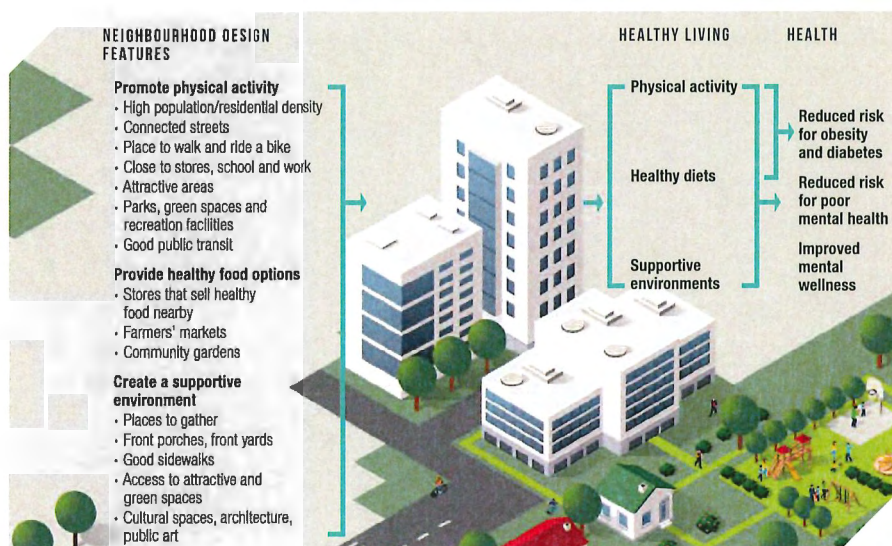


Photo credit: Public Health Agency of Canada (2017)

The strategic actions outlined in Focus Area 4 set the stage for improved wellness at the community level through the creation of public spaces that facilitate physical activity for active travel to access places for work, learning and resources like food assets and recreation centres. Additionally, there are actions that encourage leveraging the natural and built environments to create local spaces that are inviting, vibrant, and inspire physical activity, conversation or quiet contemplation.

Intended outcomes include:

- ↑ Walkability of neighbourhoods
- ↑ Outdoor unstructured play opportunities

Highlighted Achievements

PARKS IDENTIFICATION SIGNAGE PROGRAM (4.1.1)

Beginning in 2018, the City embarked on a signage initiative to better identify more than 40 of Richmond's neighbourhood parks and trails. The design of parks wayfinding signage takes into consideration the character, heritage and uniqueness of each park and trail, and provides information about what each site has to offer, regulatory information, and features consistency in the look and feel of materials and fabrication methods. To improve connectivity of walkable routes, priority locations include all arterial, city-street neighbourhood parks, key internal neighbourhood parks, and replacement and renewal of existing wayfinding signage on routes such as Shell Road Trail, Horseshoe Slough and South Dyke Trail.



Key Action: (4.1.1)

Improve connectivity by developing walkable routes in neighbourhoods that are accessible to all. Walkable routes could be further enhanced by: providing access to benches, washrooms and playgrounds, shade and gathering places; providing interactive and interpretive amenities; and implementing a wayfinding and signage plan for walkable routes within neighbourhoods.

TREE PLANTINGS IN PUBLIC SPACES (4.1.1)

Adopted in 2019, the Public Tree Management Strategy 2045 outlines the City's plan to manage Richmond's public urban forest, with a goal of enhancing and expanding the canopy cover over the public realm. Recent large-scale tree plantings have enhanced the following areas:

- Alexandra Greenway
- Garden City Park
- London-Steveston Neighbourhood Park
- MacCallan Park
- Paulik Park
- Railway Linear Park
- Terra Nova Park
- Woodward's Slough



E-SCOOTER PILOT PROJECT (4.1.2)

To keep pace with ever-evolving technology, in July 2021, the City received provincial and Council approval to participate in Province of BC's electric kick scooter (e-scooter) pilot project for a period of up to three years. Members of the community 16 years of age and over may legally ride e-scooters on some streets and paved pathways, as defined by City bylaws. In fall 2021, Council endorsed award of contract to Lime Technology, Inc. to operate a shared e-scooter and e-bike system as a pilot program for up to three years. The pilot program will also offer discounted rates for people enrolled in any federal, provincial, or local subsidy program. e-Scooters offer an alternate mode of active travel that is less expensive than a car or motorcycle, and relies on electricity rather than fuel.

RICHMOND RECREATIONAL TRAILS & CYCLING MAP (4.1.2)

A free updated cycling map was produced and distributed in partnership with Tourism Richmond to promote active transportation. The map identifies nearly 80 kilometres of designated on-and off-street bike routes, and suggests scenic destinations plus cycling safety tips and regulations. The map is downloadable from the City's Cycling in Richmond web page, and hard copies of the maps are available at City Hall, community centres and libraries.

Key Action: (4.1.2)

Continue to improve cycling networks across the city by: expanding the bike route network; expanding secured bike parking at City, health and school facilities; increasing access to bicycles and bicycle helmets to those facing barriers; and addressing barriers to using available bike routes.



WHEEL WATCH (4.1.2)

The City's Wheel Watch program provides secure bike parking at City events to encourage residents to cycle to attend community events. In 2019, over 2,000 people used the program as they cycled to 10 community events.



PAULIK FOOD FOREST (4.1.3)

The City received an Edible Trees Grant of \$3,500 through Tree Canada to plant fruit bearing species in Paulik Park that will benefit the neighbouring community. 93 trees, 235 shrubs and 110 ground covering plants were planted in the Fall of 2020. The vision is to establish an extension of the existing forest canopy and include native, edible berry-producing species to create the understory. The native berries will be available to anyone in the community.



