



City of
Richmond

Notice and Agenda Special Council Meeting

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

Date: Wednesday, December 20, 2023
Time: 3:00 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

RECESS FOR PUBLIC WORKS AND TRANSPORTATION
COMMITTEE AND PARKS, RECREATION AND CULTURAL
SERVICES COMMITTEE (OPEN and CLOSED) AND SPECIAL
CLOSED COUNCIL

RECONVENE FOLLOWING RECESS FOR PUBLIC WORKS
AND TRANSPORTATION COMMITTEE AND PARKS,
RECREATION AND CULTURAL SERVICES COMMITTEE
(OPEN and CLOSED) AND SPECIAL CLOSED COUNCIL

MINUTES

**CNCL – 1
(Special)**

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- CNCL-5 1. *Motion to:*
 (1) *adopt the **minutes** of the Regular Council meeting held on
 December 11, 2023.*

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GENERAL PURPOSES COMMITTEE

2. **SIDEWALK SNOW REMOVAL HOUSEKEEPING AMENDMENTS
TO TRAFFIC BYLAW NO. 5870 AND NOTICE OF BYLAW
VIOLATION DISPUTE BYLAW NO. 8122**
(File Ref. No. 10-6000-01) (REDMS No. 7442365)

RECOMMENDATION to be forwarded from the General Purposes
Committee meeting.

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3. **AMENDMENTS FOR BUILDING REGULATION BYLAW NO.7230,
NOTICE OF BYLAW VIOLATION DISPUTE BYLAW NO. 8122, AND
MUNICIPAL TICKET INFORMATION AUTHORIZATION BYLAW
NO. 7321**
(File Ref. No. 12-8375-01) (REDMS No. 7409592)

RECOMMENDATION to be forwarded from the General Purposes
Committee meeting.

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4. **APPLICATION BY BC HOUSING MANAGEMENT COMMISSION
FOR A TEMPORARY USE PERMIT AT 2520, 2540, 2560, 2580, 2600,
2640 SMITH STREET AND 9031 BRIDGEPORT ROAD**
(File Ref. No. TU 23- 032827) (REDMS No. 7454490)

RECOMMENDATION to be forwarded from the Planning Committee
meeting.

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5. **TRANSLINK 2024 COST-SHARE FUNDING APPLICATIONS –
TRANSPORTATION PROJECTS**
(File Ref. No. 10-6500-01) (REDMS No. 7431762)

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

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6. **AWARD OF CONTRACT 8157Q - SUPPLY AND DELIVERY OF JANITORIAL AND CLEANING SUPPLIES**

(File Ref. No. 10-6000-01) (REDMS No. 7406625)

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

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7. **2024-2028 – 5 YEAR FINANCIAL PLAN**

(File Ref. No. 03-0970-25-2024-01/2023) (REDMS No. 7455764)

CNCL-19

See Page CNCL-19 for full report

STAFF RECOMMENDATION

- (1) *That the Consolidated 5 Year Financial Plan (2024-2028) Bylaw No. 10515 be introduced and given first, second, and third readings, and*
- (2) *That staff undertake a process of public consultation in accordance with Section 166 of the Community Charter.*

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BYLAWS FOR ADOPTION

CNCL-39

Public Notice Bylaw No. 10520

Opposed at 1st/2nd/3rd Readings – None

☐

CNCL-41

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10435**

(8420 Heather Street, RZ 21-938262)

Opposed at 1st Reading – None.

Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

8. RECOMMENDATION

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

CNCL-43
CNCL-61

- (1) *That the **minutes** and **Chair's report** of the Development Permit Panel meeting held on December 13, 2023, be received for information; and*
- (2) *That the recommendation of the Panel to authorize the issuance of:*
- (a) *a Development Permit which would:*
- (i) *Permit the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned "Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)"; and*
- (ii) *Vary the provisions of Richmond Zoning Bylaw No. 8500 to allow 37 per cent of the required vehicle parking spaces to be small car spaces,*
- be endorsed, and the Permit so issued.*



ADJOURNMENT



Claudia Jesson

Claudia Jesson
Corporate Officer



Regular Council

Monday, December 11, 2023

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R23/21-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on November 27, 2023, be adopted as circulated; and*
 - (2) *the Metro Vancouver 'Board in Brief' dated November 24, 2023, be received for information.*

CARRIED



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COMMITTEE OF THE WHOLE

- R23/21-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R23/21-3 4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

- R23/21-4 5. It was moved and seconded
That Items No. 6 through No. 13 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on November 28, 2023;*
- (2) *the Finance Committee meeting held on December 4, 2023;*
- (3) *the General Purposes Committee meeting held on December 4, 2023;*
and
- (4) *the Planning Committee meeting held on December 5, 2023;*
be received for information.

ADOPTED ON CONSENT



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**7. OPPORTUNITY FOR JAPANESE CANADIAN BOAT BUILDER
DISPLAY AT BRITANNIA SHIPYARDS**

(File Ref. No. 11-7141-01) (REDMS No. 7441423, 7490675)

- (1) *That staff be authorized to submit an application to the Japanese Canadian Legacies Fund for up to \$400,000 for the creation of a Japanese Canadian Boat Builders Display at Britannia Shipyards as described in the report titled “Opportunity for Japanese Canadian Boat Builder Display at Britannia Shipyards”, dated October 25, 2023, from the Director, Arts, Culture and Heritage Services;*
- (2) *That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Services be authorized to execute the agreement on behalf of the City of Richmond with the Japanese Canadian Legacies Fund;*
- (3) *That should the funding application be successful, the Consolidated Five-Year Financial Plan (2023-2027) be amended accordingly; and*
- (4) *That should the funding application be successful, the Chief Administrative Officer and General Manager, Community Services be authorized to negotiate the terms of the Sakamoto donation, including the Crystal S vessel; and*
- (5) *That staff report back to Committee with an update in May 2024.*

ADOPTED ON CONSENT

**8. SPORTS FACILITY NEEDS ASSESSMENT – COMMUNITY
ASSOCIATION AND SOCIETY ENGAGEMENT UPDATE**

(File Ref. No. 11-7000-10-02) (REDMS No. 7405278, 7437364, 7437735, 7431510, 7468057)

- (1) *That the prioritized sport facility and infrastructure list be received and endorsed in principle for consideration in future corporate facility or park plans as outlined in the staff report titled “Richmond Sports Facility Needs Assessment – Community Association and Society Engagement Update”, dated October 20, 2023, from the Director, Recreation and Sport Services;*
- (2) *That, should opportunities arise, the priority list can be changed; and*



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- (3) *That staff continue to outreach and find opportunities to engage people and groups in emerging sports.*

ADOPTED ON CONSENT

9. BOWLING GREEN COMMUNITY ACTIVITY CENTRE TERMS OF REFERENCE FOR PUBLIC ART PROJECT

(File Ref. No. 11-7000-09-20-283) (REDMS No. 7418679, 7366578)

That the Terms of Reference for the Bowling Green Community Activity Centre public artwork, as presented in the report titled “Bowling Green Community Activity Centre Terms of Reference for Public Art Project”, from the Director, Arts, Culture and Heritage Services, dated November 1, 2023, be endorsed.

ADOPTED ON CONSENT

10. PUBLIC NOTICE BYLAW NO. 10520

(File Ref. No. 12-8060-20-010520) (REDMS No. 7465322, 7470151)

- (1) *That Council resolve that it has considered the principles prescribed by Public Notice Regulation B.C. Reg. 52/2022 in accordance with subsection 94.2(6)(a) of the Community Charter, SBC 2003, Chapter 26, as amended; and,*
- (2) *That the Public Notice Bylaw No. 10520, a bylaw to provide for alternative means of publishing a statutory notice, be introduced and given first, second and third readings.*

ADOPTED ON CONSENT

11. NALOXONE KITS IN CIVIC BUILDINGS

(File Ref. No. 02-0650-01; 11-7200-01) (REDMS No. 7489239, 7490682)

- (1) *That Naloxone Kits are made available for the public to access at all Richmond civic buildings including the Richmond Olympic Oval; and,*
- (2) *That procedures for access are developed along the lines of access to Automated External Defibrillators.*

ADOPTED ON CONSENT



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**12. 2024 OPERATING AND CAPITAL BUDGETS FOR RICHMOND
PUBLIC LIBRARY**

(File Ref. No. 03-0970-25-2024-01) (REDMS No. 7434262)

That the 2024 proposed Richmond Public Library budget with a municipal contribution of \$11,285,400 as presented in Attachment 1 from the Chief Librarian and the Secretary of the Board, be approved.

ADOPTED ON CONSENT

13. 2024 PROPOSED OPERATING BUDGET

(File Ref. No. 03-0970-25-2024-01) (REDMS No. 7374856, 7490668)

- (1) *The 2024 Proposed Operating Budget as presented in Budget Option 2 for a total of 5.62% be approved as outlined below:*
- (a) *A same level of service budget increase of \$8,900,427 after tax growth with a tax increase of 3.10% be approved; and*
 - (b) *Emerging organizational additional levels in the amount of \$1,501,828 as presented in Attachments 8, 9 and 10 of the staff report titled 2024 Proposed Operating Budget with a tax increase of 0.52% be approved; and*
 - (c) *Transfer to reserves for Investment in Community Facilities as per Council's Long Term Financial Management Strategy in the amount of \$2,870,523 with a tax increase of 1.00% be approved; and*
 - (d) *Senior level government and other government agency increase of \$3,491,599 with a tax increase of 1.22% be approved; and*
 - (e) *Use of reserves for program expenditures for Affordable Housing, Child Care and Public Art programs of \$1,581,197 as presented in Attachment 7 be approved; and*
 - (f) *Operating budget impacts totalling \$971,855 with a tax increase of 0.34% be approved; and*
 - (g) *The Rate Stabilization Account be used to reduce the overall impact of additional operating costs for a total of \$1,612,500 resulting in a tax decrease of 0.56% be approved; and*



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- (2) *The 2024 Operating Budget as approved be included in the Consolidated 5 Year Financial Plan (2024-2028).*

ADOPTED ON CONSENT

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

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

14. 2024 PROPOSED CAPITAL BUDGET

(File Ref. No. 03-0970-25-2024-01) (REDMS No. 7375551, 7490665, 7498414)

R23/21-5

It was moved and seconded

- (1) *That the 2024 Proposed Capital Budget as presented in Appendix 3 totaling \$208,564,335 be approved; and*
- (2) *That the 2024 Proposed Capital Budget as approved be included in the Consolidated 5 Year Financial Plan (2024-2028).*

The question on the motion was not called as the following **amendment motion** was introduced:

R23/21-6

It was moved and seconded

That the motion be amended to add:

That the Brighthouse Park Baseball Diamond Infield Upgrade facility, at a cost of \$520,000, be added to the Capital budget with funding coming from the Council Community Initiatives Account.

The question on the amendment motion was not called as discussion ensued with respect to the funding source and suggested improvements to the Brighthouse Park baseball field.



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In response to queries from Committee, staff noted that (i) the Council Community Initiatives Account has a current balance of \$1.3 million, can be used for various projects at Council's discretion, and gets topped up annually, (ii) if approved, the Brighthouse Park Baseball Diamond upgrade can be incorporated into the Parks Services schedule without affecting other projects or priorities, (iii) the new artificial turf infield would join seamlessly with the adjacent sand-based natural turf field, both equipped with drainage, and the life expectancy of most artificial turf surfaces is approximately 12-15 years, and (iv) the field is primarily used for baseball and could also be utilized by softball, slo-pitch, and other sport field user groups.

The question on the amendment motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

Discussion ensued regarding the need for park facilities improvements in East Richmond, including the rugby change room facilities at King George Park.

In response to queries from Council, staff advised that the City funding for the Annual Infrastructure Replacements and Building Improvements program is approximately \$3.4 million, and the Facility Services and Project Development Department has the budget to maintain and operate the rugby change room facilities.

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

R23/21-7

It was moved and seconded

That the Rugby Change Room Facilities project at King George Park, with an estimated cost of \$700,000, be approved, with the funding source coming from the existing Capital Budget.

The question on the amendment motion was not called as discussion ensued with respect to (i) the difference between upgrading and replacing facilities, (ii) the use and current condition of the rugby change room facilities, and (iii) the like-for-like modular replacement facility of the rugby change rooms being included on the Sports Facility and Infrastructure Prioritized List for future review.