Key Action: (4.1.3)

Enhance walkability/proximity to healthy food sources within neighbourhoods. Consideration can be given to one or more of the following best practice approaches: creating local spaces and incentives for community gardens, food sharing, farmers' markets and food skills programs; and creating mobile options that improve proximity to healthy food sources for areas with limited access (e.g., travelling 'pop up' units that sell fruit and vegetables).

NEW NEIGHBOURHOOD PARKS (4.1.4)

Richmond's City Centre and adjacent West Cambie areas have undergone a great deal of development and growth as the City shifts to a more compact urban community. Ensuring residents of Richmond's newest neighbourhoods continue to have access to parks and green spaces, and walkable linkages through the community is a priority.

- Capstan Neighbourhood Park, located at No. 3 Road and Capstan Way (adjacent to the future Canada Line Station), will be the central green space and urban plaza of this new neighbourhood in the Capstan Village area of City Centre. It features a children's playground with a public art piece that functions as a climbing feature, interactive water-play elements including a fountain and a nature-inspired channel, natural elements to inspire children's nature play, open lawn areas, tree and shrub plantings, an urban plaza and seating throughout the park.
- Aberdeen Neighbourhood Park, located at Cambie Road and Hazelbridge Way, is inspired by a 'Zen Garden' motif and aims to provide immersive spaces for quiet contemplation and passive recreation. It features a large urban square and gathering space, water feature, seating walls, and in Phase 2 (currently underway) an enclosed pavilion to house passive recreation activities, such as tai chi and yoga, and an all ages play ground will be added.
- Construction of Alexandra Neighbourhood Park is currently underway. This park is located along Odlin Road west of No. 4 Road, and will link the north and south sections of the Alexandra Greenway. Both the park and greenways will have extensive planting focused on native tree, shrub, and groundcover species to create a contiguous ecological habitat corridor between Cambie Road and the Garden City lands. The park will also feature recreational amenities such as a playground, basketball court, and off-leash dog park.

Key Action: (4.1.4)
Improve places and spaces at the neighbourhood level to make them accessible, inviting, healthy and safe through the addition of elements such as: furnishings and activities; nature; murals; book libraries; non-smoking outdoor and indoor spaces.



LEARNING ENVIRONMENTS AND SPACES GRANTS (4.1.4)

School District No. 38 offers a number of internal Innovation Inquiry Grants that aim to enhance collaborative inquiry, professional learning, and student learning in and among Richmond schools. In 2021, eleven schools are participating in Learning Environments and Spaces Pilot Grants. These schools are providing examples of how learning environments can be designed to support student learning in alignment with BC's redesigned curriculum and promote social belonging among students.

SCHOOL LIBRARY LEARNING COMMONS (4.1.4)

School libraries are evolving from places that simply hold resources to Library Learning Commons where a school community works together to create exciting learning opportunities. Library Learning Commons are flexible spaces that engage students with coding and robotics resources, Green Screens, 3D printers, art materials, games, puzzles and building materials, as well as a broad selection of print and digital books and periodicals. School District No. 38 school libraries are safe spaces that ensure equitable access to technology and diverse resources. Student well-being is further supported through wellness activities in libraries, book clubs and groups for gathering, and inviting spaces for reading and creating. Expanding the range of learning opportunities that appeal to diverse interests of students lays the foundation for more students to develop social connections with their peers, teachers and school.

TOGETHER AT MINORU CENTRE (4.1.4)

Composed of more than 300 steel silhouettes of local people and natural elements, the major artwork Together, by David Jacob Harder, depicts the shape of an adult and child. Installed in front of the Minoru Centre for Active Living in 2018, the public art piece was developed with dozens of individuals at Minoru Place Activity Centre, Minoru Aquatic Centre and Minoru Park as they were involved in a wide variety of activities. The piece reflects the sense of place of Minoru Park and the Richmond residents who enjoy it.



PLAYGROUND DEVELOPMENTS AND RENEWALS (4.1.5)

Playgrounds encourage health, fitness, and social liveability in the city while also supporting the healthy development of children. The City maintains 58 playgrounds across the community and as the city landscape changes and develops, playgrounds continue to be a central feature in parks new and old. As new park spaces are developed to meet population growth, playground design has emphasized the use of natural materials such as logs for climbing and balancing, inclusive play structures that facilitate participation of people with varying physical abilities, playgrounds that appeal to all ages, and structures that offer the opportunity to be challenged including rope-based playgrounds. Playground replacements and enhancements are implemented annually to meet current safety standards and to enhance unstructured play experiences through an updated design. Playground developments and renewals since 2018 include:

- Alexandra Neighbourhood Park
- Burkeville Neighbourhood Park
- Capstan Neighbourhood Park
- Garnet Tot Lot
- Kilgour Neighbourhood School Park
- London/Steveston Neighbourhood School Park
- Odlin Neighbourhood Park
- Palmer Garden City Park
- Richmond Nature Park
- Rideau Neighbourhood Park
- Talmey Neighbourhood School Park

Key Action: (4.1.5)

Increase indoor and outdoor unstructured play opportunities citywide and at a neighbourhood level at school and City playgrounds, parks and facilities by: increasing nature play elements; providing play equipment accessible to all e.g., playboxes available at community centres and parks; and creating learning opportunities in natural and built environments.



RAILWAY BIKE PARK (4.1.5)

Mountain and BMX biking is a popular sport and current trends dictate that in order to safely enjoy this activity, regularly practicing essential bike handling techniques and skills are important to develop one's abilities. Identified in the original Railway Greenway concept plan, the new Railway Bike Park provides an opportunity for beginner and intermediate riders to develop their skills on varied terrain, complementing the more advanced Garden City Bike Terrain Park. The bike park features both timber and landforms such as a pump track, ramps, teeter-totters and other features that teach and enhance essential mountain and MNX biking skills, a drinking fountain, plantings and natural features such as boulders, logs and stumps. Connected to existing trail networks and located near existing recreation facilities, the Railway Bike Park provides a new outdoor physical activity space for all ages.

COOK WHIMSICAL GARDEN (4.1.5)

The Whimsical Garden project by J Peachy, supported by Pat Calihou, Melissa West Morrison, Yolanda Weeks and Tiffany Yang, is an artist in residency project with grade 4 and 5 students at William Cook Elementary. Informed by the Community Wellness Strategy, this project enables students to activate outdoor spaces in their schoolyard through a series of virtual and outdoor in-person art activities and workshops incorporating Indigenous carving, puppetry and eco-arts. In September 2021, the project celebrated the Four Directions Canoe Garden installation.

EARLY CHILDHOOD DEVELOPMENT (ECD) HUBS IN RICHMOND NEIGHBOURHOODS (4.1.5)

The City of Richmond's ECD Hubs are neighbourhood-based facilities that provide family and child support services, including licensed child care programs, structured and unstructured play opportunities, food skills programming and garden spaces, as well as lending libraries for families. Designed with nature play elements in the play spaces, they offer learning opportunities for young children and parents and caregivers in two of the City's growing neighbourhoods. The Sprouts ECD Hub is located in Capstan Village and operated by the YMCA of Greater Vancouver. The Seedlings ECD Hub, located in central Richmond on No. 3 Road near the Brighthouse Canada Line Station, will be operated by the Richmond Society for Community Living when it opens in 2022.



Whimsical Garden, Creative Café Artist Collective, William Cook Elementary School, 2021

Visit the project blog for more information:
cookwhimsicalgarden.ca.

Success Story

ACTIVE TRANSPORTATION NETWORK (4.1.2)

Transportation networks that encourage active transportation improve equitable mobility and access, support placemaking and social cohesion as more people enjoy walking and cycling to destinations within and across neighbourhoods, and contribute to improved health and environmental sustainability.

As of 2020, Richmond's nearly 80 km (78.2 km) of cycling and rolling routes comprised of on-street bike routes and off-street bike paths, greenways and multi-use paths (excluding unpaved dyke trails), has increased from 72.6 km at the end of 2017. The completion of River Parkway in 2020 provides a safe cycling connection between the Gilbert Road Greenway and Cambie Road, with protected bike lanes and asphalt walkways for pedestrians. A multi-use pathway links River Parkway to the adjacent Middle Arm Waterfront Greenway, a paved section of the Dyke Trail, which features separated cycling and pedestrian paths providing connectivity from the cycling network west of the Richmond Olympic Oval to key active transportation linkages in the City Centre.

The City's cycling network is expanding in an effort to support sustainable, active modes of travel, improve safety, and increase physical activity levels. Multi-use pathways have been installed or improved across the city on: Alderbridge Way, Cambie Road, Garden City Road, No. 2 Road, No. 6 Road, Odlin Road, Railway Avenue, River Drive, Sexsmith Road, and Westminster Highway. Neighbourhood bikeways have also been established to serve local destinations such as parks and schools, including:

- Parkside Bikeway along Ash Street;
- Crosstown Bikeway between Railway Avenue and Garden City Road;
- Saunders-Woodwards Bikeway between Railway Avenue and Ash Street; and
- Along Odlin Road to Hazelbridge Way.

Existing bike routes are being upgraded to improve safety with the installation of physical protection between the bike lane and the vehicle lane, such as along Granville Avenue. Additionally, Phase 1 of community engagement to seek feedback to update the City's Cycling Network Plan was completed in June 2021. The Phase 2 engagement commenced in November 2021 to inform the prioritization of future cycling network improvements. The updated plan is anticipated to be finalized in Spring 2022.

This is ongoing progress towards Key Action: (4.1.2) Continue to improve cycling networks across the city by: expanding the bike route network; expanding secured bike parking at City, health and school facilities; increasing access to bicycles and bicycle helmets to those facing barriers; and addressing barriers to using available bike routes.



Success Story

COMMUNITY MURAL PROGRAM (4.1.4)

The City of Richmond's Community Mural Program has been the catalyst for 10 murals since the program's inception in 2018. Murals make public spaces inviting and activate them by adding beauty and colour, while the images foster community dialogue and help people connect with places. As well, the process of designing community murals fosters social connections as project participants share ideas to co-create a collaborative vision. A cornerstone of the Richmond Community Mural Program is the community-involved process that brings artists, students, community groups and local businesses together to transform the places where community members live, work, learn and play.

"As a local Richmond artist, I was thrilled to paint a mural for the city I grew up in. Throughout the painting process, I enjoyed connecting with the people of West Richmond and truly felt the support of the local community. This project gave me the opportunity to create a piece of public art that will hopefully be enjoyed by others for years to come."

- Laura Kwok, Ladybug and the Sun @ West Richmond Community Centre

Local Indigenous artist, Athena Picha, is working with students at Tomekichi Homma Elementary School to complete a mural as part of the 2021 Community Mural Program that explores local Indigenous stories and themes of belonging and community. In addition to adding vibrancy to the schoolyard, this project fosters learning and dialogue among the school community, including the children, families, teachers and staff, and neighbourhood residents.

Murals have been commissioned in partnership with many Richmond Community Associations and Societies, Richmond School District No. 38 elementary and high schools, and private businesses. The Community Mural Program is funded from the Public Art Program Reserve with matching and contributed funds from community project partners.

This is ongoing progress towards Key Action: (4.1.4) Improve places and spaces at the neighbourhood level to make them accessible, inviting, healthy and safe through the addition of elements such as: furnishings and activities; nature; murals; book libraries; non-smoking outdoor and indoor spaces.