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Further discussion ensued regarding the condition of the existing change room facility and how it could be adopted for multi-purpose use, and as a result there was agreement from the mover, the seconder and all members present to withdraw the amendment motion, and the amendment motion was **WITHDRAWN**.

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

It was moved and seconded

That staff investigate the possibility of a fully upgraded East Richmond change room facility at King George Park, including budget, the current and future status of the existing facility, and use by various sport user groups, and report back.

CARRIED

Opposed: Cllr. Wolfe

In response to queries from Council, staff advised that there is the potential for 12 of the 23 replacement vehicles and equipment to be zero emission and the cost of an electric frontline fire vehicle is approximately twice the cost of the proposed 2024 replacement frontline truck.

The question on the main motion as amended, which reads as follows:

- (1) *That the 2024 Proposed Capital Budget as presented in Appendix 3 and as amended to include the Brighthouse Park Baseball Diamond Infield Upgrade, at a cost of \$520,000 funded from the Council Community Initiatives Account, totalling \$209,084,335 be approved; and*
- (2) *That the 2024 Proposed Capital Budget as approved be included in the Consolidated 5 Year Financial Plan (2024-2028).*

was then called, and it was **CARRIED**.



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NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

15. **2024 ONE-TIME EXPENDITURES**

(File Ref. No. 03-0970-01) (REDMS No. 7402021, 7490671)

R23/21-8

It was moved and seconded

That the one-time expenditures totaling \$2,977,311 as outlined in Attachment 1 of the 2024 One-Time Expenditures staff report, be approved with funding from the Rate Stabilization Account and included in the Consolidated 5 Year Financial Plan (2024-2028).

The question on the motion was not called as discussion ensued regarding the Public Safety Mobile Command and Communication Centre Vehicle and the use of zero emission vehicles.

In response to queries from Council, staff noted that the Public Safety Mobile Command and Communication Centre Vehicle will be built to specifications.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

The following persons were elected as directors of the Richmond Olympic Oval for a term effective January 1, 2024, ending immediately prior to the 2025 annual general meeting of the Richmond Olympic Oval Corporation:

- Traci Corr;
- Bob Jackson;
- Kush Panatch;
- Bob Ransford; and



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- Serj Sangara.

The following were appointed to the Aquatic Advisory Board for a two-year term to expire on December 31, 2025:

- Andrea Golba;
- Jeremy Hopwood;
- Deb McGrath; and
- Rosemary Nickerson.

The following were appointed to the Minoru Centre for Active Living Program Committee for a two-year term to expire on December 31, 2025:

- Rosemary Nickerson;
- Bruce Stygall;
- Bernard Seo; and
- Becky Wong.

The following were appointed to the Economic Advisory Committee for a two-year term to expire on December 31, 2025:

- Keith Bailey;
- Patrick Caffrey;
- Dave Frank;
- Kenneth Ip;
- Guillermo Francisco;
- Myriame Gabay;
- Theresa Rawle;
- Vu Hoang Long Tran; and
- Shaena Furlong
- Paul Tilbury – appointed as Chair



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Arvind Sharma has been appointed to the YVR Aeronautical Noise Management Committee for a two-year term to expire on December 31, 2025.

The following were appointed to the Richmond Seniors Advisory Committee for a two-year term to expire on December 31, 2025:

- Ihsan Malik;
- Queenie Choo;
- Carol Dickson;
- Arnold Abramson;
- Zarina Chan;
- Monique Davidson; and
- Tom Tang.

Richard Marion has been appointed to the Richmond Accessibility Advisory Committee for a two-year term to expire on December 31, 2025.

The following were appointed to the Food Security and Agricultural Advisory Committee for a two-year term to expire on December 31, 2025:

- Allen Rose;
- Lynn Kemper;
- Vida Rose; and
- Phil Carriere.

The following were appointed to the Richmond Heritage Commission for a two-year term to expire on December 31, 2025:

- Todd Follett;
- Ron Hyde;
- Rod Kawamoto; and



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- Jim Carter-Huffman.

BYLAWS FOR ADOPTION

R23/21-9

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw 8500, Amendment *Bylaw No. 10294* (13340 Smallwood Place, ZT 21-930124); and

Richmond Zoning Bylaw No. 8500, Amendment *Bylaw No. 10448* (15140 Westminster Highway, ZT 23-009334).

CARRIED

DEVELOPMENT PERMIT PANEL

R23/21-10 16.

It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on November 29, 2023, and the Chair's reports for the Development Permit Panel meetings held on December 14, 2022, and November 29, 2023 be received for information; and*

(2) *That the recommendations of the Panel to authorize the approval of:*

(a) *changes to the design of the Development Permit (DP 20-890821) issued for the properties located at 5500, 5502, 5506 and 5508 Williams Road (formerly 5500 Williams Road); and*

(b) *changes to the design of the Development Permit (DP 18-829236) issued for the properties located at 7580 No. 1 Road (formerly 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road);*

be endorsed and the changes be deemed in General Compliance with the Permits.

CARRIED



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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R23/21-11 17. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:49 p.m.).

CARRIED

- (1) Igor Bjelac, Charity Director, Immigrant Link Centre Society (ILCS), referenced their submission (Copy on File, City Clerk's Office) on food support for low income individuals and refugees and increasing food security through zero food waste.

In response to queries from Council, the delegation advised that (i) ILCS is based out of Coquitlam and their program serves the Lower Mainland and North Shore, and (ii) ILCS has received community grants and government funding and continue to apply for grants.

- (2) Deirdre Whalen, President, Richmond Poverty Reduction Coalition, Linda Rosas, Shaelyn Jerome and CJ Ellison, supporters, presented on the LEMR housing program, referencing their submission (Copy on File, City Clerk's Office).

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

It was moved and seconded

That the Richmond Poverty Reduction Coalition presentation be referred to staff to further analyse and report back on the LEMR housing program.

CARRIED

Discussion ensued regarding the concept of a central waitlist for LEMR units, and a forthcoming report in response to a previous referral to review the notion of a waitlist and other elements of the LEMR program.

- (3) Jennifer West, Executive Director, Richmond Division of Family Practice, and Dr. Angela Shen, family physician in Richmond, spoke to the family doctor shortage, referencing their presentation (Copy on File, City Clerk's Office).



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In response to queries from Council, the delegation advised that (i) it is estimated that approximately 44,000 people in Richmond do not have a family doctor, (ii) Richmond is in competition with neighbouring communities for family doctors, and (iii) east Richmond is less represented and has difficulty attracting general practitioners.

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

It was moved and seconded

That the Richmond Division of Family Practice presentation be referred to staff to examine and report back on the implications.

CARRIED

In response to queries from Council, staff advised that there are many different types of medical facilities in terms of zoning descriptions depending on the services offered.

- R23/21-12 18. It was moved and seconded
That Committee rise and report (8:38 p.m.).

CARRIED

ADJOURNMENT

- R23/21-13 It was moved and seconded
That the meeting adjourn (8:39 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, December 11, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



City of Richmond

Report to Council

To: Richmond City Council
From: Jerry Chong, CPA, CA
General Manager, Finance and Corporate Services
Date: December 12, 2023
File: 03-0970-25-2024-01/2023-Vol 01
Re: Consolidated 5 Year Financial Plan (2024-2028) Bylaw No. 10515

Staff Recommendation

1. That the Consolidated 5 Year Financial Plan (2024-2028) Bylaw No. 10515 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
General Manager, Finance and Corporate Services
(604-276-4064)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
REVIEWED BY SMT	INITIALS:	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. 10515 consolidates the budgets for Utility, Operating, Capital budgets and One-Time Expenditures. The key components of 5YFP Bylaw No. 10515 are as follows:

Table 1: Summary of Approval of the 2024 Budgets

Budget Report	Approval Date	Council Resolution
2024 Utility Budgets and Rates	November 14, 2023	Approved as presented
2024 Operating and Capital Budgets for Richmond Public Library	December 11, 2023	Approved as presented
2024 Proposed Operating Budget	December 11, 2023	Approved as presented
2024 One-Time Expenditures	December 11, 2023	Approved as presented
2024 Proposed Capital Budget	December 11, 2023	Approved as amended by Council

The 2024 Utility rates were approved by Council on November 14, 2023 and the following bylaws were adopted on November 27, 2023:

- Flood Protection Bylaw No. 10426, Amendment Bylaw No. 10499
- Sanitary Sewer Bylaw No. 10427, Amendment Bylaw No. 10500
- Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10501
- Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10502

The Consolidated 5YFP includes the preliminary 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 2025-2028 based on information currently available and will be revised with the financial plan for each respective year. Inclusion in the financial plan for 2025 and beyond does not represent final approval.

Analysis

This report combines the Council approved 2024 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 2024 and future years.

Adjustments with No Impact on Rates

Included in the One-Time Expenditures approved by Council is an amount to fund the Public Safety Mobile Command and Communication Centre Vehicle. This Community Safety vehicle will be included as part of the 2024 Capital Budget within the 5YFP bylaw as presented in Attachment 1. Attachments 2 and 3 present the Approved 5 Year Capital Plan (2024-2028) Summary and Funding Sources.

Additional Amounts Funded by Reserves

In order to obtain expenditure authorization through the 5YFP, an estimate of \$2,260,000 will be added to the 2024 Affordable Housing program with funding of \$2,210,000 from the Affordable Housing City-Wide reserve and \$50,000 from the Affordable Housing Operating Reserve. Disbursements for these additional amounts are subject to Council authorization.

Additional Amounts Funded by Rate Stabilization Account

In order to obtain expenditure authorization through the 5YFP, an additional amount of \$604,000 is added to the Community Social Development operating budget funded by the Rate Stabilization Account. Programs will be delivered as approved by Council.

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 in the financial plan.

Prior Year Operating Carryforwards

The 5YFP includes amounts from previously approved and funded projects that are still in progress, including one-time expenditures and operating programs funded by previous budgets, which may take several years to complete after Council approval. There is no tax impact as a result of including these amounts in the financial plan.

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 5YFP includes OBI estimates for approved capital projects where applicable. The approved 2024 Capital Budget includes OBI for water infrastructure and flood protection projects. Since the approval occurred subsequent to the setting of the utility rates, this additional operating cost is not factored into the 2024 utility rates. This additional impact will be funded by the water levy stabilization account and flood protection provision account and will be incorporated into the 2025 utility rates.

Attachment 4 presents the breakdown of the 2024 Municipal Tax Dollar with approved OBI and Additional Levels.

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 an information bulletin 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 January 8, 2024;
- utilizing social media to raise awareness of the public consultation period through Facebook and X (formerly known as Twitter) accounts; and
- advertising in the *Vancouver Sun/Province* as a reminder of the ongoing public consultation.

Table 2 summarizes the results from the last public consultation for the Consolidated 5YFP (2023 – 2027).

Table 2: Results from Public Consultation for the Consolidated 5YFP (2023 – 2027)

Public Consultation Statistics	Consolidated 5YFP (2023 - 2027)
Number of Engagements	510
Number of Comments Received	29

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 21, 2024 and staff will report the results to Council in advance of the meeting scheduled to give final reading to the 5YFP bylaw.

Financial Impact

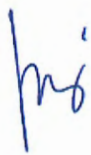
The Consolidated 5YFP (2024-2028) has been prepared in accordance with Section 165 of the *Community Charter* and includes the proposed expenditures and funding sources which have been approved by Council. Table 3 summarizes the proposed 2024 tax increase of 5.62%, and estimates for 2025 through 2028. 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 2024-2028 Summary

Proposed 5 Year Financial Plan	2024 Budget	2025 Plan	2026 Plan	2027 Plan	2028 Plan
Same Level of Service Increase Before Storm Reallocation to Utility Budget	3.12%	3.42%	2.82%	2.10%	2.38%
Less: Storm Reallocation to Utility Budget	(0.63%)	0.00%	0.00%	0.00%	0.00%
Rate Stabilization - Prior Year	0.61%	0.53%	0.37%	0.23%	0.11%
Same Level of Service Increase	3.10%	3.95%	3.19%	2.33%	2.49%
Investment in Community Infrastructure	1.00%	1.00%	1.00%	1.00%	1.00%
External Senior Government Related Increases	1.22%	0.77%	0.73%	0.65%	0.62%
Emerging Organizational Additional Levels	0.52%	0.33%	0.30%	0.29%	0.27%
Operating Budget Impact from Capital Budget	0.34%	0.39%	0.37%	0.17%	0.17%
Rate Stabilization	(0.56%)	(0.39)%	(0.25)%	(0.12)%	0.00%
Proposed Operating Budget Increase	5.62%	6.05%	5.34%	4.32%	4.55%

Conclusion

Staff recommend that the Consolidated 5 Year Financial Plan Bylaw (2024-2028) No. 10515 be given first through third readings and undertake the public consultation process.