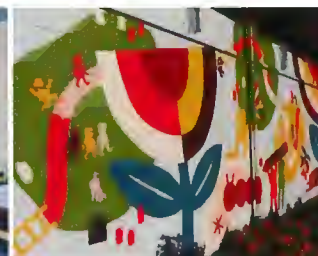
Homma Mural @ Tomekichi Homma Elementary School, by Atheana Picha (2021)



McMath Mural @ McMath Secondary School, by Dean Lauzé (2021)



Thinking Learning Caring @Thompson Elementary School, by Fiona Tang (2021)



Let's Play Let's Go @ Westwind Elementary School, by Dawn Lo and April de la Noche (2021)



Stages of Bloom @ Gateway Theatre, by Carmen Chan (2021)



Metamorphosis @ Lehigh Hanson, by Karen Yurkovich and Tristesse Seeliger (2021)



Richmond Ice Centre Community Mural, by Andrew Tavukciyan (2021)



Ladybug and the Sun @ West Richmond Community Centre, by Laura Kwok Uy (2020)



Richmond's home of Curl'ture & Curl'munity @ Richmond Winter Club, by Mark Anderson (2020)



Continuum @ Richmond Richmond Cultural Centre, by Richard Tetrault and Jerry Whitehead (2019)

Quick Facts

A sample of measures on walkability and unstructured play in Richmond.

- In 2020, Richmond had 134 km of public walking paths and trails.
- Outdoor spaces that offer opportunities for unstructured play across the city:
 - 58 playgrounds
 - 2 skate parks
 - 2 bike parks
 - 71 basketball full-courts and 40 half-courts
- From the Human Early Learning Partnership's Middle Years Development Instrument (MDI), Grade 8 and Grade 5 reports (conducted in Richmond (SD38), 2020-2021).
 - 75% of grade 5 students and 79% of Grade 8 students in Richmond reported that, from their perspective, in their neighbourhood/ community, there are safe places where they feel comfortable hanging out with friends.



Senior Week

Richmond

in others for and low cost
ivities and events all week long

RICHMOND.CA/SENIORSWE

activate!
wellness fair 55+

Focus Area 5:

Promote wellness literacy for residents across all ages and stages of their lives

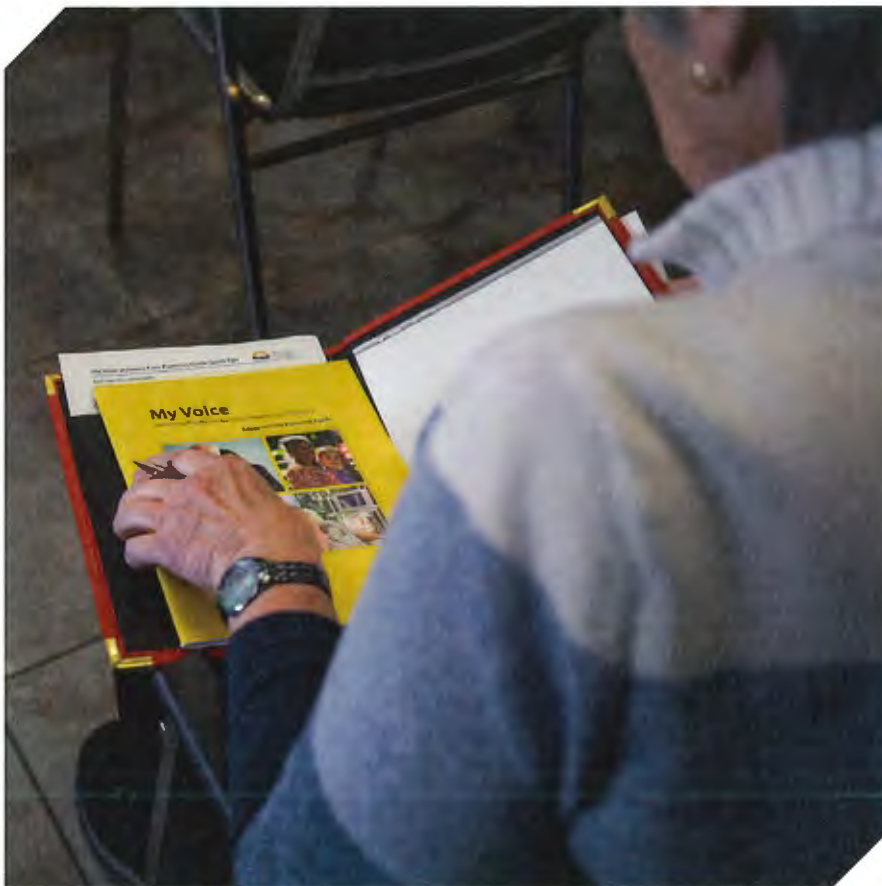
Why is this important?

Wellness literacy can be understood as the ability to access, understand, evaluate and communicate information as a way to promote, maintain and improve health and wellness across the life-course. Lower levels of health and wellness literacy are often associated with equity dimensions such as lower levels of literacy, lower educational attainment, and older adults.¹³ Improving health and wellness literacy can empower people to better navigate systems and share relevant information with service providers that can help improve their state of health and wellness, take action to address their health and wellness concerns, and adopt health and wellness promoting behaviours.

The strategic actions in Focus Area 5 aim to align community resources that contribute to building health and wellness literacy of community members.

Intended outcome:

- ↑ Awareness of wellness components



Highlighted Achievements

G.O. DAY (5.1.1.3)

G.O. Day is an annual, day-long expo where a selected group of Grade 8 and 9 girls are provided the opportunity to participate in both educational and activity workshops in a day long conference setting. This is a joint initiative of the City of Richmond, Vancouver Coastal Health and Richmond School District. Participants identified that participating with friends, building confidence and having more affordable opportunities were three things that could help them participate in physical activity more. To support continued participation after the event, community centres across Richmond offer G.O. Day Clubs and many other affordable activities to help provide ongoing social and skill development opportunities.

55+ ACTIVATE! WELLNESS FAIR (5.1.1.3)

The 55+ Activate! Wellness Fair is a biennial information fair held in June promoting health, wellness, safety and independence for the 55+ community. In past years, the information fair had over 40 booths, 21 workshops, presentations, a free wellness clinic, prize draws and Try-It activities, drawing up to 1,500 participants. In 2021, held in tandem with Seniors Week, seven online or phone-in wellness information sessions were offered, reaching 78 participants. Topics included: benefits of walking, meditation techniques, coping skills for caregivers (Cantonese), and community programs and services for seniors. As well, over 300 information bags filled with health and wellness resources were distributed to seniors across Richmond, from organizations such as Richmond Cares, Richmond Gives, Self-Management BC, Pathways Clubhouse, Richmond Food Bank Society, Alzheimers Society of BC, S.U.C.C.E.S.S. and more.



BETA-U CASE COMPETITION (5.1.3)

In early 2020, City Centre's Youth Leadership Team Beta-U hosted a Case Competition, tasking 16 competitors to work in teams to develop a business idea or initiative to address physical inactivity in youth. Teams developed proposals for apps, contests, and school-based programs. Youth reflected on barriers to physical activity in their own lives, and on what they need to stay physically active themselves. At the end of the competition, youth gained public speaking and business based skills, as well as an understanding of the importance of physical activity. The ideas generated during this event are being used to inform youth programming at City Centre Community Centre.

Priority Action:

(5.1.1.3) Provide educational workshops on wellness led by experts or high profile community members.



Key Action: (5.1.3)

Develop and implement incentives to promote wellness literacy.

Success Story

WELLNESS LITERACY IN CITY CENTRE (5.1.1.3)

The City Centre area of Richmond continues to undergo a transformation into the envisioned compact, transit-oriented, network of urban villages laid out in the City's City Centre Area Plan. With increased medium- and high-density housing and an emphasis on walkability and transit connectivity, the City's core has attracted a diverse population from around the world. According to the 2016 Census, 67% of City Centre residents reported speaking primarily a language other than English at home, and a median family income of \$58,621 (compared with a city-wide median of \$77,688). As well, City Centre has the highest number of seniors, aged 55 years and over, 19% of whom could not speak English or French (Census, 2016). In recognition of the diversity among older adults in the city core, the City Centre Community Association has been committed to intentional programming that serves the varied wellness needs of community members, including promoting social connectedness through the Artful Aging Enrichment Project, an intergenerational initiative offering a variety of art-based and wellness literacy workshops in different languages.

Through an ongoing partnership, City Centre Community Centre and S.U.C.C.E.S.S. collaborate to deliver programs and services, such as the provision of community resources during monthly seniors' wellness clinics that were a staple prior to the pandemic. This partnership has continued as the organizations co-deliver online programs that provide health and wellness information and resources to immigrants, including information on vaccines, nutrition, and falls prevention. A strength of this partnership is that participants may register with either organization, which increases the reach for both partners and introduces community members to new resources. As COVID-19 restrictions have eased, both organizations continue to work together on a range of online and in-person programs to address varying access and language barriers and wellness information needs of the City Centre community.

In another effort to promote health and wellness literacy, City Centre Community Centre has embarked on a new partnership with the UBC InterCultural Online Health Network (iCON). iCON is a university community engagement initiative that brings together health practitioners and community members to learn about chronic disease prevention and management, including diabetes, heart disease, and mental wellness. In Fall 2021, the community centre piloted two online iCON workshops. "Coping Well with Chronic Conditions at Home," delivered in Cantonese in September, and "Healthy Eating for Chronic Disease Management," delivered in Mandarin in October, engaged approximately 60 seniors. The sessions featured a presentation by a health expert and a registered nurse facilitated discussion to help participants interpret the information and provide guidance on how to access resources. Through educational and engaging programming aimed at improving health and wellness literacy, City Centre Community Centre is enabling community members to take action to improve their own health and well-being.

This contributes to
Priority Action: (5.1.1.3)
Provide educational
workshops on wellness
led by experts or high
profile community
members.



Success Story

COMMUNITY BETTER CHALLENGE (5.1.1.1)

ParticipACTION is a Canadian health promotion organization that makes physical activity research and best practices accessible to municipalities and the public. The Community Better Challenge is an annual initiative to mobilize communities across the country, leveraging ParticipACTION's mobile app for participants to track their physical activity, 'gamify' their progress by challenging friends and family to set physical activity targets, as well as view evidence-based messaging about the benefits of physical activity and tips for healthy sleep and mental wellness.

The City actively participates in the Community Better Challenge by not only promoting the 30-day challenge through social media and other communication channels, but also coordinating over 100 free online and in-person workshops, events, and activations city-wide to provide residents with ample opportunities to join the challenge. The added value is that once residents access the mobile app, they subsequently have access to a wide range of wellness information beyond the month of June to help keep them knowledgeable and motivated to continue being physically active.

In 2021, Thompson Community Association offered an eight-week Virtual Family Fitness Challenge, an online program that provided families an opportunity to engage in playful and inclusive workouts, led by a certified fitness instructor with a background in Early Childhood Education. The program ran every Tuesday and Saturday throughout May, culminating in June, and weekly challenges and prizes were offered to promote physical activity throughout the week. In the lead-up to this initiative, a trained facilitator ran two free Try-It fitness sessions for Thompson Community Centre preschool families. Staff took action on ParticipACTION's best practice recommendations and created awareness about the importance of parents' role modeling physical activity and the many benefits of being active as a family.

The Community Better Challenge is also an effective workplace wellness initiative. In 2019, Vancouver Coastal Health–Richmond promoted the challenge among staff through an employee wellness fair held at the beginning of the June at the Richmond Hospital. City of Richmond staff provided giveaway prizes to VCH employees who did 'Take Tens', such as ten jumping jacks, ten squats or ten push-ups. Collectively, VCH-Richmond staff logged over 182,000 minutes – or the equivalent of 125 days – of physical activity through the month of June.