Mike Ching, CPA, CMA
Director, Finance
(604-276-4137)

MS:yc

- Att. 1: 5 Year Capital Plan by Program (2024-2028)
 2: 5 Year Capital Plan Summary (2024-2028)
 3: 5 Year Capital Plan Funding Sources (2024-2028)
 4: 2024 Municipal Tax Dollar (With OBI and Additional Levels)
 5: Consolidated 5 Year Financial Plan (2024-2028) Bylaw No. 10515

CITY OF RICHMOND
5 YEAR CAPITAL PLAN BY PROGRAM (2024-2028)
(in \$000s)

	2024	2025	2026	2027	2028
Infrastructure Program					
Roads					
Active Transportation Improvement Program	1,000	750	750	750	750
Annual Asphalt Re-Paving Program - MRN	3,370	3,403	1,737	1,772	1,808
Annual Asphalt Re-Paving Program - Non-MRN	3,940	4,137	4,344	4,561	4,788
Arterial Roadway Improvement Program	1,000	800	800	800	800
Bridge Rehabilitation Program	300	-	300	-	-
Capstan Station Integration Capital Works	-	2,000	-	-	-
Citywide Connector Walkways Rehabilitation Program	250	250	250	-	-
Citywide Sidewalk and Street Light Replacement Program	500	500	500	-	-
Gilbert Road Off-road Cycling Facility, Granville Avenue to Elmbridge Way	4,150	-	-	-	-
LED Street Name Sign Program	200	200	200	200	200
Neighbourhood Walkway Program	500	500	500	500	500
Shell Road Multi-Use Pathway, Highway 99 to River Road	-	-	8,400	-	-
Special Crosswalk Program	350	350	350	350	350
Steveston Highway Multi-Use Pathway, Shell Road to Hwy 99 Overpass	-	5,700	-	-	-
Street Light LED Upgrades	490	490	490	-	-
Supplementary Asphalt Re-Paving Program - Non-MRN	1,000	-	-	-	-
Top 20 Collision Prone Intersections - Implementation of Medium-/Long-term Improvements	600	2,000	2,000	2,000	2,000
Traffic Calming Program	300	300	300	300	300
Traffic Signal Power Backup System (UPS)	200	200	200	200	200
Traffic Signal Program	600	500	500	500	500
Traffic Video and Communication Program	400	400	400	400	400
Transit-Related Amenity Improvement Program	100	100	100	100	100
Transit-Related Roadway Improvement Program	200	200	200	200	200
Transportation Planning, Functional and Preliminary Design	600	400	400	400	400
Total Roads	\$20,050	\$23,180	\$22,721	\$13,033	\$13,296
Flood Protection					
Box Culvert Repair	-	1,500	500	250	250
Burkeville Utility Improvements	4,005	3,104	2,900	500	3,000
Canal Stabilization and Drainage and Irrigation Upgrades	3,000	4,300	1,955	940	250
Development Coordinated Works - Flood Protection	250	250	250	250	250

	2024	2025	2026	2027	2028
Disaster Mitigation and Adaptation Fund Infrastructure Upgrades	10,000	9,234	-	-	-
Drainage Network Ecological Enhancement	-	150	-	150	-
Drainage Pump Station Rehabilitation and Generator Upgrade	200	500	250	150	250
Flood Protection and Dike Improvements	1,084	4,502	11,366	16,200	15,116
Habitat Offsetting	-	-	1,500	-	-
Invasive Species Management	200	200	200	200	200
Laneway Drainage Upgrade	1,272	1,766	1,158	2,211	1,250
No. 3 Road South Pump Station Upgrade	-	11,000	-	-	-
SCADA System Improvements	350	300	300	300	300
Watercourse Rehabilitation and Replacement	200	150	150	150	150
Total Flood Protection	\$20,561	\$36,956	\$20,529	\$21,301	\$21,016
Water					
Development Coordinated Works - Water	250	250	250	250	250
Fire Hydrant Upgrades	400	-	-	-	-
Pressure Reducing Valve Upgrades	-	2,250	-	-	-
Water Metering Program	2,000	3,000	3,000	3,000	3,000
Watermain Replacement Upgrades Program	6,668	4,406	7,517	9,536	7,865
Watermain Tie-in and Restoration	300	330	343	360	375
Total Water	\$9,618	\$10,236	\$11,110	\$13,146	\$11,490
Sanitary Sewer					
8333 Cooney Road Development Coordinated Works - Sanitary System Upgrade	2,300	-	-	-	-
9800 Van Horne Way Development Coordinated Works	2,800	-	-	-	-
Cabot Sanitary Pump Station Upgrade	-	-	1,714	-	-
Chevoit Sanitary Pump Station Upgrade	-	-	-	-	2,000
Danube Sanitary Pump Station Upgrade	-	-	-	1,791	-
Development Coordinated Works - Sanitary	250	250	250	250	250
Richmond Park Sanitary Pump Station Upgrade	-	2,767	-	-	-
Sanitary Pump Station and Forcemain Upgrades and Rehabilitation	700	550	600	600	600
Sanitary Sewer Gravity System Assessment and Rehabilitation	1,050	700	700	750	800
Sanitary Sewer Tie-in and Restoration	150	150	150	150	150
Steveston Sanitary Sewer Rehabilitation	900	2,000	2,200	2,000	2,000
Total Sanitary Sewer	\$8,150	\$6,417	\$5,614	\$5,541	\$5,800
Infrastructure Advanced Design and Minor Public Works					
Public Works Infrastructure Advanced Design	2,970	2,170	2,453	1,755	2,115
Public Works Minor Capital - Dikes	400	400	400	400	400
Public Works Minor Capital - Drainage	455	400	400	400	400
Public Works Minor Capital - Roads	250	250	350	-	-
Public Works Minor Capital - Sanitary	455	400	400	400	400
Public Works Minor Capital - Sanitation and Recycling	600	300	300	300	300

	2024	2025	2026	2027	2028
Public Works Minor Capital - Water	450	400	400	400	400
Total Infrastructure Advanced Design and Minor Public Works	\$5,580	\$4,320	\$4,703	\$3,655	\$4,015
Total Infrastructure Program	\$63,959	\$81,109	\$64,677	\$56,676	\$55,617
Building Program					
Building					
Annual Infrastructure Replacements and Building Improvements	3,460	4,000	4,000	4,000	4,000
Capital Buildings Project Development Advanced Design	1,500	500	500	500	500
Childcare Facility Infrastructure Renewals	-	-	-	-	1,000
City Hall Annex Infrastructure Replacements	600	-	-	-	-
City Hall Mechanical and Interior Finish Renewals	-	6,800	-	-	-
Community Safety Building - Roof Replacement and Mechanical Renewals	-	-	-	7,000	-
Community Safety Building Mechanical System Renewals	-	1,400	-	-	-
Community Safety Building Security Enhancements and Infrastructure Replacement	1,788	-	-	-	-
East Richmond Hall Envelope and HVAC Renewals	-	-	250	-	-
Fire Hall No. 7 System Renewals	1,900	-	-	-	-
Garden City Lands - Community Hub	-	-	-	20,000	-
Hugh Boyd Community Facility and Fieldhouse	-	17,000	-	-	-
Library Cultural Centre Envelope System Renewals	-	2,400	-	-	-
Richmond Curling Club Priority 2 Repairs - Phase 2	3,100	-	-	-	-
Richmond Curling Club Priority 2 Repairs - Phase 3	-	2,400	-	-	-
Richmond Curling Club Priority 3 Repairs	-	-	900	-	-
Richmond Ice Centre System and Interior Renewals	-	-	1,700	-	-
Steveston and South Arm Outdoor Pool Renewals	4,300	-	-	-	-
Steveston Martial Arts Envelope and Interior Renewals	-	-	550	-	-
Steveston Martial Arts Roof Beam Remediation and Fascia Board Replacement	1,000	-	-	-	-
Works Yard Replacement - Phase 1	70,000	-	-	-	-
Works Yard Replacement - Phase 2	-	-	50,000	-	-
Works Yard Replacement - Phase 3	-	-	-	-	30,000
Total Building	\$87,648	\$34,500	\$57,900	\$31,500	\$35,500
Heritage					
Britannia Shipyards - Britannia Shipyard Building Envelope and Structural Renewals	7,000	-	-	-	-
Britannia Shipyards - Seine Net Loft Envelope and Structural Renewals	-	10,000	-	-	-
First Nations Bunkhouse Reconstruction and Exhibit Development	6,500	-	-	-	-
Japanese Duplex Restoration and Fit Out	-	5,800	-	-	-

	2024	2025	2026	2027	2028
Phoenix Net Loft Program Implementation	-	-	16,000	-	-
Steveston Post Office and Museum Infrastructure Renewals	-	-	450	-	-
Total Heritage	\$13,500	\$15,800	\$16,450	\$ -	\$ -
Total Building Program	\$101,148	\$50,300	\$74,350	\$31,500	\$35,500
Parks Program					
Parks					
Bowling Green Lighting LED Replacement	450	-	-	-	-
Burkeville Neighbourhood Park Redevelopment	600	-	-	-	-
City-Wide Community Gardens	300	-	-	-	-
Hugh Boyd Community Park Playground Renewal	300	-	-	-	-
Lulu Island Park - Detailed Design Phase	-	2,000	750	-	-
Lulu Island Park - Phase 1 Construction	-	-	-	4,750	-
Lulu Island Park - Phase 2 Construction	-	-	-	-	5,500
Minoru Lakes Renewal: Phase 2	2,500	-	-	-	-
Minoru Park Central Amenity Space Concept Design	385	-	-	-	-
Minoru Park Playground Renewal Detailed Design	-	350	-	-	-
Parks Advance Planning and Design	800	400	400	400	400
Parks Ageing Infrastructure Replacement Program	730	500	500	-	-
Parks General Development	500	500	500	500	500
Parks Identity and Wayfinding Signage Program	-	120	-	120	-
Parks Interpretive Signage Program - Phase 2	120	-	-	-	-
Parks Sustainable Stormwater Management Program	-	500	-	-	-
Playground Replacement Program	600	500	500	500	-
Waterfront Infrastructure Renewals	120	-	-	-	-
Total Parks	\$7,405	\$4,870	\$2,650	\$6,270	\$6,400
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
Total Parks Program	\$11,405	\$8,870	\$6,650	\$10,270	\$10,400
Land Program					
Land					
Strategic Real Estate Acquisition	11,186	10,000	10,000	10,000	10,000
Total Land Program	\$11,186	\$10,000	\$10,000	\$10,000	\$10,000

	2024	2025	2026	2027	2028
Equipment Program					
Vehicle Replacement					
Automatic Vehicle Location/Global Positioning System Expansion	190	-	-	-	-
Vehicle and Equipment Reserve Purchases (PW and Corporate Fleet)	3,685	3,983	4,013	3,416	3,455
Total Vehicle Replacement	\$3,875	\$3,983	\$4,013	\$3,416	\$3,455
Fire Vehicle					
Fire Vehicle Replacement Reserve Purchases	1,476	220	1,916	2,290	336
Total Fire Vehicle	\$1,476	\$220	\$1,916	\$2,290	\$336
Equipment					
Capstan Community Centre - Furniture, Fixtures and Equipment (FF&E)	-	-	800	-	-
Fire Equipment Replacement from Reserve	-	232	365	105	-
GHG and Energy Management Projects	550	550	550	550	550
Total Equipment	\$550	\$782	\$1,715	\$655	\$550
Total Equipment Program	\$5,901	\$4,985	\$7,644	\$6,361	\$4,341
Information Technology Program					
Information Technology					
Annual Hardware Refresh	448	921	1,301	543	671
Automated Plan Review AI Software	717	-	-	-	-
Commvault City Hall Storage Refresh	132	-	-	-	-
CRM Public Works Expansion	400	-	-	-	-
Database Encryption Project	355	-	-	-	-
MyPermits	2,176	-	-	-	-
Roads Network Phase 2: Model/Inventory/Manage	-	700	-	-	-
VXRail Host Expansion and Refresh	738	-	-	-	-
Total Information Technology Program	\$4,966	\$1,621	\$1,301	\$543	\$671
Contingent External Contributions					
Contingent External Contributions					
Contingent External Contributions	10,000	10,000	10,000	10,000	10,000
Total Contingent External Contributions	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total 2024 Capital Program as presented in the 2024 Proposed Capital Budget	\$208,565	\$166,885	\$174,622	\$125,350	\$126,529
Community Safety Vehicle					
Public Safety Mobile Command and Communication Centre Vehicle	1,815	-	-	-	-
Total Community Safety Vehicle	\$1,815	-	-	-	-