2019 – Richmond placed 11th in BC with over 4,000,000 minutes of physical activity logged by participants.

2020 – Not offered due to COVID-19

2021 – Richmond placed 6th in BC with over 9,000,000 minutes of physical activity logged by participants.

This contributes to Priority Action:

(5.1.1.1) Develop and disseminate brief and easy to understand wellness messages in promotional materials.



Quick Facts

Contributions towards:

- ↑ Awareness of wellness components
- G.O. Day is a day-long event for girls in grades 8 and 9 to learn about physical activity, healthy eating and other wellness topics. Since its inception in 2006, over 1100 youth girls have participated in the educational workshop.

G.O. Day	2018	2019	2020
Total Participants	87	68	74

- The 55+ Activate! Wellness Fair is a biennial event offered in tandem with Seniors Week in June. Prior to the pandemic the event reached 1000 seniors through a variety of in-person wellness focused workshops and activities. It was offered virtually in 2021 with a reduced schedule.

55+ Activate!	2019	2020	2021*
Participants	1000	-	78
Opportunities	20	-	7

*In 2021, 55+ Activate! was offered through online workshops with a reduced schedule due to COVID-19.





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Conclusion

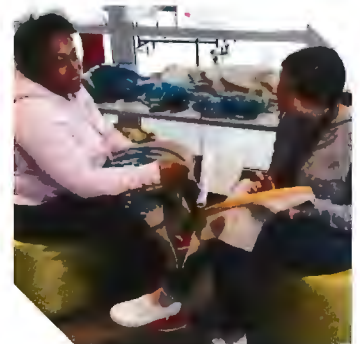
The Community Wellness Strategy (2018–2023) is a renewed commitment of the three partners—the City of Richmond, Vancouver Coastal Health-Richmond and Richmond School District No. 38—to work collectively to improve wellness. The collaborative and holistic approach to improve health and well-being for Richmond residents is an asset, which proved even more valuable during the COVID-19 pandemic. Through the collective and independent efforts of the City, Health Authority and School District, increased opportunities as well as support for physical activity, access to healthy food, mental wellness and social connectedness remained a priority.

The partners are collaborating on several projects that are on the horizon for the next phase of strategy implementation. Foundry Richmond will open its permanent location, offering expanded services through a collaborative model to provide health and mental wellness services to Richmond children, youth and families. A related initiative, the Integrated Child and Youth team that will provide health and wellness services through an outbound model will further increase access to these vital supports to young people and their families in Richmond.

Other collaborative efforts currently underway aim to improve equitable access to programs, services and amenities. Funding through a Plan H grant from BC Healthy Communities will support the initial stages of developing an equity lens framework, while planning for the development of a social prescribing program has begun.

The completed Food Asset Map has set the stage for identifying the need and potential locations for food hubs in neighbourhoods with a dearth of healthy food outlets. And the demand for community gardens, which offer residents the ability to grow their own vegetables, has prompted a community engagement process to identify need and inform the site selection of future gardens.

Last, but not least, the pandemic has highlighted the need for the community as a whole to rally around fostering resilience by creating supportive social environments and raising awareness about resources for mental health. Through the collaborative work between the City, Health Authority and School District, and through partnerships with other community organizations, Richmond will surely be a more active, caring, connected, healthy and thriving community.



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Appendix: Summary of Progress

Focus Area #1: Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.

OBJECTIVE #1

Increase the number of Richmond residents across all ages involved in physical activity and active, healthy lifestyles.

Key Action/Program/Initiative	Implementation Time-frame	Progress
1. Develop and implement a healthy active living campaign to increase awareness, understanding and participation in physical activity, healthy eating, and mental wellness opportunities and benefits.	Develop 2018–2019 Implement 2019–2023	Reassigned to 2022
2. Implement initiatives to keep Richmond residents active through enhancing walking and cycling programs city-wide and at a neighbourhood level.	2019–2023	Ongoing
Priority Action 1: Expand the scope of 'Move for Health Week' by including initiatives of the three partners (VCH-Richmond, SD38 and CoR), while also incorporating a focus on cycling.	2019–2020	In progress (now Community Better Challenge)
Priority Action 2: Increase neighbourhood level participation in the Walk Richmond program.	2020–2021	In progress
3. Increase structured and unstructured physical activity opportunities in the after school hours and encourage after school programs to include a minimum of 30 minutes of moderate to vigorous physical activity.	2018–2020	Ongoing
Priority Action 1: Scale-up the Art Truck initiative which includes physical activity, arts and culture and healthy eating.	2018–2019	Ongoing
4. Implement initiatives which encourage physical activity through programs and services that are neighbourhood specific.	Pilot Initiative 2018–2019 Implement 2019–2023	Completed Ongoing
Priority Action 1: Implement the Active Communities Grant Project focusing on physical activity initiatives in the City Centre neighbourhood.	2018–2019	Completed
Priority Action 2: Encourage 30 minutes of daily moderate to vigorous physical activity in school.	2018–2019	Ongoing

Ongoing = Long-term, continuous activities.

In progress = Activities that have been initiated, but not near completion.

OBJECTIVE #2

Increase the number of Richmond residents across all ages making healthy food choices.