	2024	2025	2026	2027	2028
Parks					
Brighthouse Park Baseball Diamond Infield Upgrade	520	-	-	-	-
Total Parks	\$520	-	-	-	-
Total 2024 Capital Program as Approved by Council on December 11, 2023	\$210,900	\$166,885	\$174,622	\$125,350	\$126,529

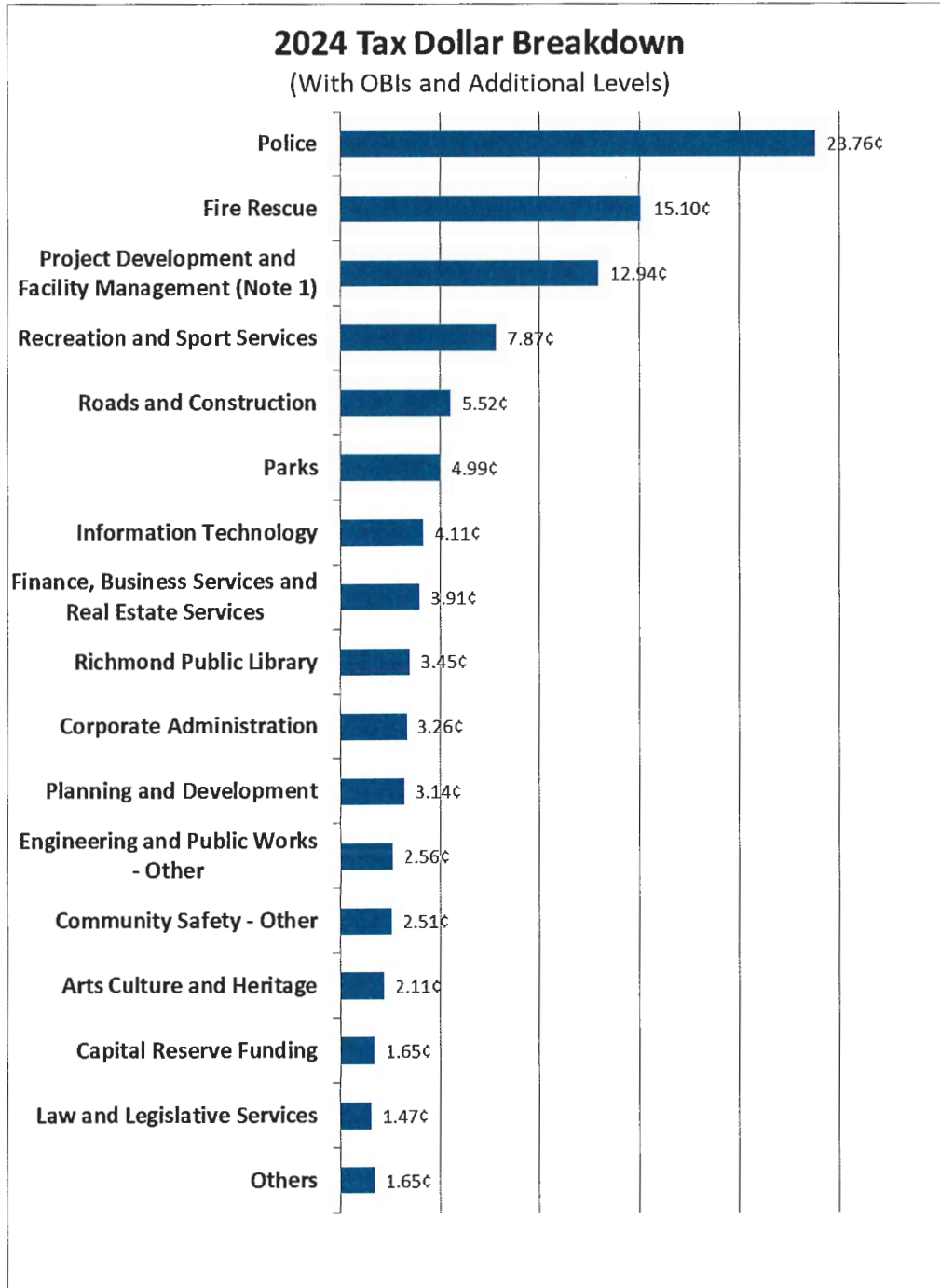
CITY OF RICHMOND
5 YEAR CAPITAL PLAN SUMMARY (2024 - 2028)
(in \$000s)

	2024	2025	2026	2027	2028
Infrastructure Program					
Roads	20,050	23,180	22,721	13,033	13,296
Flood Protection	20,561	36,956	20,529	21,301	21,016
Water	9,618	10,236	11,110	13,146	11,490
Sanitary Sewer	8,150	6,417	5,614	5,541	5,800
Infrastructure Advanced Design and Minor Public Works	5,580	4,320	4,703	3,655	4,015
Total Infrastructure Program	\$63,959	\$81,109	\$64,677	\$56,676	\$55,617
Building Program					
Building	87,648	34,500	57,900	31,500	35,500
Heritage	13,500	15,800	16,450	-	-
Total Building Program	\$101,148	\$50,300	\$74,350	\$31,500	\$35,500
Parks					
Parks	7,925	4,870	2,650	6,270	6,400
Parkland	4,000	4,000	4,000	4,000	4,000
Total Parks Program	\$11,925	\$8,870	\$6,650	\$10,270	\$10,400
Land Program	\$11,186	\$10,000	\$10,000	\$10,000	\$10,000
Equipment Program					
Vehicle	3,875	3,983	4,013	3,416	3,455
Community Safety Vehicle	1,815	-	-	-	-
Fire Vehicle	1,476	220	1,916	2,290	336
Equipment	550	782	1,715	655	550
Total Equipment Program	\$7,716	\$4,985	\$7,644	\$6,361	\$4,341
Information Technology Program	\$4,966	\$1,621	\$1,301	\$543	\$671
Contingent External Contributions	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total 2024 Capital Program as Approved by Council on December 11, 2023	\$210,900	\$166,885	\$174,622	\$125,350	\$126,529

CITY OF RICHMOND
5 YEAR CAPITAL PLAN FUNDING SOURCES (2024-2028)
(In \$000's)

DCC Reserves	2024	2025	2026	2027	2028
Drainage DCC	1,139	2,723	3,906	1,609	328
Parks Acquisition DCC	4,703	3,762	3,762	3,762	3,762
Parks Development DCC	1,947	1,288	846	959	846
Roads DCC	7,277	8,559	9,828	5,878	5,878
Sanitary DCC	104	509	79	-	-
Water DCC	1,437	1,304	1,696	1,447	-
Total DCC	\$16,607	\$18,145	\$20,117	\$13,655	\$10,814
Statutory Reserves					
Capital Building and Infrastructure	56,734	29,300	45,800	27,500	15,500
Capital Reserve	30,881	15,851	22,553	15,921	21,163
Capstan Station	-	2,000	-	-	-
Drainage Improvement	12,746	-	-	-	-
Equipment Replacement	5,026	4,225	5,705	5,467	3,108
Flood Protection BL10403	3,238	23,456	17,440	20,715	22,203
Growing Communities Reserve Fund	3,354	17,000	-	-	-
Sanitary Sewer	8,464	6,912	6,321	3,823	550
Sanitary Sewer BL10401	8,443	-	6,675	2,800	10,789
Water Supply BL10402	11,807	-	9,325	2,324	17,465
Watermain Replacement	9,646	9,396	10,178	8,939	-
Total Statutory Reserves	\$150,339	\$108,140	\$123,997	\$87,489	\$90,778
Other Sources					
Enterprise Fund	490	-	-	-	-
Grant and Developer Contribution	22,478	25,094	15,155	11,400	11,400
Other Sources	15,775	13,010	12,627	10,875	11,268
Sewer Levy	350	513	215	65	221
Solid Waste and Recycling	600	300	300	300	300
Steveston Community Amenity Fund	2,600	-	550	-	-
Water Levy	1,661	1,683	1,661	1,566	1,748
Total Other Sources	\$43,954	\$40,600	\$30,508	\$24,206	\$24,937
Total Capital Program	\$210,900	\$166,885	\$174,622	\$125,350	\$126,529

2024 MUNICIPAL TAX DOLLAR



Note 1: Includes Investment in Community Facilities Infrastructure Replacement needs.



City of Richmond

Bylaw 10515

Consolidated 5 Year Financial Plan (2024-2028) Bylaw No. 10515

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 (2024-2028).
2. Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429 and all associated amendments are repealed.
3. This Bylaw is cited as **"Consolidated 5 Year Financial Plan (2024-2028) Bylaw No. 10515"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>lu</i>
APPROVED for legality by Solicitor <i>ACI</i>

SCHEDULE A:

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2024-2028)
REVENUE AND EXPENSES
(In \$000's)**

	2024 Budget	2025 Plan	2026 Plan	2027 Plan	2028 Plan
Revenue:					
Taxation and Levies	306,676	329,002	350,202	369,190	389,906
Utility Fees	148,459	161,525	174,620	188,412	203,477
Sales of Services	54,556	56,408	57,787	58,975	60,140
Provincial and Federal Grants	26,637	29,244	30,261	30,808	31,366
Investment Income	25,635	23,356	21,174	19,180	17,300
Other Revenue	15,537	13,442	13,645	13,884	14,129
Payments In Lieu of Taxes	14,650	15,095	15,547	16,016	16,499
Licenses and Permits	12,832	13,087	13,341	13,603	13,870
Gaming Revenue	12,500	12,500	12,500	12,500	12,500
Developer Contributed Assets	45,640	45,640	45,640	71,421	45,640
Development Cost Charges	16,607	18,145	20,117	13,655	10,814
Other Capital Funding Sources	22,478	25,094	15,155	11,400	11,400
	\$702,207	\$742,538	\$769,989	\$819,044	\$827,041
Expenses:					
Community Safety	155,060	160,705	167,567	173,528	179,691
Community Services	79,733	77,212	79,959	81,888	83,859
Engineering and Public Works	73,430	72,528	74,588	75,956	77,345
Planning and Development Services	45,183	42,251	43,389	44,377	46,615
Finance and Corporate Services	31,917	31,021	32,381	33,233	34,108
Corporate Administration	11,306	11,100	11,521	11,863	12,215
Law and Legislative Services	5,367	4,890	5,091	5,252	5,417
Fiscal	33,719	33,372	35,955	39,019	42,244
Debt Interest	4,769	3,926	3,926	3,926	3,926
Utility Budget					
Water Utility	53,276	57,997	63,033	68,419	74,415
Sanitary Sewer Utility	48,362	53,412	58,531	64,081	70,281
Sanitation and Recycling	25,517	25,681	26,338	26,962	27,601
Flood Protection	20,225	20,429	20,682	20,892	21,103
Richmond Olympic Oval Corporation	20,274	20,816	21,251	21,696	22,151
Richmond Public Library	12,496	12,762	13,144	13,459	13,783
	\$620,634	\$628,102	\$657,356	\$684,551	\$714,754
Annual Surplus	\$81,573	\$114,436	\$112,633	\$134,493	\$112,287

SCHEDULE A (CONT'D):

CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2024-2028)
TRANSFERS
(In \$000's)