Key Action/Program/Initiative	Implementation Time-frame	Progress
1. Implement a Healthy Eating Strategy that increases access to healthy and safe foods at a neighbourhood level and builds upon and aligns with the Richmond Food Charter and the Regional Food System Action Plan. ¹ This includes coordinating and enhancing healthy eating opportunities in schools, public buildings, and where gaps have been identified at a neighbourhood level.	Ongoing to 2023	Ongoing
Priority Action 1: Include healthy and, where possible, local food at concession stands, in vending machines and cafes in public facilities and schools. ²	2019–2020	In progress
Priority Action 2: Expand community gardens in neighbourhoods across Richmond, to encourage social interaction, physical activity and access to fresh affordable vegetables and fruits for residents.	2018–2020	Ongoing
2. Expand or implement neighbourhood food hubs in underserved areas to address the lack of fresh and local produce and establish a healthier food environment at the neighbourhood level.	Ongoing to 2023	Ongoing
Priority Action 1: Complete the Richmond Food Asset Map to inform the Neighbourhood Food Hub initiative.	2018–2019	Completed
Priority Action 2: Conduct school food environment audits within identified neighbourhoods to inform and strengthen the Neighbourhood Food Hub initiative.	2018–2020	In progress

¹ Links to: Richmond Food Charter: https://www.richmond.ca/_shared/assets/7_RichmondFoodCharter44751.pdf
 metrovanancouver Regional Food System Action Plan 2016 <http://www.metrovancouver.org/services/regional-planning/agriculture/rfs-strategy/Pages/about-the-strategy.aspx>
² <https://www.healthlinkbc.ca/healthy-eating/schools-and-communities>

Key Action/Program/Initiative	Implementation Time-frame	Progress
<p>3. Enable residents of all ages to make healthy food choices through educational opportunities and programs that are culturally relevant.</p> <p>Priority Action 1: Develop effective teaching tools to assist residents to make healthy food choices.</p> <p>Priority Action 2: Develop new or expand current partnerships that provide food skills programs for Richmond residents, e.g., Diabetes Canada 'Food Skills for Families' program; The Sharing Farm cooking and nutrition food skills program; and community centre cooking classes.</p> <p>Priority Action 3: Promote and support the implementation of 'Appetite to Play' in Richmond early childhood programs including daycares, preschools and those provided or funded by the partners.</p> <p>This initiative is focused on training and supporting early years' providers to enhance knowledge, skills and confidence in providing environments for children that incorporate healthy eating and physical activity.</p> <p>Priority Action 4: Focus the annual VCH- Richmond/SD 38 Book Mark contest on healthy food choices in year1, physical activity in year 2, mental wellness in year 3 and social connectedness in year 4.</p>	<p>Ongoing to 2023</p> <p>2018–2020</p> <p>2019–2021</p> <p>2018–2020</p> <p>2018–2022</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>In progress</p> <p>Ongoing</p>

OBJECTIVE #3

Increase the number of individuals across all ages reporting a positive state of mental wellness.

Key Action/Program/Initiative	Implementation Time-frame	Progress
1. Implement initiatives to increase access to mental wellness resources for residents.	2019–2023	Ongoing
Priority Action 1: Enhance activities of the three partners to promote Mental Health Week.	2019–2020	Under review
Priority Action 2: Implement an initiative to support residents' mental wellness through a 'Go-To' Mental Wellness Referral program. This initiative would involve enhancing the capacity of front line staff at City, public health and school facilities, so they would have the ability to connect individuals with the appropriate resources in Richmond.	2019–2021	Reassigned to 2022
2. Implement the 'Foundry' Initiative, which is an integrated one stop shop for mental health, primary health care and social services for young people ages 12–24 with a focus on ready access to services and early intervention for wellness. This initiative is currently being implemented in cities across British Columbia. ³	Ongoing to 2023	Significant progress
3. Develop a common language around what mental wellness means and integrate it into resources developed to support mental wellness.	Ongoing to 2023	Ongoing
Priority Action 1: Adopt a common social/emotional competency curriculum that can be applied to children, youth and adult programs aimed at supporting mental wellness. Utilize the EDI, MDI and McCreary data and research for Richmond to inform the curriculum and other programs/strategies that have the potential to decrease risk factors and increase protective factors during developmental stages.	2018–2020	Ongoing

³ www.foundrybc.ca.

Focus Area #2: Enhance physical and social connectedness within and among neighbourhoods and communities.

OBJECTIVE #1

Provide opportunities to increase Richmond residents' sense of belonging to their neighbourhoods.

Key Action/Program/Initiative	Implementation Time-frame	Progress
1. Develop and implement a Neighbourhood Strategy with a focus on programs, services and initiatives, as well as built and natural environment elements that enhance social connectedness within and among neighbourhoods.	Develop 2019–2021 Implement 2021–2023	Reassigned to 2023
Priority Action 1: Implement the 'Resilient Streets Program' which aims to increase neighbour-to-neighbour connections, starting with the East and West Cambie Neighbourhoods. Learnings from this program will inform the Neighbourhood Strategy.	2018–2019	Completed

Focus Area #3: Enhance equitable access to amenities, services and programs within and among neighbourhoods.

OBJECTIVE #1

Align availability and access of programs and services to meet the needs of Richmond residents by addressing inequities at a neighbourhood level, e.g., geographical, cost of programs and transportation, timing, cultural relevance and language needs or facilitating outreach opportunities.

Key Action/Program/Initiative	Implementation Time-frame	Progress
1. Adopt an equity lens framework and assess what and where the inequities are at a neighbourhood level.	2018–2020	In progress
2. Create wayfinding tools which help residents and service providers to make best use of amenities, services, programs, natural and built environment opportunities that the neighbourhood offers.	2019–2022	Ongoing
Priority Action 1: Create a visually appealing map illustrating City parks, recreation and arts amenities.	2019–2020	Reassigned to 2022
3. Introduce a 'Prescription for Health' initiative where local health care providers and school counsellors would prescribe physical activity utilizing local amenities, services, programs, natural and built environments in neighbourhoods.	Ongoing to 2023	In progress
4. Enhance partner outreach to groups where barriers to access and participation in services and programs have been identified.	Ongoing to 2023	Ongoing
Priority Action 1: Establish a partner task group to clarify existing barriers to be addressed and priority solutions.	2019–2020	Reassigned to 2022

Focus Area #4: Facilitate supportive, safe and healthy natural and built environments.