	2024 Budget	2025 Plan	2026 Plan	2027 Plan	2028 Plan
Transfers:					
Debt Principal	9,612	3,649	3,764	3,895	4,032
Transfer To Reserves	97,079	102,127	107,374	112,831	118,473
Transfer from Reserves to fund Operating Reserve Programs:					
Bylaw 8206	(450)	(400)	(400)	(400)	(400)
Bylaw 8877	(210)	(210)	(210)	(210)	(210)
Bylaw 7812 S.1.1.1 (a)	(2,735)	(525)	(525)	(525)	(525)
Bylaw 7812 S.1.1.1 (d)	(50)	(50)	(50)	(50)	(50)
Bylaw 7812 S.1.1.1 (j)	(396)	(158)	(158)	(158)	(158)
Operating Reserves - Prior Years	(4,093)	-	-	-	-
Transfer To (From) Surplus	(13,137)	14,723	15,520	16,229	16,869
Capital Expenditures - Current Year	210,900	166,885	174,622	125,350	126,529
Capital Expenditures - Prior Years	231,528	290,271	310,273	318,715	307,435
Capital Expenditures - Developer Contributed Assets	45,640	45,640	45,640	71,421	45,640
Capital Expenditures - Richmond Public Library	610	610	610	610	610
Capital Funding	(492,725)	(508,126)	(543,827)	(513,215)	(505,958)
Transfers/Amortization offset:	\$81,573	\$114,436	\$112,633	\$134,493	\$112,287
Balanced Budget	\$-	\$-	\$-	\$-	\$-
Tax Increase	5.62%	6.05%	5.34%	4.32%	4.55%

SCHEDULE B:

CITY OF RICHMOND

5 YEAR FINANCIAL PLAN

CAPITAL FUNDING SOURCES (2024-2028)

(In \$000's)

DCC Reserves	2024	2025	2026	2027	2028
Drainage DCC	1,139	2,723	3,906	1,609	328
Parks Acquisition DCC	4,703	3,762	3,762	3,762	3,762
Parks Development DCC	1,947	1,288	846	959	846
Roads DCC	7,277	8,559	9,828	5,878	5,878
Sanitary DCC	104	509	79	-	-
Water DCC	1,437	1,304	1,696	1,447	-
Total DCC	\$16,607	\$18,145	\$20,117	\$13,655	\$10,814
Statutory Reserves					
Capital Building and Infrastructure	56,734	29,300	45,800	27,500	15,500
Capital Reserve	30,881	15,851	22,553	15,921	21,163
Capstan Station	-	2,000	-	-	-
Drainage Improvement	12,746	-	-	-	-
Equipment Replacement	5,026	4,225	5,705	5,467	3,108
Flood Protection BL10403	3,238	23,456	17,440	20,715	22,203
Growing Communities Reserve Fund	3,354	17,000	-	-	-
Sanitary Sewer	8,464	6,912	6,321	3,823	550
Sanitary Sewer BL10401	8,443	-	6,675	2,800	10,789
Water Supply BL10402	11,807	-	9,325	2,324	17,465
Watermain Replacement	9,646	9,396	10,178	8,939	-
Total Statutory Reserves	\$150,339	\$108,140	\$123,997	\$87,489	\$90,778
Other Sources					
Enterprise Fund	490	-	-	-	-
Grant and Developer Contribution	22,478	25,094	15,155	11,400	11,400
Other Sources	15,775	13,010	12,627	10,875	11,268
Sewer Levy	350	513	215	65	221
Solid Waste and Recycling	600	300	300	300	300
Steveston Community Amenity Fund	2,600	-	550	-	-
Water Levy	1,661	1,683	1,661	1,566	1,748
Total Other Sources	\$43,954	\$40,600	\$30,508	\$24,206	\$24,937
Total Capital Program	\$210,900	\$166,885	\$174,622	\$125,350	\$126,529

SCHEDULE C:

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2024-2028)
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 2024.

Table 1:

Funding Source	% of Total Revenue
Taxation and Levies	49.7%
Utility Fees	24.0%
Sales of Services	8.8%
Provincial and Federal Grants	4.3%
Investment Income	4.2%
Payments In Lieu of Taxes	2.4%
Licenses and Permits	2.1%
Gaming Revenue	2.0%
Other	2.5%
Total Operating and Utility Funding Sources	100.0%

SCHEDULE C (CONT'D):

**CITY OF RICHMOND
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2024-2028)
STATEMENT OF POLICIES AND OBJECTIVES**

Distribution of Property Taxes

Table 2 provides the 2023 distribution of property tax revenue among the property classes. 2024 Revised Roll figures will be received in late March 2024.

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 2023 Revised Roll figures)

Property Class	% of Tax Burden
Residential (1)	57.08%
Business (6)	32.65%
Light Industry (5)	8.22%
Others (2, 3, 4, 8 & 9)	2.05%
Total	100.0%

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*.



Public Notice Bylaw No. 10520

PREAMBLE

WHEREAS the Council of the City of Richmond has considered the principles prescribed by regulation before adopting the Public Notice Bylaw No. 10520 in accordance with subsection 94.2(6)(a) of the Community Charter, SBC 2003, Chapter 26, as amended,

NOW THEREFORE, the Council of the City of Richmond enacts as follows:

PART ONE: CITATION

1.1 This Bylaw is cited as "Public Notice Bylaw No. 10520".

PART TWO: INTERPRETATION

2.1 In this bylaw, unless the context otherwise requires:

Bylaw	means this bylaw.
City	means the City of Richmond.
City's Website	means the official website of the City of Richmond, www.richmond.ca .
City's Facebook Page	means the official Facebook page of the City of Richmond, www.facebook.com/cityofrichmondbc

PART THREE: INTERPRETATION

3.1 Any notice required to be given or published in accordance with section 94 of the *Community Charter* must be published by the following methods:

- a. Electronically by publishing the notice on the **City's Website**; and
- b. Electronically by publishing the notice on the **City's Facebook Page**.

PART FOUR: SEVERABILITY

- 4.1 If any part, section, sub-section, clause or sub-clause of this **Bylaw** is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

FIRST READING

DEC 11 2023

SECOND READING

DEC 11 2023

THIRD READING

DEC 11 2023

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>JB</i>
APPROVED for legality by Solicitor <i>ACI</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 10435

Richmond Zoning Bylaw 8500 Amendment Bylaw 10435 (RZ 21-938262) 8420 Heather Street

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**SINGLE DETACHED (RS2/A)**”.

P.I.D 005-375-479

Lot 157 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10435**”.

FIRST READING

JAN 16 2023

PUBLIC HEARING

FEB 21 2023

SECOND READING

FEB 21 2023

THIRD READING

FEB 21 2023

OTHER CONDITIONS SATISFIED

DEC 11 2023

ADOPTED



MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, December 13, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 29, 2023 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-025993
(REDMS No. 7412868)

APPLICANT: Anthony Boni (Boni Maddison Architects)

PROPERTY LOCATION: 4831 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned "Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)"; and
2. Vary the provisions of Richmond Zoning Bylaw No 8500 to allow 37 per cent of the required vehicle parking spaces to be small car spaces.

Development Permit Panel

Wednesday, December 13, 2023

Applicant's Comments

Anthony Boni, Boni Maddison Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed supportive housing project includes 25 affordable rental apartment units with 10 two-bedroom units and 15 studio units;
- the building's form and character is consistent with its intended use and residential neighbourhood context;
- the proposed building is sited and designed to provide an appropriate interface with the neighbouring townhouse development to the west and the Railway Greenway to the east and takes into consideration the existing Right-of-Way for the sanitary force main along the east edge of the subject site;
- the subject site grade will be raised above existing grade to comply with the City's Flood Construction Level requirement for the building; the southern portion of the site will require retaining walls to be installed along portions of the west property line and adjacent to the sanitary sewer Right-of-way along the east property line;
- semi-transparent fencing is proposed along the perimeter of the subject site and in order to provide screening to outdoor amenity areas;
- the project includes 14 Basic Universal Housing (BUH) units, two of which are fully accessible;
- common indoor and outdoor amenity areas are proposed to provide opportunities for covered and outdoor seating, relaxing, dining, urban agriculture gardening, and children's play, among others;
- vehicle access is located as far west as possible from the corner of Steveston Highway and Railway Avenue;
- the project includes indoor and outdoor bicycle parking; and
- office, programming amenity spaces will be provided to support the tenants that will be housed in the proposed building.

Kristin Defer, ETA Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) the proposed common amenity spaces are distributed in different areas, (ii) the outdoor amenity deck is located adjacent to the indoor amenity space, (iii) a row of trees will be installed on the west side to provide privacy from neighbours, (iv) a flowering feature tree is proposed at the front of the building entrance, (v) flowering trees are also proposed at the south edge to provide a welcoming experience for people entering the subject site, and (vi) native and low-maintenance species are proposed for planting on-site.

Development Permit Panel

Wednesday, December 13, 2023

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there is no retaining wall along the east property line of the development, (ii) the retaining wall along a portion of the west property line has a four-foot fence on top and the height of the retaining wall decreases downward to the south, and (iii) there are two existing trees along the east property line that will be relocated to the adjacent Railway Greenway to provide protection.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed variance associated with the project is a technical variance based on the overall number of required parking stalls provided, (ii) the project is required to provide, i.e. 11 parking stalls, which does not meet the Zoning Bylaw provision that allows small car parking stalls if more than 31 parking stalls are provided, (iii) the proposed variance will allow the project to provide the maximum number of parking stalls and is consistent with the approach of larger developments providing small car parking stalls, (iv) all parking stalls, including the visitor parking stalls, will be provided with Level 2 electric vehicle (EV) charging stations, (v) the building has been designed to achieve Level 4 of the BC Energy Step Code, and (vi) the Servicing Agreement associated with the project includes frontage works and site services.

In reply to a query from the Panel, Mr. Craig noted that the project's target for Energy Step Code Level 4 compliance exceeds the required energy efficiency for the proposed building.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is modest and functional, (ii) attention has been given to the project's interface with the neighbouring townhouse development to the west and the adjacent greenway to the east, and (iii) the project will provide additional housing needed in the City.

Development Permit Panel
Wednesday, December 13, 2023

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned "Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)"; and*
2. *vary the provisions of Richmond Zoning Bylaw No 8500 to allow 37 per cent of the required vehicle parking spaces to be small car spaces.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: January 17, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:58 p.m.).

CARRIED

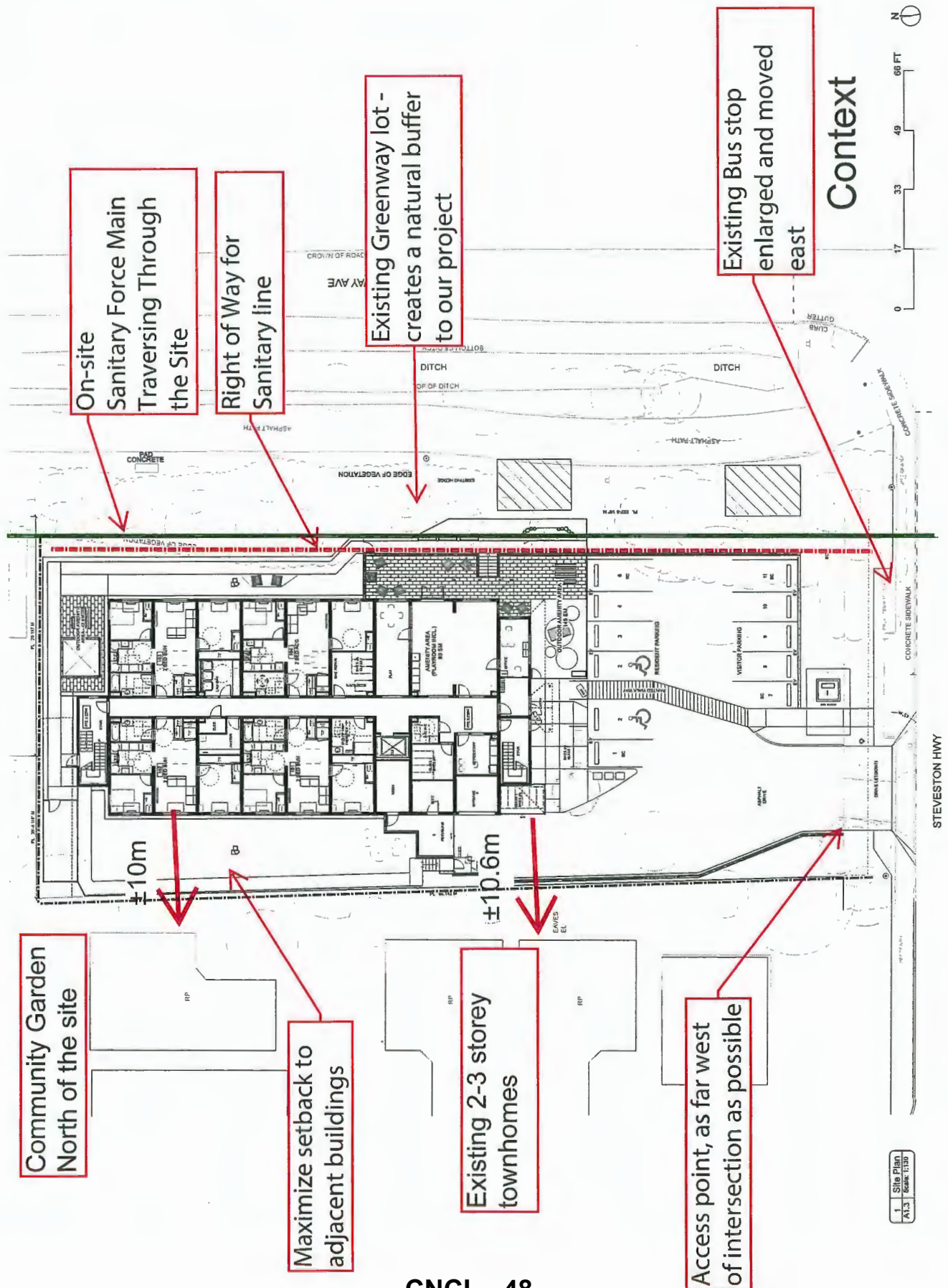
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, December 13, 2023.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