OBJECTIVE #1

Identify and implement healthy natural and built environments to improve the wellness of Richmond residents.

Key Action/Program/Initiative	Implementation Time-frame	Progress
<p>1. Improve connectivity by developing walkable routes in neighbourhoods that are accessible to all. Walkable routes could be further enhanced by:</p> <ul style="list-style-type: none"> ■ Providing access to benches, washrooms and playgrounds, shade and gathering places ■ Providing interactive and interpretive amenities ■ Implementing a wayfinding and signage plan for walkable routes within neighbourhoods. 	Ongoing to 2023	Ongoing
<p>2. Continue to improve cycling networks across the City by:</p> <ul style="list-style-type: none"> ■ Expanding the bike route network ■ Expanding secured bike parking at City, health and school facilities ■ Increasing access to bicycles and bicycle helmets to those facing barriers ■ Addressing barriers to using available bike routes 	Ongoing to 2023	Ongoing
<p>3. Enhance walkability/proximity to healthy food sources within neighbourhoods. Consideration can be given to one or more of the following best practice approaches:</p> <ul style="list-style-type: none"> ■ Creating local spaces and incentives for community gardens, food sharing, farmers' markets and food skills programs ■ Creating mobile options that improve proximity to healthy food sources for areas with limited access (e.g., travelling 'pop up' units that sell fruit and vegetables) 	Ongoing to 2023	Ongoing
<p>4. Improve places and spaces at the neighbourhood level to make them accessible, inviting, healthy and safe through the addition of elements such as:</p> <ul style="list-style-type: none"> ■ Furnishings and activities ■ Nature ■ Murals ■ Book libraries ■ Non-smoking outdoor and indoor spaces 	Ongoing to 2023	Ongoing

Key Action/Program/Initiative	Implementation Time-frame	Progress
<p>5. Increase indoor and outdoor unstructured play opportunities city-wide and at a neighbourhood level at school and City playgrounds, parks and facilities by:</p> <ul style="list-style-type: none"> ■ Increasing nature play elements ■ Providing play equipment accessible to all e.g., playboxes available at community centres and parks ■ Creating learning opportunities in natural and built environments 	Ongoing to 2023	Ongoing

Focus Area #5: Promote wellness literacy for residents across all ages and stages of their lives.

OBJECTIVE #1

Strengthen awareness and understanding of wellness including benefits and opportunities for improving wellness.

Key Action/Program/Initiative	Implementation Time-frame	Progress
1. Develop and implement a wellness literacy campaign as a key component of the healthy active living campaign.	Develop 2018–2019 Implement 2019–2023	Reassigned to 2022
Priority Action 1: Develop and disseminate brief and easy to understand wellness messages in promotional materials.	2019–2020	In progress
Priority Action 2: Host a wellness literacy fair for staff from the three partner organizations.	2019–2020	In progress, paused due to COVID-19
Priority Action 3: Provide educational workshops on wellness led by experts or high profile community members.	2020–2021	Ongoing
2. Coordinate and connect the wellness communications and information sharing tools of the three partners. Aim to establish a common place/platform for wellness information.	2019–2021	Under review
Priority Action 1: Develop linkages among current partner websites for sharing evidence-based wellness messages endorsed by the three partners.	2019–2020	Under review
3. Develop and implement incentives to promote wellness literacy.	Develop 2019–2020 Implement 2020–2023	Reassigned to 2022
Priority Action 1: Share wellness success stories to celebrate the wellness achievement of Richmond residents and report on progress using a common platform endorsed by the three partners.	2020–2021	In progress



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City of Richmond

Report to Council

To: Richmond City Council

Date: December 6, 2021

From: Peter Russell
Chair, Development Permit Panel

File: DV 21-934492

Re: **Development Permit Panel Meeting Held on November 24, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 21-934492) for the property at 11120 Silversmith Place be endorsed and the Permit so issued.

Peter Russell
Chair, Development Permit Panel
(604-276-4130)

WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 24, 2021.

DV 21-934492 – CTA DESIGN GROUP – 11120 SILVERSMITH PLACE
(November 24, 2021)

The Panel considered a Development Variance Permit (DV) to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of a building within the Industrial Business Park (IB1) zone from 16 m to 19.5 m, to accommodate the construction of a new polyfilm fabrication tower addition to the existing building.

Applicant, Craig Mitchell, of CTA Design Group and Dave Brandle, of Layfield Group, provided a brief presentation, including:

- New equipment will be added to the existing plastic manufacturing facility which will require a new equipment tower.
- The proposed tower will go through the existing roof structure of the building and will be located adjacent to the existing towers in the subject site.
- The proposed tower will only change the original roofline of the existing building and its design would be similar to that of the existing towers.
- Proposed sustainability features associated with the proposed development variance permit application include four electric vehicle (EV) parking spaces which are ready to use, additional four EV parking spaces in the future, and use of renewable energy sources for heating the building.

Staff noted that: (i) there were two building height variances previously approved for the subject site; (ii) the proposed height variance is lower than the previously approved height variances; (iii) the proposed variance is consistent with the City's Industrial Lands Intensification Initiative objectives to better utilize the City's existing industrial lands; and (iv) the proposed installation of the new tower equipment will allow the long-standing plastics manufacturing facility to expand its operations and remain in Richmond.

In reply to Panel queries, the applicant acknowledged that: (i) the exterior cladding materials and colour for the proposed tower would match those of the existing towers; (ii) a roof hatch will be added for the new tower; (iii) an interior stair structure will be installed to access the new equipment for maintenance; (iv) the applicant is confident that the existing building foundation would be able to support the weight of the new equipment and will conduct a review at the Building Permit stage; and (v) a ventilation system will be installed for the proposed tower.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel expressed support for the project, noting the proposed sustainability features and the existing manufacturing facility's investment to the community.

The Panel recommends the Permit be issued.