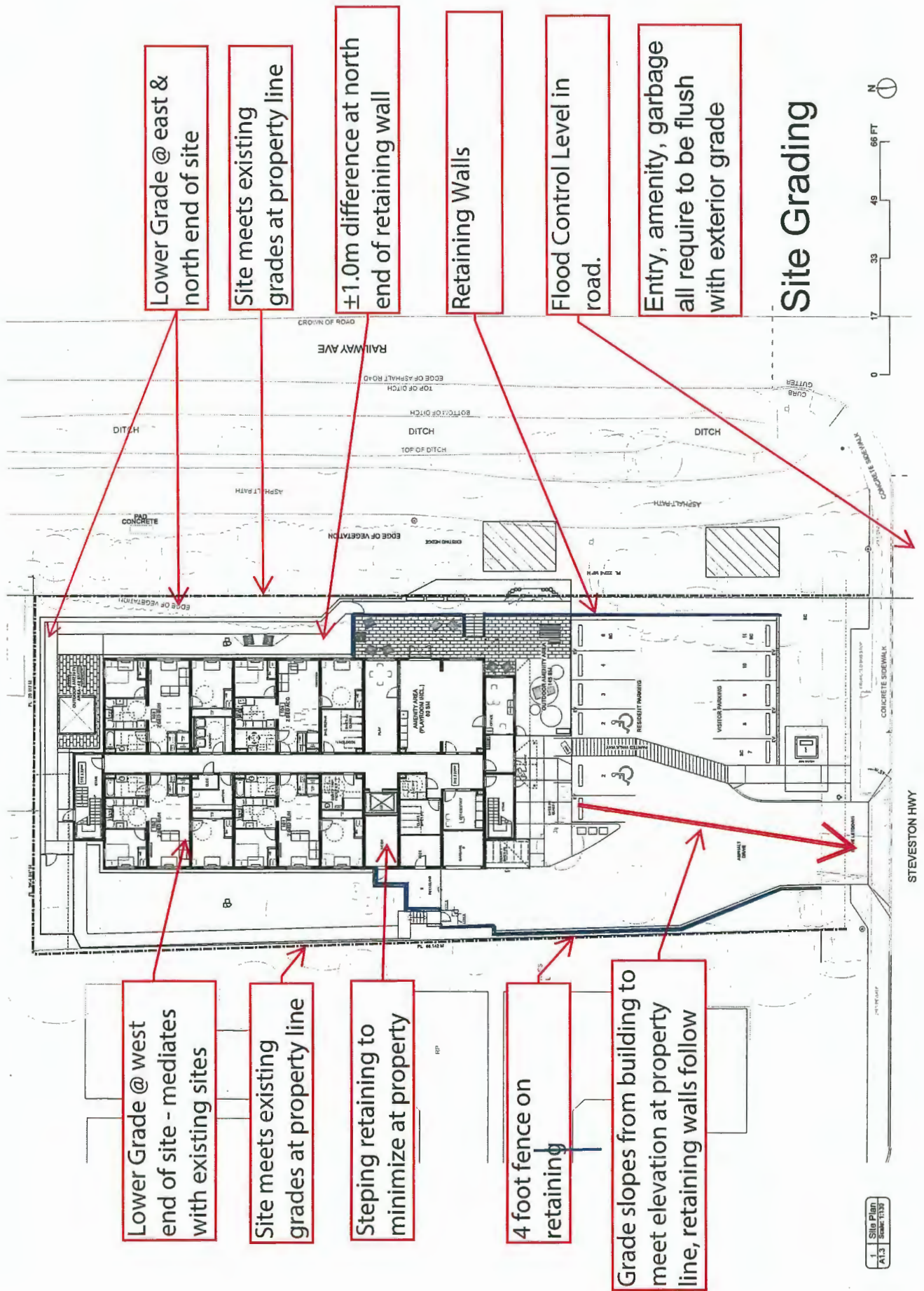


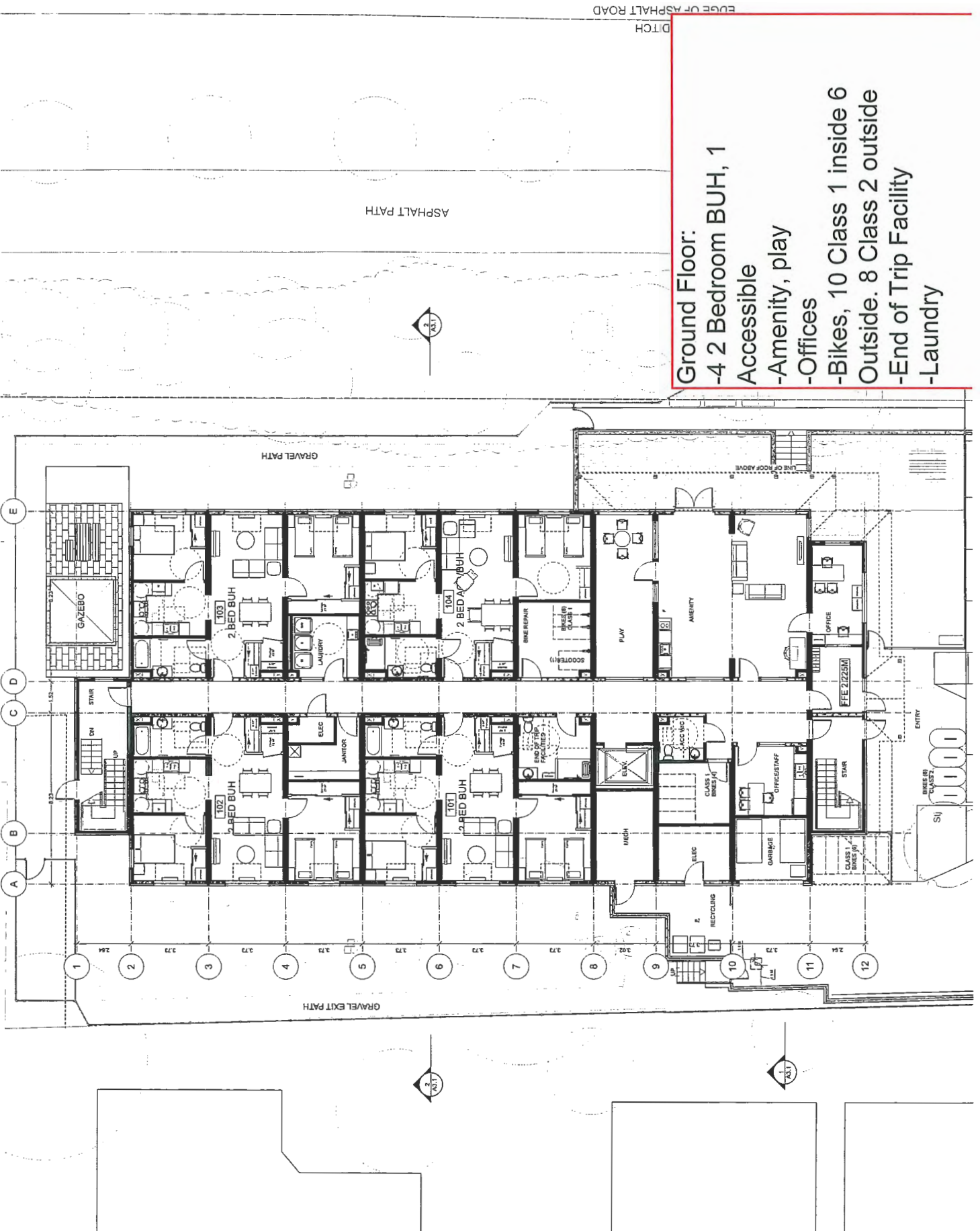
CNCL - 47
(Special)



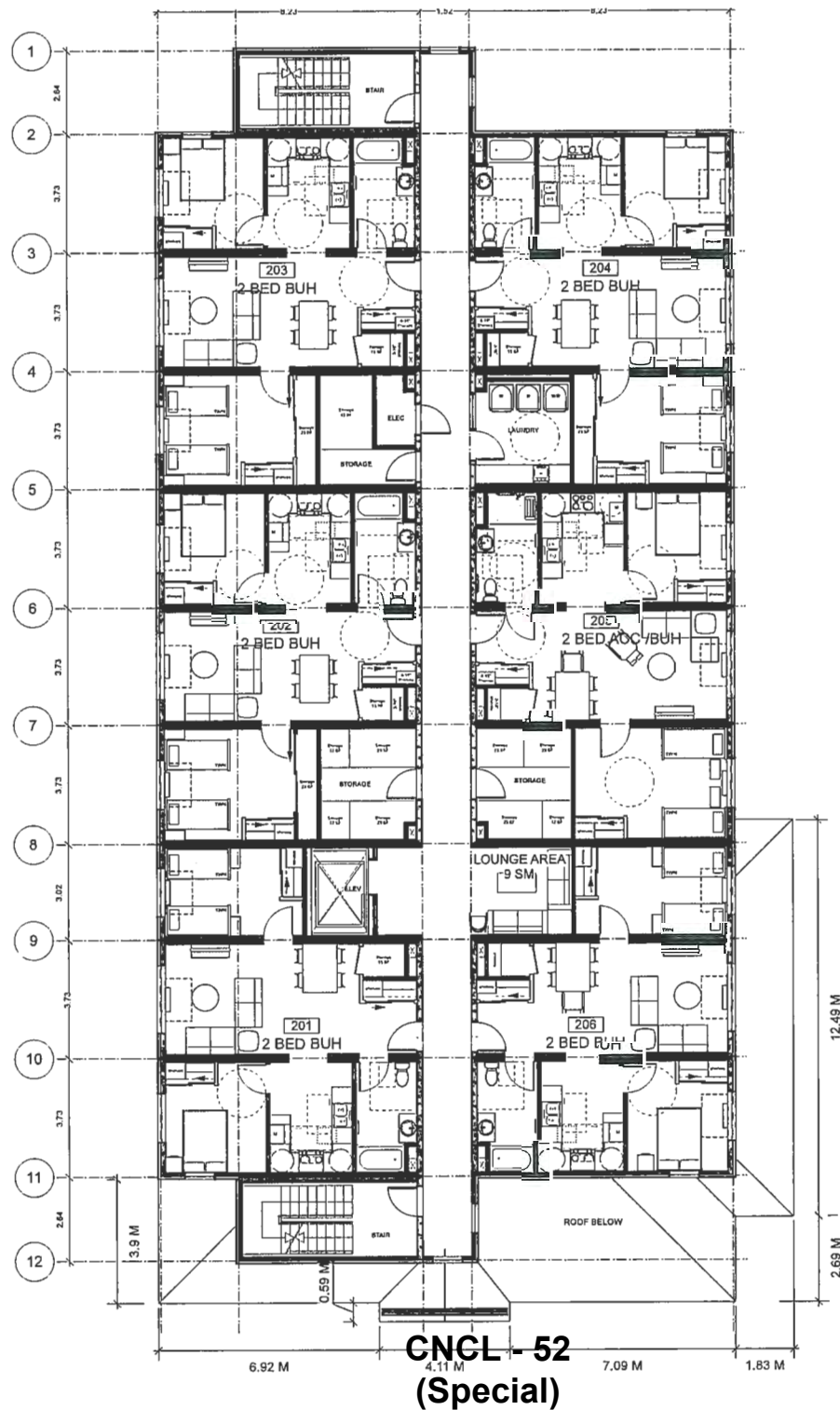
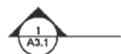
**CNCL - 48
(Special)**



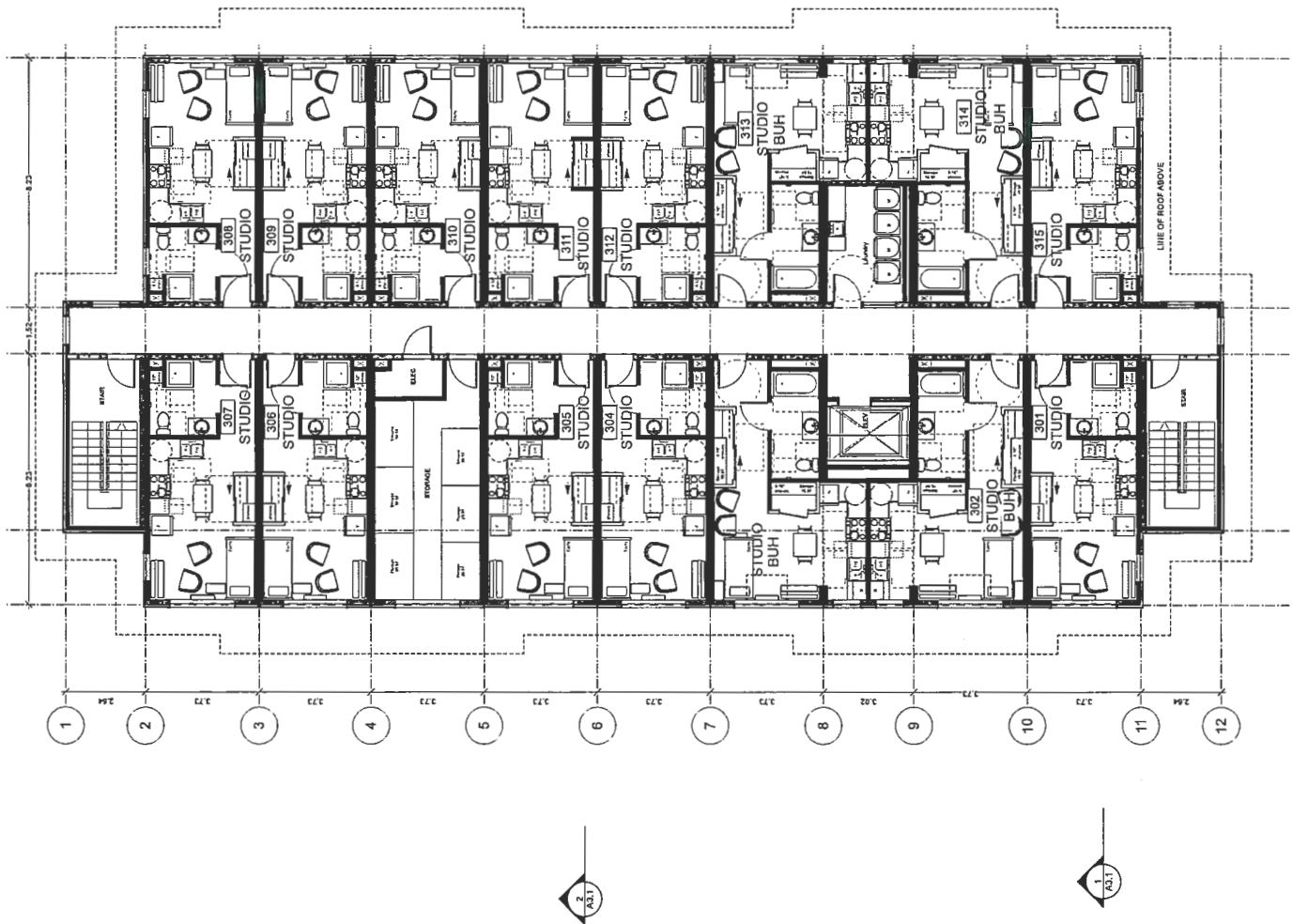




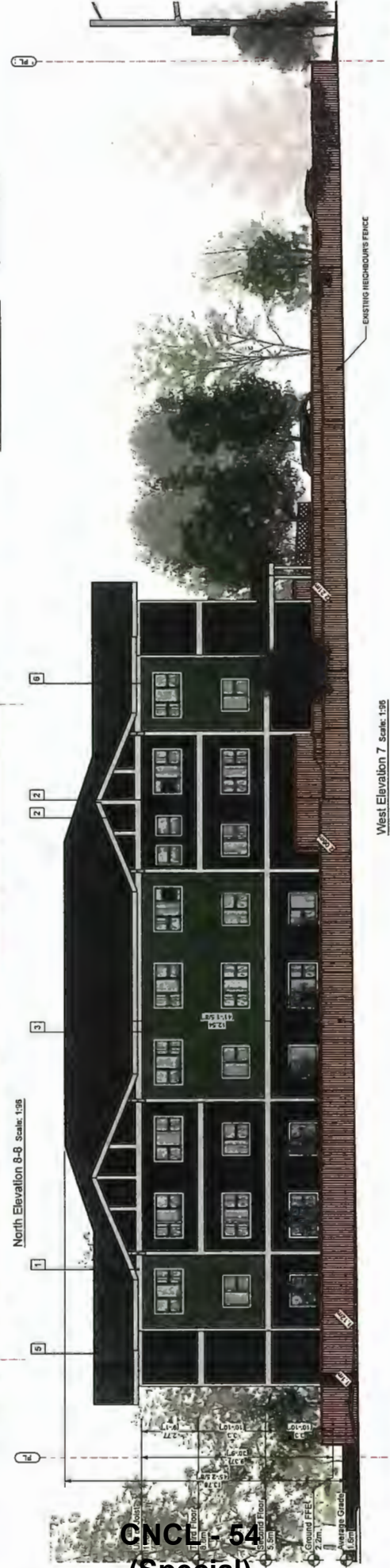
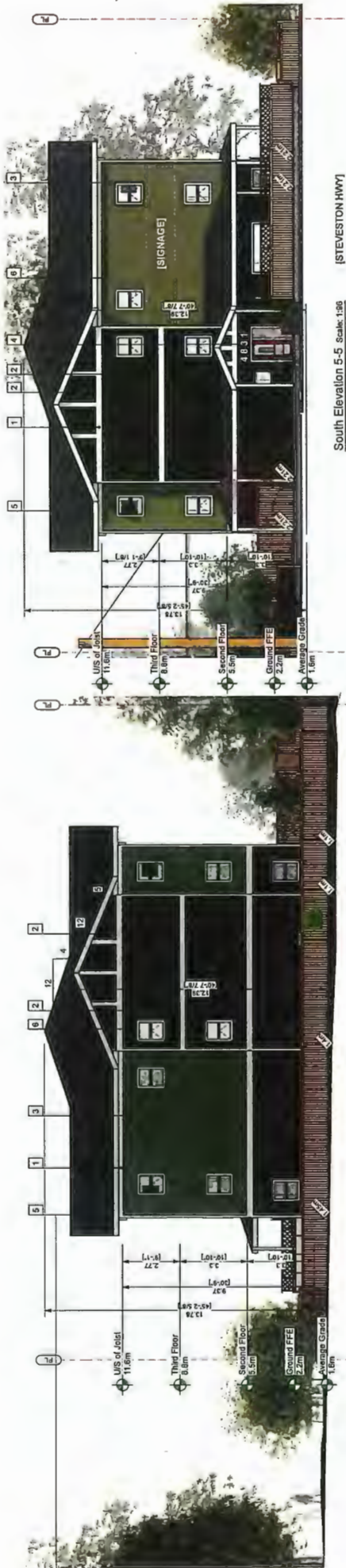
- Ground Floor:**
- 4 2 Bedroom BUH, 1 Accessible
 - Amenity, play
 - Offices
 - Bikes, 10 Class 1 inside 6 Outside. 8 Class 2 outside
 - End of Trip Facility
 - Laundry



Second Floor:
-6 2 Bedroom BUH, 1
Accessible
-Laundry
-Storage
-Lounge



Third Floor:
 -15 Studios, 4 BUH
 -Laundry
 -Storage



1. TRIM AT FASCIA, DOORS & WINDOWS

Hardie® Trim

HardieTrim®boards come finished with either the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

5/4, 4/4 HardieTrim® board is a decorative non-load bearing trim product. 5/4 HardieTrim board is 25mm (1 in) thick, 4/4 HardieTrim board is 19mm (3/4 in) thick, and both can be purchased in 3,038mm (10 ft) and 3,658mm (12 ft) lengths, based on local availability. In addition to frieze, rake, window, door, and corner details, 5/4, 4/4 HardieTrim boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 101mm (4 in) to 304mm (12 in).



COBBLE STONE

CNCL - 55
(Special)

2. SHINGLE CLADDING & BOARD AND BATTEN CLADDING

Hardie® Shingle

Hardie Shingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 1.2m (48 in) long by 406mm (16 in) high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 152mm (6 in), 203mm (8 in), and 305mm (12 in) widths. Please see your James Hardie dealer for local availability of these products.

Hardie Shingle® siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products.

Hardie® Panel

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. HardiePanel vertical siding is 7.5mm (5/16 in) thick and is available in 4 ft x 8 ft, 4 ft x 9 ft and 4 ft x 10 ft sizes. Hardie Panel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products.

HardieTrim® Batten Boards are a decorative non-load bearing trim product. HardieTrim® Batten Boards are 19mm(3/4 in) thick, 64mm (2 1/2 in) wide, and come on 3,658mm (12 ft) lengths.



MOUNTAIN SAGE

NOTE: METAL FLASHING TO MATCH CLADDING

3. HORIZONTAL SIDING

Hardie® Plank

Hardie Plank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.



HEATHERED MOSS

NOTE: METAL FLASHING TO MATCH CLADDING

FENCE STAIN



BEHR PREMIUM
TRANSPARENT
WATERPROOFING
STAIN & SEALER
6 1/2 qt. 8 1/2 gal.

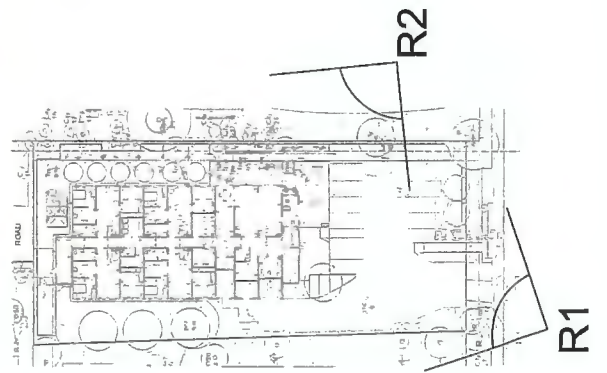


VIEW FROM ENTRY DRIVEWAY

CNCL - 56
(Special)



R2: BUILDING AMENITY AREA

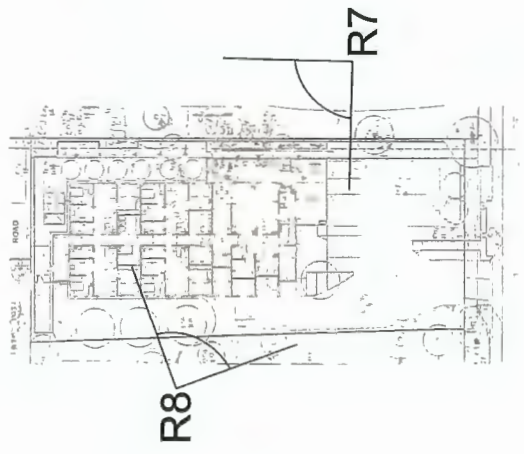




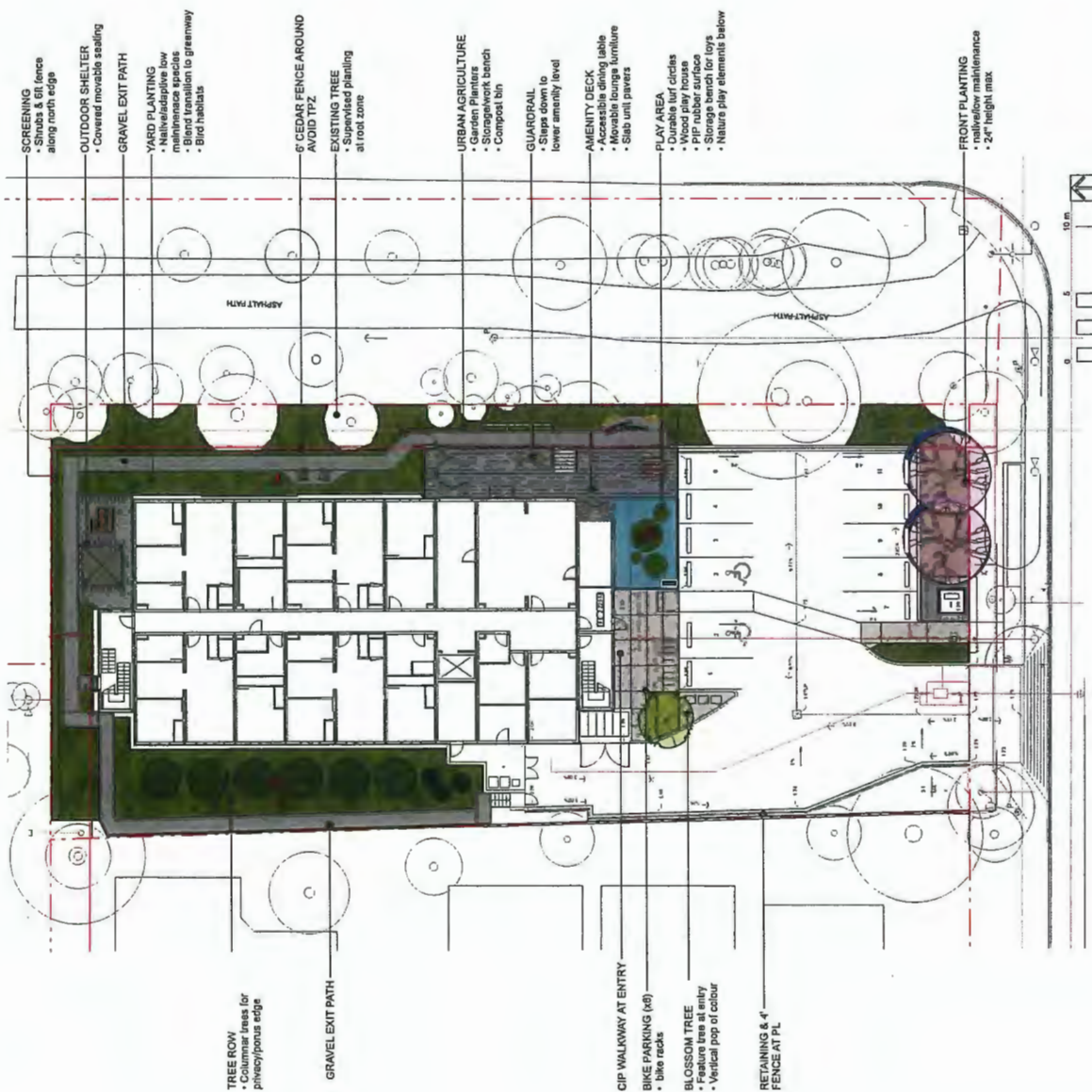
R7: EAST FACADE FROM GREENWAY

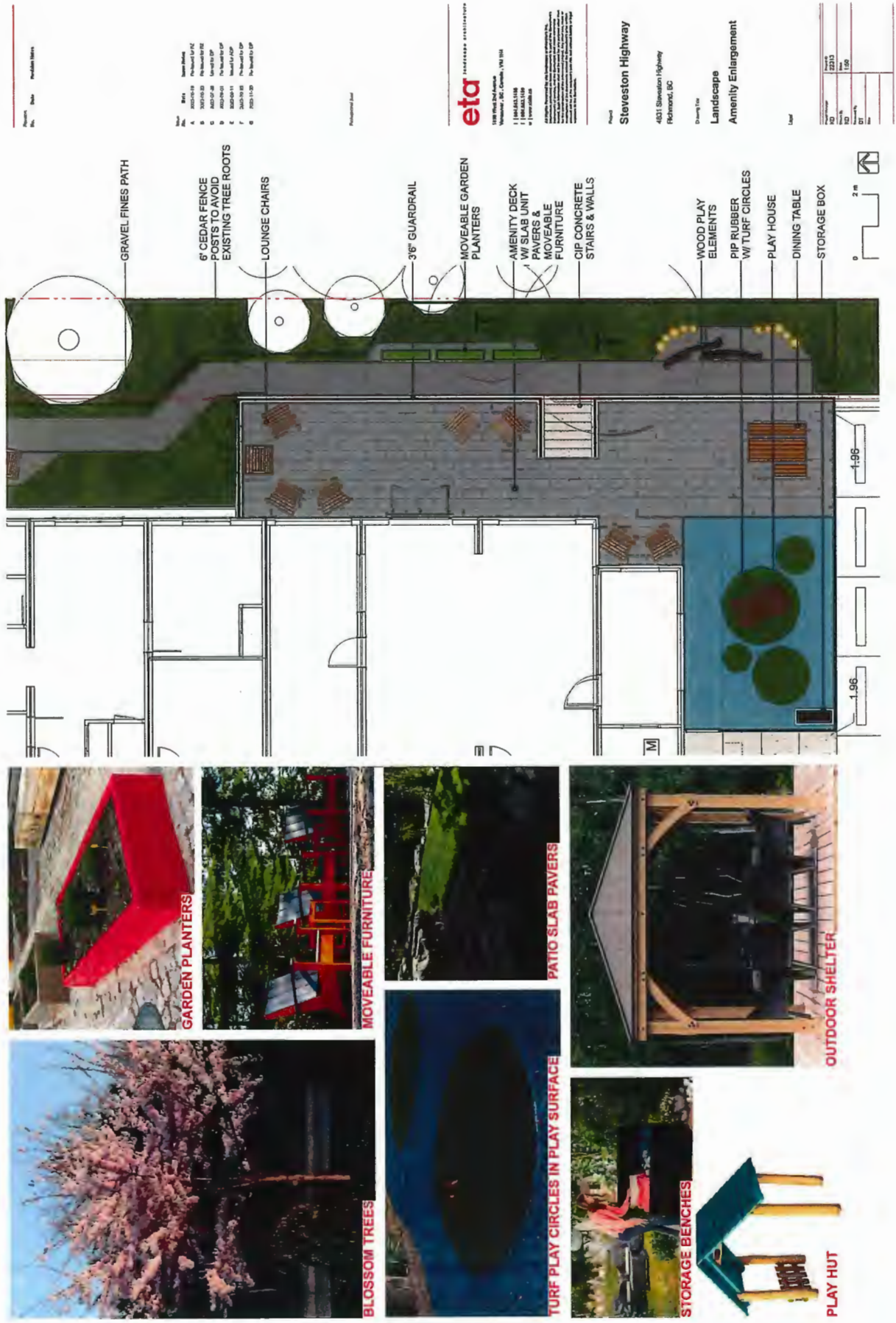


R8: REAR BUILDING FROM RAILWAY GREENWAY



Product Name	Product ID
KD	22312
Product ID	Size
KD	1:160
Product ID	
DT	
Size	





TREES		SHRUBS / GROUNDCOVERS / PERENNIALS		FOLIAGE		FRUIT		FLOWERS		BARK		WOOD		OTHER	
3	<i>Pinus nigra</i> 'Arnold Sentinel'	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Aspidistra filix</i>	Am	168	<i>Aspidistra filix</i>	Am	168	<i>Aspidistra filix</i>	Am	168
4	<i>Populus tremula</i> 'Erecta'	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207
5	<i>Pinus x yunnanensis</i> 'Aldobono'	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52
6	<i>Styrax japonica</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156
7	<i>Pinus nigra</i> 'Arnold Sentinel'	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168
8	<i>Populus tremula</i> 'Erecta'	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207
9	<i>Pinus x yunnanensis</i> 'Aldobono'	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52
10	<i>Styrax japonica</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156
11	<i>Pinus nigra</i> 'Arnold Sentinel'	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168
12	<i>Populus tremula</i> 'Erecta'	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207
13	<i>Pinus x yunnanensis</i> 'Aldobono'	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52
14	<i>Styrax japonica</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156
15	<i>Pinus nigra</i> 'Arnold Sentinel'	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168
16	<i>Populus tremula</i> 'Erecta'	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207
17	<i>Pinus x yunnanensis</i> 'Aldobono'	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52
18	<i>Styrax japonica</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156
19	<i>Pinus nigra</i> 'Arnold Sentinel'	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168
20	<i>Populus tremula</i> 'Erecta'	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207
21	<i>Pinus x yunnanensis</i> 'Aldobono'	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52
22	<i>Styrax japonica</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156	<i>Gaultheria shallon</i>	Am	156
23	<i>Pinus nigra</i> 'Arnold Sentinel'	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168	<i>Achillea millefolium</i>	Am	168
24	<i>Populus tremula</i> 'Erecta'	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207	<i>Aspidistra filix</i>	Am	207
25	<i>Pinus x yunnanensis</i> 'Aldobono'	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52	<i>Dicentra formosa</i>	Am	52
26															





City of Richmond

Report to Council

To: Richmond City Council

Date: December 15, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 23-025993

Re: Development Permit Panel Meeting Held on December 13, 2023

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-025993) for the property located at 4831 Steveston Highway, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on December 13, 2023.

DP 23-025993 – ANTHONY BONI (BONI MADDISON ARCHITECTS) – 4831 STEVESTON HIGHWAY
(December 13, 2023)

The Panel considered a Development Permit (DP) application to permit to the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned “Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)”. A variance is included in the proposal to allow 37 per cent of the required vehicle parking spaces to be small car spaces.

The applicant and architect, Anthony Boni, of Boni Maddison Architects and the applicants Landscape Architect, Kristin Defer, of ETA Landscape Architecture provided a brief visual presentation highlighting:

- The proposed supportive housing project includes 25 affordable rental apartment units with 10 two-bedroom units and 15 studio units.
- The building’s form and character is consistent with its intended use and residential neighbourhood context.
- The proposed building is sited and designed to provide an appropriate interface with the neighbouring townhouse development to the west and the Railway Greenway to the east and takes into consideration the existing Right-of-Way for the sanitary force main along the east edge of the subject site.
- The subject site grade will be raised above existing grade to comply with the City’s Flood Construction Level requirement for the building; the southern portion of the site will require retaining walls to be installed along portions of the west property line and adjacent to the sanitary sewer Right-of-Way along the east property line.
- Semi-transparent fencing is proposed along the perimeter of the subject site and in order to provide screening to outdoor amenity areas.
- The project includes 14 Basic Universal Housing (BUH) units and two fully accessible units.
- Common indoor and outdoor amenity areas are proposed to provide opportunities for covered outdoor seating, relaxing, dining, urban agriculture gardening and children’s play, among others.
- Vehicle access is located as far west as possible from the corner of Steveston Highway and Railway Avenue.
- The proposed common amenity spaces are distributed in different areas.
- The outdoor amenity deck is located adjacent to the indoor amenity space.
- A row of trees will be installed on the west side to provide privacy from neighbours.
- A flowering feature tree is proposed at the front of the building entrance.
- Flowering trees are also proposed at the south edge to provide a welcoming experience for people entering the subject site.
- Native and low-maintenance species are proposed for planting on-site.

In reply to queries from the Panel, the applicant noted that (i) there is no retaining wall along the east property line of the development, (ii) the retaining wall along a portion of the west property line has a four-foot fence on top and the height of the retaining wall decreases downward to the south and (iii) there are two existing trees along the east property line that will be relocated to the adjacent Railway Greenway.

Staff noted that (i) the proposed variance associated with the project is a technical variance based on the overall number of required parking stalls provided, (ii) the proposed variance will allow the project to provide the maximum number of parking stalls and is consistent with the approach of larger developments providing small car parking stalls, (iii) all parking stalls, including the visitor parking stalls, will be provided with Level 2 electric vehicle (EV) charging stations, (iv) the building has been designed to achieve Level 4 of the BC Energy Step Code and (v) the Servicing Agreement associated with the project includes frontage works and site services.

In reply to a query from the Panel, Staff noted that the project's target for Energy Step Code Level 4 compliance exceeds the required energy efficiency for the proposed building.

The Panel expressed support for the project, noting that (i) the project is modest and functional, (ii) attention has been given to the project's interface with the neighbouring townhouse development to the west and the adjacent greenway to the east and (iii) the project will provide additional housing needed in the City.

The Panel recommends the Permit be issued.